

Community & Economic Development
Department

City of Arts & Innovation

October 18, 2017

Wakeland Housing Development Corp
Shonda Herold
1230 Columbia Street, #950
San Diego, CA 92101

SUBJECT: PLANNING CASE P17-0031 – CERTIFICATE OF APPROPRIATENESS – 3933 MISSION INN
AVENUE AND SIXTH STREET

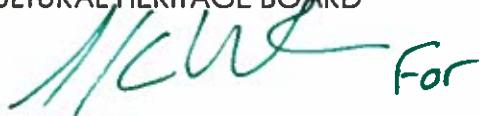
Dear Applicant:

At its meeting of October 18, 2017, the Cultural Heritage Board approved Planning Case P17-0031, subject to the attached conditions.

There is now a ten day appeal period from the date of the Cultural Heritage Board's decision. Appeals must be received in writing along with the required fee by 5:00 p.m. on October 30, 2017 in the Planning Division. If appealed, you will be notified in writing when the case has been scheduled for review on the Land Use Committee's agenda. If not appealed, the Cultural Heritage Board's decision is final.

Should you have any questions concerning this notice please contact Scott Watson, Assistant Planner, at (951) 826-55071.

Sincerely,
CULTURAL HERITAGE BOARD



For

Erin Gettis, Associate AIA
Principal Planner
City Historic Preservation Officer

C: Fair Housing Council of Riverside County
3933 Mission Inn Ave
Riverside, CA 92501

**CULTURAL HERITAGE BOARD
APPROVED CONDITIONS**

Cultural Heritage Board Meeting: October 18, 2017

Planning Case: P17-0031

General Conditions

1. The project must be completed per the Cultural Heritage Board's approval, including all conditions listed below. Any subsequent changes to the project must be approved by the Cultural Heritage Board or the Cultural Heritage Board staff. Upon completion of the project, a Cultural Heritage Board staff inspection must be requested to ensure that the approved plans have been executed and that all conditions have been implemented before **OCCUPANCY** holds can be released.
2. Actions by the Cultural Heritage Board, including any environmental finding may be appealed. There is a ten day appeal period that will lapse at 5:00 p.m. on October 30, 2017. Appeals of the Board's action will not be accepted after this time. The appeal fee is \$2,529.00. Appeal processing information may be obtained from the Community & Economic Development Department, Planning Division, Public Information Section, 3rd Floor, City Hall, 3900 Main Street, Riverside, CA 92522.
3. There shall be a two-year time limit in which to commence construction of the project beginning the day following approval of the related planning cases by the Development Review Committee unless a public hearing is held by City Council; in that event the time limit begins the day following City Council approval.
4. This approval is for design concept only, and does not indicate the project has been thoroughly checked for compliance with all requirements of law. As such, it is not a substitute for the formal building permit plan check process, and other changes may be required during the plan check process.
5. The granting of this request shall in no way exclude or excuse compliance with all other applicable rules and regulations in effect at the time this permit is exercised.

Case-Specific Conditions of Approval

- **Planning Division**

6. Plans shall conform to the exhibits attached to this report. Proposed modifications to the approved development shall be submitted to the Planning Division and shall include revised exhibits and a narrative description of the proposed modifications. The applicant is advised that an additional application and fee may be required. Additional review by Historic Preservation staff and/or the Cultural Heritage Board may also be required.

7. The intent of this approval is for the project's colors to appear as indicated on the colored elevations. All approved colors and materials shall be reflected on the construction plans submitted for plan check. Should modification of color scheme occur, revised color elevations and material board shall be submitted to CHB staff for approval.

Prior to Grading Permit Issuance:

8. Planning Case P17-0696 (Tentative Parcel Map No. 37406) shall be approved and a Final Map shall be recorded for the consolidation of the project site and the vacation of the existing public alley.
9. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following:
 - a. Compliance with City adopted interim erosion control measures;
 - b. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems;
 - c. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement;
 - d. Note all drainage features will be color treated to match surrounding terrain; and
 - e. Final BMPs shall be finalized, subject to Public Work Department approval.
 - f. Grading plans shall demonstrate that the project is designed such that the finished floor elevation of the ground floor commercial spaces are level with the sidewalk on the Mission Inn Avenue, Market Street and Sixth Street frontages.
 - g. A construction phasing plan shall be submitted and approved by the Planning Division, the Public Works Department, Fire Prevention and Building and Safety.
10. Precise grading plans submitted for Public Works Department and Planning Division review shall incorporate the following:
 - a. Provision of curb-adjacent landscaped parkway areas on the entirety of the Sixth Street project frontage and the Fairmount Boulevard project frontage north of the project driveway.

During Grading:

11. To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:
 - a. Contractor shall prepare and maintain a traffic control plan, prepared, stamped and signed by either a licensed Traffic Engineer or a Civil Engineer. The preparation of the plan shall be in accordance with Chapter 5 of the latest edition of the

Caltrans Traffic Manual and the State Standard Specifications. The plan shall be submitted to Public Works Department for review and approval. The Traffic Plan shall include, but is not limited to, rerouting construction related traffic off congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from site. Work shall not commence without an approval traffic control plan from the Public Works Department;

- b. Wash off trucks and other equipment leaving the site;
- c. Replace ground cover in disturbed areas immediately after construction;
- d. Keep disturbed/loose soil moist at all times.

12. The applicant shall be responsible for erosion and dust control during both the grading and construction phases of the project.

13. To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to eliminate the need for diesel powered generators, or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.

14. In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5, State CEQA Guidelines 15064.5(e), and Public Resources Code 5097.98 must be implemented. Specifically, in accordance with Public Resources Code (PRC) Section 5097.98, the Riverside County Coroner must be notified within 24 hours of the discovery of potentially human remains. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with PRC Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods within 24 hours of notification. Whenever the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the MLD and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall re-inter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.

15. Hours of construction and grading activity are limited to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays.

Prior to Issuance of Building Permit:

16. Plans submitted for Plan Check Review shall specify the location, design and color of all domestic water meters, backflow preventers, and all on- and off-site utility cabinets subject to Planning Division and Public Utilities' review and approval.
17. **Staff-Required Site Plan Conditions:** Plans submitted for Plan Check Review shall include the following, to the satisfaction of Planning Division staff:
 - a. An exterior lighting plan and photometric study shall be submitted with building permit plans review and approval. Site lighting plans shall include the following:
 - i. All parking, vehicular and pedestrian circulation areas shall be lit to a minimum of 1 foot candle at ground level for safety purposes.
 - ii. Freestanding light poles shall not exceed 14 feet in height as measured from finished grade, inclusive of any base material.
 - iii. All exterior lighting shall be directed so as to prevent spillover or glare on adjacent properties and into on-site residential units.
 - iv. Submit catalog cuts or manufacturer cut sheets of all exterior lighting fixtures for Staff review.
 - b. Indicate the preferred location and dimensions of all exterior ground-mounted mechanical and utility equipment. The proposed transformer located at the northwest corner of the surface parking area shall be screened from view by means of an extension of the parking lot screen wall to the western property line.
 - c. The orientation of the proposed Building B trash enclosure shall be to the specifications of the Public Works Department Solid Waste Division.
18. **Staff-Required Building Elevation Conditions:** Plans submitted for Plan Check Review shall include the following, to the satisfaction of Planning Division staff:
 - a. Clearly indicate exterior building materials, colors and finishes on the elevations.
 - b. Roof-mounted mechanical equipment shall not protrude higher than the building parapet wall. Verify this requirement is met on building elevation and/or section sheets.
 - c. Verify the overhanging second-floor balcony above the Building A trash room meets the minimum vertical clearance required for waste removal vehicles, to the satisfaction of the Public Works Department Solid Waste Division.
19. **Landscape and Irrigation Plans** shall be submitted for Design Review approval. Design modifications may be required as deemed necessary. Separate applications and filing

fees are required. Landscaping and irrigation plans must be submitted prior to building permit issuance. Landscaping and irrigation shall be installed per the approved plan and a completed "Certificate of Substantial Completion" (Appendix C of the Water Efficient Landscaping and Irrigation Ordinance Summary and Design Manual) signed by the Designer/auditor responsible for the project shall be submitted to the Planning Division. Call the Case Planner to schedule a final inspection at least one week prior to needing the release of utilities.

- a. Plans submitted for Landscape and Irrigation Design Review shall incorporate the following:
 - i. Off-site parkways shall be fully landscaped with a combination of groundcover, accent shrubs and street trees, to the specifications of the Urban Forestry Division.
 - ii. The landscaped setback area adjacent to Sixth Street in the northwest corner of the site shall be programmed as a community-oriented "pocket park." Programming shall include decorative and shade tree planting, passive recreational space, pathways, seating, public art or some combination thereof, to the satisfaction of Planning Division staff.
 - iii. The landscaped area between Building A and the alley shall be planted with a tall tree species with a conical or columnar habit to soften the transition from the Building A mass to the adjacent residential properties.
 - iv. Uncovered parking areas shall be provided with shade tree plantings at a ratio of one tree per four parking spaces.

Prior to Release of Utilities and/or Occupancy

20. An Affordable Housing Agreement shall be prepared and submitted for review by the Community & Economic Development Director and the City Attorney for recommendation to the City Council for approval, pursuant to the requirements of §19.545.080 (Affordable Housing Agreement) of the Zoning Code. The Agreement shall be executed and recorded prior to release of occupancy.
21. A comprehensive signage program, subject to RMC Section 19.620 and the Downtown Specific Plan, shall be developed and submitted for review.
22. Install the landscape and irrigation per the approved plans and submit the completed "Certificate of Substantial Completion" (Appendix C of the Water Efficient Landscaping and Irrigation Ordinance Summary and Design Manual) signed by the Designer/auditor responsible for the project. Call Brian Norton, at (951) 826-2308 to schedule the final inspection at least a week prior to needing the release of utilities.

Site Operation Standards

23. Storage of personal belongings on exterior patios and balconies shall be prohibited.
24. All publicly accessible areas included parking areas, entry driveways and the "pocket park" shall be monitored by property management or security staff at all times.
25. Any graffiti on the facility shall be removed within 24 hours of notification.

- **Public Works Department**

Contact Jeff Hart at 951-826-5875 or jhart@riversideca.gov for questions regarding the following Public Works Department conditions:

All conditions prior to building permit issuance unless otherwise noted:

26. Closure of unused driveway opening(s) on 6th Street, Farimount Boulevard, and Mission Inn Avenue to Public Works specifications.
27. Storm Drain construction will be contingent on engineer's drainage study.
28. Installation of sewer and sewer laterals to serve this project to Public Works specifications. Project to remove 200'± of existing sewer main in adjacent alley and replace with new 8" sewer main to Public Works specifications due to dilapidated condition of existing main and inability to convey project flows.
29. Off-site improvement plans to be approved by Public Works prior to issuance of Construction Permit.
30. Size, number and location of driveways to Public Works specifications.
31. Final Map to be recorded prior to issuance of any grading and/or building permit(s).
32. All security gates or facilities proposed now or in the future will be located on-site and adequate stacking space and vehicle turn-around area will have to be provided to Public Works specifications. Gates will not be allowed in portion of alley to be vacated on the Parcel Map.
33. Prior to final inspection for the development project, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of payment. If the project improvements include qualifying right-of-way dedications and/or street improvements to a TUMF regional arterial roadway as identified on the Regional System of Highways and Arterials, the developer may have the option to enter into a Credit/ Reimbursement Agreement with the City and Western Riverside Council of Governments (WRCOG) to recover costs for such work based on unit costs as determined by WRCOG.

The terms of the agreement shall be in accordance with the RMC Chapter 16.68 and the TUMF Administrative Plan requirements. Credit/reimbursement agreements must be fully executed prior to receiving any credit/reimbursement. An appraisal is required for credit/reimbursement of right of way dedications and credit/reimbursement of qualifying improvements requires the public bidding and payment of prevailing wages in accordance with State Law. For further assistance, please contact the Public Works Department.

34. Prior to issuance of a building or grading permit, the applicant shall submit to the City for review and approval, a project-specific WQMP that:
 - a. Addresses Site Design BMP's such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas and conserving natural areas;
 - b. Incorporates the applicable Source Control BMP's as described in the Santa Ana River Region WQMP and provides a detailed description of their implementation;
 - c. Incorporates Treatment Control BMP's as described in the Santa Ana River Region WQMP and provides information regarding design considerations;
 - d. Describes the long-term operation and maintenance requirements for BMP's requiring long-term maintenance; and
 - e. Describes the mechanism for funding the long-term operation and maintenance of the BMP's requiring long-term maintenance.
35. Prior to issuance of any building or grading permits, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument acceptable to the City Attorney to inform future property owners of the requirement to implement the approved project-specific WQMP. Other alternative instruments for requiring implementation of the approved project-specific WQMP include: requiring the implementation of the project-specific WQMP in the Home Owners Association or Property Owners Association Conditions, Covenants and Restrictions (C,C&R's); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the project-specific WQMP; or equivalent may also be considered. Alternative instruments must be approved by the City prior to the issuance of any building or grading permits.
36. If the project will cause land disturbance of one acre or more, it must comply with the statewide General Permit for Storm Water Discharges Associated with Construction Activity. The project applicant shall cause the approved final project-specific WQMP to be incorporated by reference or attached to the project's Storm Water Pollution Prevention Plan as the Post-Construction Management Plan.
37. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:

- a. Demonstrate that all structural BMP's described in the project-specific WQMP have been constructed and installed in conformance with approved plans and specifications;
- b. Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and
- c. Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.

38. Trash Enclosure per City Standards.

- **Public Works – Street Trees**

Contact Guy Tanaka at 951-351-2310 or gutanaka@riversideca.gov for information regarding the following Public Works – Street Trees conditions:

39. PLANT 24" box size, on Fairmount Blvd, specie shall be Koelreuteria bipinnata 'Chines Flame Tree', typical spacing is 35 feet; final spacing will be determined by the Tree Inspector at time of spotting. On Mission inn Blvd, protect existing California Fan Palms in place. On Sixth Street, protect existing Canary Island Date Palms in place. If Palm trees need to be removed or relocated for any site improvements, Developer will be responsible for all expenses with relocating on site or providing a similar tree of similar value per Urban Forestry's direction.

Quantity and final spotting will determined after site inspection after fine grading and hardscape installation has been completed.

40. Installation of automatic irrigation system to provide deep-root watering to trees is required.

- **Fire Department**

Contact Lisa Munoz at 951-826-5480 or lmunoz@riversideca.gov for questions regarding the following Riverside Fire Department conditions:

41. An automatic fire sprinkler system is required by City Ordinance 16.32.080. Under separate cover, submit plans for the automatic fire sprinkler system(s) and obtain approval from the Fire Department prior to installation. Systems exceeding 20 sprinkler heads shall be provided with supervisory service and shall be monitored by a UL Central Station (UUFX) and shall be UL, FM or ETL certificated for the life of the system. Post Indicator valves, Detector Check control valves and water flow switches are required to be supervised by an UL listed central station.

Have a UL, FM or ETL listed and licensed C10 fire alarm contractor submit plans and obtain approvals prior to installation. Alarm contractor shall provide a copy of a maintenance contract complying with N.F.P.A. 72.

Contact the Riverside Public Utilities Department at (951) 826-5285 for the requirements for the dedicated fire service and backflow requirements.

42. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
43. Construction plans shall be submitted and permitted prior to construction.
44. Fire Department access shall be maintained during all phases of construction.
45. One new public fire hydrant is required at the corner of Mission Inn and Fairmount. All required hydrants shall be in service and fire flow available prior to building permit release by the Fire Department. Violation of this requirement may result in citations that require a court appearance to be issued.
46. The Riverside Municipal Code, Section 16.36.010 to 16.36.090 requires a Public-Safety Radio Amplification System in:
 - a. New buildings greater than fifty thousand (50,000) square feet.
 - b. In existing buildings greater than fifty thousand (50,000) square feet when modifications or repairs exceed fifty percent (50%) of the value of the existing building(s) and are made within any twelve (12) month period or the usable floor area is expanded or enlarged by more than fifty percent (50%).
 - c. All basements where the occupant load is greater than fifty (50), regardless of the occupancy, or sub-level parking structures over ten thousand (10,000) square feet.

Plans shall be submitted to the Riverside Police Communication Analyst (951) 353-7270, for review and approval. The Riverside Police Communication Analyst will conduct an acceptance test of the system and a copy of the report shall be forwarded to the Fire Department.

47. The existing alley is part of our fire access and shall be clear and unobstructed at all times.

Provide for fire department access to the gate. "Knox" key devices are available for use in the city. Contact the Fire Department for applications and details.

An "Infrared Automatic Gate System" is required for all electric gates. Contact the Fire Prevention Division for information.

- **Public Utilities – Electric Division**

Contact Summer Ayala at 951-826-2129 or sayala@riversideca.gov for questions regarding the following Riverside Public Utilities – Electric Division conditions:

48. All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies, and easements for such facilities retained as necessary.

49. Blanket Public Utility Easement required on all parcels.
50. The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate surveyor.
51. Provisions for electrical Utility equipment to provide power to the site is the responsibility of the developer. Please make sure that all clearances are maintained and location of the equipment is approved by the Utility.
52. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site.
53. Plot proposed electrical room on plans.

- **Public Utilities – Water Division**

Contact Matthew Bates at 951-826-5116 or mbates@riversideca.gov for questions regarding the following Riverside Public Utilities – Water Division conditions:

54. Advisory: The Water Department will require a minimum 24-inches of standard concrete around all water meters and fire services.

- **Building & Safety Division**

Contact Chris Christopoulos at 951-826-5942 or cchristopoulos@riversideca.gov for questions regarding the following Building & Safety conditions:

55. A copy of the City Conditions of Approval, signed by the applicant, shall be incorporated as the second sheet of the building plans and be present at the time of initial plan check submittal. Building plans must show in detail how they will conform to the required conditions as applicable.
56. All building plan check, permit, and other development related impact fees from the various City Departments and Agencies must be paid prior to building permit issuance.
57. A separate review, approval and permit is required for any proposed onsite structural demolition, perimeter or retaining walls, each separate structure, or other improvements, if not specifically include within this permit applications scope of work, as required by the City of Riverside.
58. A soil report with a study of liquefaction potential is required in accordance with the provisions set forth in the most recently adopted version of the California Building Code.
59. **Green Code:** All newly constructed buildings and facilities shall fully comply with the most recent version of the adopted California Green Building Standards Code.

- a. The City of Riverside enforces the Mandatory Measures adopted by the State and not the Tier 1 or 2 Green Standards which are optional to the applicant.
- b. Show all required EV ready charger infrastructure and parking stall locations for residential and non-residential uses.
- c. EV charger ready stalls shall be accessible.
- d. A project commissioning plan is required at the time of plan check submittal.

60. **Accessibility:** The proposed project shall fully comply with Chapters 11-A and 11-B of the most recent version of the California Building Code and include all exterior and interior accessibility features as required.

- a. On the civil and architectural site plans; clearly indicate the accessible route(s) from public way on site and interconnecting each building onsite, along with all accessible parking and paths of travel to the buildings entrance(s).
- b. Building B is a non-elevator building. As such, all ground floor units shall be on an accessible route from required accessible parking and public way to the primary entrance(s) of each ground unit and each unit shall be adaptable units in accordance with CBC 11-A.
- c. Please clarify all on site **assigned and unassigned parking** for the residential and non-residential parking on site. Chapter 11-A governs the residential requirements and 11-B, the commercial.
- d. Designated (assigned) parking spaces for "Residential Only" – At least 2% of percent of the "Residential Only" designated parking spaces shall be accessible.

61. **Residential Fire Resistive Design and Sound Attenuation:** Each dwelling unit shall be separated from one another with approved one hour fire resistive assemblies while also maintaining the minimum required sound transmission control (50 STC).

- **Parks, Recreation & Community Services Department**

Contact Randy McDaniel at 951-826-2006 or rmcdaniel@riversideca.gov for questions regarding the following Parks, Recreation & Community Services Department conditions:

62. Developer shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve and trail fees) per RMC Chapters 16.60, 16.44 and 16.76.

APPEAL INFORMATION:

The staff's decision or any condition of approval can be appealed by the applicant or any interested person. To appeal this decision, submit a letter stating what you wish to appeal and why, the General Application form and the corresponding appeal fee. The Community & Economic Development Department offers a packet on filing an appeal that you might find helpful. Appeals may be delivered in person or mailed, but they must be received by on October 30, 2017 at 5:00 p.m. twelve days following approval of this case. The Community & Economic Development Department's address is:

**City of Riverside
Community & Economic Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522**

Appeals will be considered by the Land Use Committee of the City Council at their next available meeting.