



**4154 12<sup>th</sup> Street  
Demolition & Parking Lot Expansion  
P17-0899 (COA)**

**Community & Economic  
Development Department**

Cultural Heritage Board  
Agenda Item: 3  
June 20, 2018

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**4154 12<sup>TH</sup> STREET**



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## AERIAL PHOTO/LOCATION



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## HISTORIC DISTRICT MAP



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# SITE PHOTOS



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# PROPOSED SITE/LANDSCAPING PLAN



**PLANTING LEGEND:**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	PLANT FACTOR
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**ON-SITE TREES**

	ABUTILON UNEDO 'MARINA'	MARINA STRAWBERRY TREE	24" BOX	0.5 M
	ROSMARINUS O. 'PROSTRATA'	PROSTRATE ROSEMARY	1 GAL.	0.3 L
	MULLENBERGHA CAPLARS 'LENCA'	REGAL HST MULLY	1 GAL.	0.3 L
	CALLISTEMON X. 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	1 GAL.	0.3 L
	LAVATERA ASURGENTIFLORA	TREE MALLOW	15 GAL.	0.3 L
	ACHILLEA X. 'MOONSHINE'	MOONSHINE YARROW	1 GAL.	0.3 L

**GROUNDCOVER / VINES**

	MACFADYENA UNIGUS-CATI	CAT'S CLAW	10' O.C. TYPICAL	0.3 L
	SENECIO HANDBALISCAE	BLUE CHALKSTICKS	FLATS @ 12" O.C.	0.3 L
	TURF - 500	MARATHON II	500	0.5 M

**IRRIGATION CONCEPT STATEMENT:**

- IRRIGATION PLANS SHALL COMPLY WITH THE CITY OF RIVERSIDE ORDINANCE FOR WATER EFFICIENT LANDSCAPING.
- ALL PLANTERS AREAS SHALL UTILIZE A DRIP WATERING SYSTEM FOR LOW VOLUME APPLICATION OF WATER.
- ALL VALVES SHALL HAVE PRESSURE REGULATION AND FLOW SENSING DEVICES FOR FLOW-MONITORED IRRIGATION WILL BE USED.
- CONTROLLERS SHALL BE "SMART" CONTROLLERS UTILIZING THE LATEST TECHNOLOGY FOR WATER CONTROL AND MONITORING. ALL CONTROLLERS SHALL ALSO HAVE EVAPOTRANSPIRATION MANAGERS OR SIMILAR DEVICES FOR WEATHER BASED ADJUSTMENTS.

SITE LANDSCAPE AREA CALCULATIONS:	
TOTAL PARKING LOT AREA*	8,396
TOTAL ON-SITE LANDSCAPING*	2,628
TOTAL SITE SQUARE FOOTAGE*	12,024
TOTAL PERCENTAGE OF LANDSCAPE PROVIDED*	32%

PARKING LOT SHADE CALCULATIONS:	
TOTAL PARKING LOT AREA*	5,264
TOTAL TREE SHADE AREA*	2,310
TOTAL PERCENTAGE OF SHADE PROVIDED*	44%

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## RECOMMENDATION

### That the Cultural Heritage Board:

1. **DETERMINE** that Planning Case P17-0899 is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (New Construction of Small Structures) and 15332 (In-fill development) of the CEQA Guidelines; and
2. **APPROVE** Planning Case P17-0899, based on the findings summarized in the staff report, and subject to the attached conditions, thereby issuing a Certificate of Appropriateness for the project.

