



Community & Economic Development Department

Planning Division

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

CULTURAL HERITAGE BOARD MEETING DATE: OCTOBER 17, 2018
AGENDA ITEM NO.: 3

CERTIFICATE OF APPROPRIATENESS

I. CASE NUMBER(S): P18-0554

II. PROJECT SUMMARY:

- 1) **Proposal:** Certificate of Appropriateness request for the construction of a three-story, 47,690 square foot library/study facility within the eligible California Baptist University Historic District.
- 2) **Location:** Within the California Baptist University Campus, located at 8432 Magnolia Avenue, situated on the west side of Adams Street between Magnolia Avenue and Diana Avenue
- 3) **Ward:** 5
- 4) **Applicant:** Steve Smith of California Baptist University (CBU)
- 5) **Case Planner:** Scott Watson, Associate Planner

III. RECOMMENDATION:

That the Cultural Heritage Board:

1. **DETERMINE** that Planning Case P18-0554 is consistent with the analysis in the Mitigated Negative Declaration adopted for the California Baptist University Specific Plan by City Council on March 26, 2013 under Planning Cases P11-0272 (GPA), P11-0342 (SP), and P12-0410 (RZ); and
2. **APPROVE** Planning Case P18-0554, based on the findings summarized below, and subject to the attached conditions, thereby issuing a Certificate of Appropriateness for the project.

IV. BACKGROUND/HISTORY:

California Baptist University (CBU) Specific Plan:

On March 26, 2013, City Council approved the CBU Specific Plan under Planning Cases P11-0272 (General Plan Amendment), P11-0342 (Specific Plan), and P12-0410 (Rezone). The Specific Plan establishes a vision and context for future development at CBU and defines the development framework for the Specific Plan area. The Specific Plan also establishes the design guidelines, development criteria and measures necessary for implementation. The Specific Plan identified the CBU Historical District as discussed below.

The CBU Historical District:

The CBU District consists of a thematic grouping of buildings representing the original extent of California Baptist College. The CBU District demonstrates growth of the campus from the acquisition of the Neighbors of Woodcraft complex through the expansion of the campus during the post-World War II modern period (1955-1976). The CBU District is eligible for California Register and Local District listing. The following resources are also eligible for designation as contributors to the CBU Historic District:

1. **Neighbors of Woodcraft:** California Baptist College moved into the Neighbors of Woodcraft complex in 1955. The complex is strongly associated with the original extent of the campus buildings and boundaries.
2. **Smith and Simmons Halls:** In 1968, Cowan and Bussey designed this dormitory complex in the Institutional International style. The buildings were dedicated in honor of two past presidents, Dr. P. Boyd Smith and Dr. Loyed R. Simmons.
3. **Van Dyne Field House Gym:** In 1968, Cowan and Bussey designed the gymnasium and basketball court in the Brutalism style. This structure was constructed concurrently with the adjacent Smith and Simmons Halls dormitory complex.
4. **Wallace Book of Life Theater:** This auditorium was designed in 1973 by Robert Staggs and named in memorial to Dr. D.E. Wallace.
5. **Rose Garden Village / Royal Rose:** This multi-family property, currently used as student housing, consists of a former senior retirement/convalescent community built in two distinct sequences as Rose Garden Village (1961) and Royal Rose (1979). The complex was designed by L.C. Majors and William F. Moody under the stewardship of Rev. Albert J. Turner.

Dr. Turner was the Director of Public Relations for California Baptist College at the time that he purchased land adjoining the campus to develop as housing for the elderly. Mrs. Frank Miller of the Mission Inn supported the venture and she provided funds to purchase the land. This started the association between the project and the Mission Inn.

6. **Knights of Pythias Hall (Bourns Lab):** In 1966, Cowan and Bussey designed a concrete block fraternal hall for the Knights of Pythias, an international fraternal society. The hall was built by Clifford H. Wiehe, a World War I Army POW of German descent.

V. DETAILED PROJECT DESCRIPTION:

The proposed project is construction of a new adjunct library/study facility centrally located within the CBU Campus. The Study Place will consist of a three-story, 47,690 square foot building within the boundary of the CBU Historic District. The Study Place will be located immediately south of the Wallace Theater, east of the School of Business, and north of the School of Engineering buildings.

Designed in a contemporary style with Mission Revival influences, the proposed building will echo the architectural elements of the adjacent buildings. The overall massing of the building is box-like with a semi-circular cutout on the southwest corner, which signifies the building's entrance. This entry feature is comprised of a glass curtain wall with a pair of glass double-doors and a metal architectural canopy on the ground floor. A red concrete tile mansard roof caps the building.

All elevations have similar design with distinguished ground floors to create a visual base for the building. The ground floor is clad in a taupe colored stucco and separated from the upper floors with a stringcourse. The ground floor also features arched aluminum-framed windows trimmed with cast stone. An arcade, similar to the adjacent buildings, runs the length of the south elevation. The upper floors are clad in a cream colored stucco and have floor-to-ceiling windows, repeating the pattern of the arched windows on the ground floor.

VI. PROJECT ANALYSIS:

- **Compliance with section 20.25.050 of the City of Riverside Municipal Code:**

Staff analyzed the proposed project in accordance with Title 20 of the Riverside Municipal Code and the Secretary of the Interior Standards (SOIS). Staff finds the project to be consistent with both.

According to the Design Guidelines for Infill Construction in Historic Districts:

New construction should suggest the design principles of the Historic District. Size, scale, proportion, color and materials are important factors to consider in new building design. New design should allow for modern technology and material usage, but in a manner sensitive to surrounding historic structures.

The CBU Historic District is a thematic district. Thematic districts are significant because of the shared theme, in this case the original CBU Campus, and not based on similar architecture or period of construction. Because it is a thematic district, architectural style does not play an important role in the significance of the CBU Historic District.

The proposed building does make use of similar architectural design features of the adjacent buildings including a contemporary interpretation of the Mission Revival Style, a red tile mansard roof, stucco siding, arched windows and an arcade on the ground floor, and cultured stone accents. The proposed project is also similar in scale and massing of the adjacent buildings that range from two to three-stories in height. The proposed project echoes elements of the adjacent historic buildings, as well as other contemporary buildings, while using modern materials and techniques and does not create a false sense of history.

- **Specific Plan Conformance:**

The project site is located within the CBUSP-OS – California Baptist University Specific Plan Zone – Open Space Planning Area. The Planning Division has determined that the proposed project complies with the requirements of the Specific Plan. As described in the attached findings, the proposed project is consistent with the CBU Specific Plan Design Guidelines.

- **Environmental Compliance:**

The project is exempt from further environmental analysis, as it is consistent with the analysis in the Mitigated Negative Declaration adopted for the California Baptist University Specific Plan by City Council on March 26, 2013 under Planning Cases P11-0272 (General Plan Amendment), P11-0342 (Specific Plan), and P12-0410 (Rezone).

VII. PUBLIC NOTICE AND COMMENTS:

Public notices were mailed to the owners and occupants of properties adjacent to the project. As of the writing of this report, Staff has received no responses.

IX. EXHIBITS:

1. Staff Recommended Findings
2. Staff Recommended Conditions of Approval
3. Aerial Map
4. Historic District Map
5. Project Plans
6. Site Photos



EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

CASE NUMBER: P18-0554

MEETING DATE: October 17, 2018

FACTS FOR FINDINGS: (From Section 20.25.050 of the Riverside Municipal Code)

The Board and Historic Preservation Officer or Qualified Designee shall make findings of the following standards when applicable to approving or denying a Certificate of Appropriateness.

FINDINGS: The application proposal is consistent or compatible with the architectural period and the character-defining elements of the historic building.

FACTS: This finding is not applicable, as the proposed project is not an alteration to an existing historic building.

FINDING: The application proposal is compatible with existing adjacent or nearby Cultural Resources and their character-defining elements.

FACTS: The proposed project is designed with stucco cladding, arched windows and arcades, and a mansard roof. These design elements can be found in the adjacent Wallace Theater, which is listed as a contributor to the CBU Historic District. Therefore, the proposed project is compatible with the character defining feature of nearby by and adjacent Cultural Resources.

FINDING: The colors, textures, materials, fenestration, decorative features and details, height, scale, massing and methods of construction proposed are consistent with the period and/or compatible with adjacent Cultural Resources.

FACTS: The adjacent Wallace Theater is two-story with a box-like massing. The proposed project echoes the box-like massing of the theater. The cream colored stucco and red tile roof of the theater is also being incorporated into the proposed building.

FINDING: The proposed change does not adversely affect the context considering the following factors: grading; site development; orientation of buildings; off-street parking; landscaping; signs; street furniture; public areas; and the relationship of the project to its surroundings.

FACTS: The proposed project will be located in an area immediately south of the Wallace Theater that is it currently used as an open space. Therefore, the construction of this building will not impact the theater's relationship to its surroundings, because the theater entrance is on the north side of the building, thereby not interacting with the project site. Other portions of this finding do not apply to this project.

FINDING: The proposed change does not adversely affect an important architectural, historical, cultural or archaeological feature or features.

- FACTS:** This finding is not applicable, as the proposed project is not an alteration to an existing historic building. The property has been previously developed and there are no known archaeological resources in the vicinity of the project. Therefore, it is unlikely to cause an adverse impact to any archaeological features.
- FINDING:** The application proposal is consistent with the Citywide Residential Historic District Design Guidelines and the separate guidelines for each Historic District.
- FACTS:** The proposal is not within a residential historic district; therefore, the Citywide guidelines do not apply to this project. The CBU Specific Plan provides design guidelines for new construction within the CBU Campus. The proposed project is consistent with the CBU Specific Plan Design Guidelines. The proposed project respects the historic context of the area through a contemporary interpretation of the Mission Revival style. The proposal is compatible with the two to three-story scale and massing of the adjacent buildings and incorporates architectural features such as a red tile mansard roof, thickened walls, arched openings, and covered walkways. Arched openings, arcades and fenestration at the base of the proposed building respond to adjacent walkways and landscaping. Additionally, the proposed building exhibits strong horizontal lines, features low pitched roofs, deep recessed windows and doorways.
- FINDING:** The application proposal is consistent with the Principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- FACTS:** It is important to note that the historic resource associated with this project is the Historic District. The Standards analysis evaluates potential impacts to the district as a whole. The Standards for new construction focus on compatibility and differentiation. The CBU historic district is a thematic district and architecture is not a character-defining feature of the district. The proposed building will be contemporary in design but has Mission Revival influences, as is common across the campus. The design will make use of similar color, massing, materials, and fenestration patterns as adjacent buildings within the historic district. The use of similar design and character-defining features allows the proposed project to be compatible with the historic district. Contemporary materials and techniques, both design and construction, provides the differentiation specified by the Secretary of the Interior Standards.



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

CASE NUMBER: P18-0554

MEETING DATE: October 17, 2018

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 Staff. Upon completion of the project, a 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 October 29, 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 one year, on October 17, 2019.
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.

Project Specific Conditions

- **Planning Division**

6. All applicable Mitigation Measures adopted for the California Baptist University Specific Plan under Planning Cases P11-0272 (GPA), P11-0342 (SP), and P12-0410 (RZ) shall apply.
7. All conditions of the FAA Aeronautical Study No. 2018-AWP-14459-OE shall apply.

Prior to Grading Permit Issuance:

8. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following:

- a. 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;
- b. Compliance with City adopted interim erosion control measures;
- c. Compliance with all recommendations of the required Project specific Water Quality Management Plan;
- d. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems; and
- e. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement.

During Grading and Construction Activities:

- 9. Construction and operation activities on the property shall be subject to the City's Noise Code (Title 7), which limits construction noise to 7:00 a.m. to 7:00 p.m. weekdays, and 8:00 a.m. to 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or federal holidays.
- 10. The project shall comply with all existing State Water Quality Control Board and City storm water regulations, including compliance with NPDES requirements related to construction and operation measures to prevent erosion, siltation, transport of urban pollutants, and flooding.
- 11. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
- 12. The Construction Contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
- 13. To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:
 - a. The generation of dust shall be controlled as required by the AQMD;
 - b. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer;
 - c. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards;
 - d. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - e. Wash off trucks and other equipment leaving the site;

- f. Keep disturbed/loose soil moist at all times;
 - g. Suspend all grading activities when wind speeds exceed 25 miles per hour; and
 - h. Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.
14. To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to the site to eliminate the need for diesel-powered electric generators, or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.

Prior to Building Permit Issuance:

15. FAA review for obstacle obstruction is required for the proposed South Campus Student Housing. A FAA Determination Letter shall be provided to the Planning Division, prior to building permit issuance.
16. Plans submitted for staff review should specify the location, design and color of all domestic water meters, backflow preventers and utility cabinets subject to the Planning and Public Utilities review and approval. The visibility of such facilities shall be minimized to Planning Division review and approval through means including but not limited to relocation, berms, landscaping, and/or installation of a screen wall.
17. Roof equipment shall be fully screened from the public right-of-way. Screening material shall be at least as high as the proposed roof mounted equipment and shall be architecturally integrated with the proposed structure.
18. Ground mounted utility and mechanical equipment shall be fully screened from the public right-of-way.
19. **Photometric/Lighting Plan:** An exterior lighting plan shall be submitted with building permit plans for review and approval, and shall include the following:
- a. A photometric study and manufacturer's cut sheets of all exterior lighting on the building, in the landscaped areas and in the parking lot shall be submitted with the exterior lighting plan. All on-site lighting shall provide a minimum intensity of one foot-candle and a maximum intensity of ten foot-candles at ground level throughout the areas serving the public and used for parking, with a ratio of average light to minimum light of four to one (4:1). Light sources shall be shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles shall not exceed twenty (20) feet in height, including the height of any concrete or other base material.
20. **Staff Required Building Elevation Conditions:** Plans submitted for Building Plan Check shall include the following:

- a. Clearly specify all materials and colors of exterior finishes on the building elevations.

- **Public Works Department**

Contact Jeff Hart at 951-826-5875 or jthart@riversideca.gov for questions regarding the following Public Works Department conditions. Conditions to be fulfilled prior to case finalization unless otherwise noted:

21. Installation of sewer laterals to serve this project to Public Works specifications. If existing lateral to be utilized video inspection prior to connection required.
22. **Advisory:** *Commitment can be fulfilled by a signed Covenant that expansion will remain Private University use* - 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.

23. 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.

24. 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.
25. 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.
26. 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.

- **Fire Department**

Contact Michelle Douglas, Plan Check Engineer at 951-826-5828 or MDouglas@riversideca.gov for questions regarding the following Riverside Fire Department conditions:

27. 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.

28. 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.

29. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
30. Construction plans shall be submitted and permitted prior to construction.
31. Fire Department access shall be maintained during all phases of construction.
32. 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.

- **Public Utilities – Electric Division**

Contact Addie Revuelta 951-826-5484 or Arevuelta@riversideca.gov for questions regarding the following Riverside Public Utilities – Electric Division conditions:

33. 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.
34. 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.
35. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site.

- **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:

36. 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 Board'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 October 29, 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.