



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.: 4

CERTIFICATE OF APPROPRIATENESS

I. CASE NUMBER(S): P18-0569

II. PROJECT SUMMARY:

- 1) Proposal:** Certificate of Appropriateness of project plans for the construction of a six-story student housing building, consisting of 182,555 square feet and 590 student beds within the eligible California Baptist University Historic District.
- 2) Location:** At the northwest corner of Diana Avenue and Campus View, on the California Baptist University Campus, located at 8432 Magnolia 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 P18-0569 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 P18-0569, 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 student housing on the southern edge of the CBU Campus, adjacent to the existing Smith and Simmons Halls. The proposed six-story, contemporary style, with Spanish Colonial Revival influences, student housing will be 182,555 square feet and include 590 student beds, common spaces, and a student convenience store.

The area around the building will be landscaped with courtyards, walkways, and bicycle parking. The building will be L-shaped in ground plan, and is roughly 240 feet and -6 inches along the south elevation and 361 feet along the east elevation. The building is box-like in form with articulation of planes along all elevations.

The building makes use of similar design features throughout the building. The building is clad in stucco and capped with a combination of red tile mansard, pyramidal hipped, and gabled roofs, as well as flat roofs with a cornice-lined parapet. Two-story tall sections of walls are selectively thickened, and clad with light gray 12"x24" ceramic tiles. These sections also feature double height arched openings with windows and doors set within the openings. Most elevations, specifically the southwest elevation, which faces the existing Smith Hall, features a three-story tall plane that is taupe in color and separated from the upper stories by a string course. This feature relates to the three-story height of the adjacent Smith and Simmons Halls. Windows throughout the building vary and are either individual, paired, or grouped. The windows on the first three stories are vertically stacked with accent tiles. This vertically stacked fenestration pattern mimics the vertically stacked windows and spandrel panels on the Smith and Simmons Halls. To tie the proposed building in with the existing campus, the design uses trellises.

In addition to the proposed student housing building, the proposed project includes a 1,020 square foot heating and cooling facility adjacent to the southwestern wing of Simmons Hall. The facility will consist of a light-brown Concrete Masonry Unit (CMU) and metal screen enclosure. The enclosure opens to the sky and capped with a stucco cornice.

VI. PROJECT ANALYSIS:

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

A Cultural Resources Compatibility Assessment was completed by Wilkman Historical Services, on September 26, 2018. The report by Wilkman concludes:

The criteria presented herein demonstrates that the existing design for the proposed new dorm is in substantial compliance with the Specific Plan mitigation measures and the Secretary of Interior's Standards/guidelines. This report concludes that the existing design accomplishes the distinctions encouraged by the Secretary of Interior's standards, while incorporating elements that celebrate the design and spatial relationships of Smith and Simmons Halls.

Staff reviewed the report and accepted the analysis. Staff has further 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.

The CBU Historic District is a thematic district. Thematic districts are groupings of buildings, which are significant because of the shared theme, in this case the original CBU Campus and 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 compatibility of this project does not require that the new buildings maintain the Mid-century Modern architectural style of the adjacent Smith and Simmons Halls. Instead, compatibility is achieved through massing, ground plan layout, materials, and architectural features. The proposed project makes use of architectural elements found in the adjacent building, as well as other buildings throughout the historic district. The design of the building is consistent with the overarching design of the CBU Campus.

The following excerpt from Wilkman expressed the architect's design compatibility:

"The architect had two major design challenges to consider in the architecture of the new dorm building. On one hand, the architect was charged with designing a building that complied with the California Baptist University's Design Guidelines. These guidelines address a number of design considerations, all of which tend to point to various interpretations of a Post-Modern Spanish Colonial Revival design theme. The architect was also charged with designing the new building in a manner that would be respectful of the existing Smith and Simmons Halls. We believe he has achieved these objectives admirably. As noted earlier, the existing Smith and Simmons Halls are Mid-Century Modern in design, with the proportions, massing, scale, and relation of solid to open elements typical of buildings designed in the 1960s. It would have been inappropriate to design the new dorm to mimic the existing Smith Hall. In fact, the Secretary of Interior Standards/Guidelines discourage such an approach. The architect's use of rich colors, textures, and materials in the first three stories is designed to facilitate compatibility between the new dorm and the existing Smith Hall. Replication of the architecture of Smith and Simmons Halls has been avoided, as recommended by the Secretary of Interior; however, the colors, textures, and materials chosen for the first three stories directly relate to these existing dormitories. That said, we have identified one area where compatibility between the new dorm and the existing dorms can be improved. The stair towers on the existing dorms are bold vertical design elements that are visually distinctive. We believe the use of a uniform darker color on the two stair towers of the new dorm would help further strengthen the compatibility of the new dorm with the existing dorms. As we envision it, this color would be applied to the entirety of the stair towers, from bottom top."

Building separation becomes an important factor in the compatibility of the project. The new construction should be distinct from the historic structures, as to not overpower the existing structure. As stated by Wilkman, "The architect has made a concerted effort to establish open spaces between the new dorm building and Smith and Simmons Halls. As designed, building separations range from 36 feet to 170 Feet. These separations provide a generous amount of open space between the new and existing dorms."

The building design follows the eastern and southern end of the historic district. This allows the proposed building to frame the existing buildings and maintain a connection between the Smith and Simmons Halls and the original Campus. As expressed by Wilkman, "The architect has also created a wide, unobstructed view to Smith Hall from the campus streets north of the proposed project."

Finally, compatibility is achieved through the continuity of use. The district is based on a theme, thus use becomes an important factor in compatibility. This portion of the CBU Historic District is

presently, and historically, used for student housing. The proposed project will continue to maintain the residential feel.

- **Specific Plan Conformance:**

The project site is located within the CBUSP-MU/R – California Baptist University Specific Plan Zone – Mixed Use Residential Planning Area. Planning Staff determined that the proposed project complies with the requirements of the Specific Plan, with two exceptions. The first is a Variance to allow a perimeter wrought iron fence higher than allowed by the California Baptist University Specific Plan. The second is a Substantial Conformance to allow for a maximum of 10 percent increase in the number of students beds and a building height higher than allowed by the California Baptist University Specific Plan. The Variance and Substantial Conformance applications (Planning Cases P18-0563 and P18-0724) are on the October 17, 2018 Development Review Committee agenda.

The proposed project is consistent with the CBU Specific Plan Design Guidelines. Additionally, the Specific Plan specifies the following Mitigation Measure for buildings constructed new buildings adjacent to the Smith and Simmons Halls, “New buildings shall be designed to be compatible in size, scale, and mass with existing dormitories and incorporate character defining features such as vertically stacked fenestration, solid-to-void wall spatial patterns, central towers, and curtain walls.” Based on the attached report by Wilkman and the attached findings, staff recommends that the design of this building meets the intent of the Mitigation Measure.

- **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 site. 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
7. Compatibility Assessment



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

CASE NUMBER: P18-0569

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 design bridges the adjacent Mid-century Modern buildings and the current design trends of the CBU Campus influenced by the historic Mission and Spanish Colonial Revival styles. The design of the proposed building incorporates design features of the existing Mid-century Modern buildings such as, vertically stacked fenestration, red tile mansard roof, and prominent vertical circulation towers. The proposed design incorporates elements of other buildings throughout the campus to meet the intent of the CBU Specific Plan Design Guidelines, which includes: arched windows, thickened walls on the ground floor to create a base for the building, and trellises. The tile used on the lower two stories interpretively expresses the brick pattern on the adjacent Smith Hall, this use of a modern material is a compatible reference to the historic design elements.

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: Even though the massing of the proposed building is six-stories in height, compared to the three-story massing of the adjacent Smith Hall, compatibility has been achieved in two ways. The open space between the buildings ranges from 36 to 170 feet. This open space allows the buildings separation and reduces the impact of the taller building. The design of the proposed building also references the three-story height of the Smith Hall. The design makes use of a stringcourse separate, horizontally, the building between the third and fourth floors. Below this stringcourse, the stucco is painted in a taupe color to match the existing building. Additionally, tiles are used between the windows to mimic the spandrel panels and create vertically stacked fenestration. This use of material directly references the adjacent three-story building. As expressed by Wilkman, "The architect's use

of rich colors, textures, and materials in the first three stories is designed to facilitate compatibility between the new dorm and the existing Smith Hall. Replication of the architecture of Smith and Simmons Halls has been avoided, as recommended by the Secretary of Interior; however, the colors, textures, and materials chosen for the first three stories directly relate to these existing dormitories."

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 to the east and south of the existing Smith Hall. This area currently contains a lawn and a parking lot. The proposed building will frame the building to the south and east, and will be set back from the intersection of the Campus View and Lancer Lane, this allows the Smith and Simmons Halls to maintain their connection to the rest of the historic core of the campus. 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: The proposed project is not an alteration to an existing historic building, therefore no adverse impact to important architectural, historic, or cultural features will occur. This portion of the campus is considered archaeologically sensitive due its association with the alignment with the Riverside Lower Canal. The previously adopted Mitigated Negative Declaration (MND) determined the canal ineligible for designation and therefore not a historical resource under CEQA. However, the MND did specify a Mitigation Measure for archaeological monitoring for any ground disturbing activities in vicinity of the canal alignment. This mitigation measure is included as a condition of approval.

FINDING: The application proposal is consistent with the Citywide Residential Historic District Design Guidelines and the separate guidelines for each Historic District.

FACTS: The proposed 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. As specified by the Specific Plan, the design incorporates architectural features such as a red tile mansard roof, thickened walls, arched openings, trellises, and covered walkways. The proposed building exhibit strong horizontal lines and feature low pitched roofs and deep recessed windows and doorways. The Specific Plan specifies that, "New buildings [adjacent to the Smith and Simmons Halls] shall be designed to be compatible in size, scale, and mass with existing dormitories and incorporate character defining features such as vertically stacked fenestration, solid-to-void wall spatial patterns, central towers, and curtain walls." The proposed design focuses compatibility with these specified guidelines on the first three stories of the building. The first three stories are enhanced to provide a similar scale to the adjacent three story buildings, windows are connected with tile panels to create vertically stacked fenestration, vertical circulation towers are distinguished with a

darker color, and windows are grouped to simulate the curtain wall system found on the adjacent buildings.

FINDING: The application proposal is consistent with the Principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.

FACTS: 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. A detailed analysis of the project's compliance with the Secretary of the Interior's Standards is included in the report by Wilkman. Staff is in concurrence with the analysis expressed in the report.



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

CASE NUMBER: P18-0569

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 conditions of related Planning Cases P18-0563 (Variance) and P18-0724 (Substantial Conformance) shall apply. Failure of the Development Review Committee, or Planning Commission on appeal, to approve all related planning cases shall render this approval null and void without prejudice. Action by the Development Review Committee, or Planning Commission on appeal, of the related planning cases may result in significant modifications to the project and may require submittal and review of a revised Certificate of Appropriateness application.

7. 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, including:

MM Cultural 6: The following mitigation measures should be implemented to reduce project-related adverse impacts to archaeological resources and sites containing Native American human remains that may be inadvertently discovered during construction of projects proposed in the City's General Plan Update:

a. In areas of archaeological sensitivity, including those that may contain buried Native American human remains, a registered professional archaeologist and a representative of the culturally affiliated Native American Tribe, with knowledge in cultural resources, should monitor all project-related ground disturbing activities that extend into natural sediments in areas determined to have high archaeological sensitivity.

b. If buried archaeological resources are uncovered during construction, all work must be halted in the vicinity of the discovery until a registered professional archaeologist can 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 Tribe 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, 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.

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.

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. Landscaping and Irrigation plans shall be submitted for Planning Staff review. Design modifications may be required as deemed necessary. Separate applications and filing fees are required.
17. 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.
18. 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.
19. Ground mounted utility and mechanical equipment shall be fully screened from the public right-of-way.
20. **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.

21. **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.

Prior to Release of Utilities and/or Occupancy:

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. Contact the case planner to schedule the final inspection at least one week prior to needing the release of utilities.

- **Public Works - Land Development**

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:

23. Installation of sewer laterals to serve this project to Public Works specifications. If existing lateral(s) to be utilized video inspection prior to connection required.
24. **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.

25. 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.
26. 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
27. 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.
28. 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.
29. Closure of unused driveway opening(s) on Diana Avenue to Public Works specifications.

30. Modification of proposed easterly driveway (size and location) to Public Works specifications.

- **Public Works - Street Trees**

*Advisory - On all plans provide linear footage labels along all parcel lines. Protect in place existing street trees.

- **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

31. 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.

32. 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.

33. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.

34. Construction plans shall be submitted and permitted prior to construction.
35. Fire Department access shall be maintained during all phases of construction.
36. 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.
37. Group R, Division 2 occupancies shall be provided with a manual and automatic fire alarm system in apartment houses three or more stories in height or containing 16 or more dwelling units. (See California Fire Code for exceptions). Submit plans and obtain approvals from the Fire Department prior to installation. New fire alarm systems shall be UL, FM or ETL certificated for the life of the system. Central Station shall be UL UUFX.
38. A Fire Safety and Evacuation Plan shall be provided for Group R-2 occupancies for College and Universities. Plan shall be submitted to the Fire Department for review prior to final for occupancy. 2016 California Fire Code, Chapter 4.
39. Access roadways shall be a minimum of twenty (20) feet in unobstructed width with a minimum vertical clearance of thirteen feet, six inches (13' 6"). Grade differential shall not exceed twenty (20) percent. Shall support the weight of 80,000 pounds.

- **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:

40. 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.
41. 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.
42. 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:

43. 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.