

**CULTURAL HERITAGE BOARD  
RECOMMENDED CONDITIONS**

**CASE NUMBER:** P17-0764

**MEETING DATE:** June 20, 2018

**General Conditions**

1. The project must be complete 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.
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 July 2, 2018, which is twelve days following action on the case. 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. If a building permit is not issued, this approval will expire in two years on June 20, 2020.
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.

**Specific Conditions of Approval**

6. All applicable conditions of related Planning Cases P17-0761 (Specific Plan Amendment), P17-0762 (Conditional Use Permit), and P17-0763 (Tentative Tract Map) shall apply. Action by the Planning Commission, or City Council, of the related planning cases may result in modifications to the project and may require submittal and review of a revised Certificate of Appropriateness application.
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.
8. During grading, excavations and/or construction, if buried archaeological resources are uncovered, all work must be halted in the vicinity of the discovery until a registered professional archaeologist/architectural historian (as applicable) can be retained by the applicant to visit the site of discovery and assess the significance and origin of the archaeological resource. If the resource is determined to be of Native American origin, the applicable Tribe(s) shall be consulted. If the archaeological resource is determined

to be a potentially significant cultural resource, the City, in consultation with the project archaeologist - and the Tribe(s) if applicable - shall determine the course of action which may include data recovery, retention in situ, or other appropriate treatment and mitigation depending on the resources discovered. Procedures shall follow all applicable federal, state and local laws and regulations.

Prior to Building Permits:

9. A Cultural Heritage Board subcommittee will go over materials and color and work with staff and the applicant to improve the design to be compatible with the historic district.

**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 July 2, 2018 at 5:00 p.m. twelve days following action on 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.