

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



3.70

On motion of Supervisor Buster, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED the reading being waived, that an ordinance bearing the following title, is adopted:

ORDINANCE NO. 578.5

AN ORDINANCE OF THE COUNTY OF RIVERSIDE, AMENDING ORDINANCE NO. 578 ESTABLISHING HISTORIC PRESERVATION DISTRICTS

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on January 11, 2011 of Supervisors Minutes.

(seal)

WITNESS my hand and the seal of the Board of Supervisors
Dated: January 11, 2011
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

By: *Kecia Harper-Ihem* Deputy

AGENDA NO.
3.70

xc: Planning, MC, COB

1 ORDINANCE NO. 578.5

2
3 AN ORDINANCE OF THE COUNTY OF RIVERSIDE
4 AMENDING ORDINANCE NO. 578 ESTABLISHING
5 HISTORIC PRESERVATION DISTRICTS
6

7 The Board of Supervisors of the County of Riverside ordains as follows:

8 Section 1. Ordinance No. 578 is amended in its entirety to read as follows:

9 "ORDINANCE NO. 578

10
11 AN ORDINANCE OF THE COUNTY OF RIVERSIDE GOVERNING THE
12 ESTABLISHMENT OF HISTORIC PRESERVATION DISTRICTS AND REGULATING
13 ACTIVITIES THEREIN
14

15 Article I. GENERAL PROVISIONS.

16 Section 1.1. FINDINGS. The Board of Supervisors finds that the protection,
17 preservation, enhancement, perpetuation, and use of resources of historic, architectural, archaeological,
18 engineering, and cultural merit within Riverside County is necessary and required in the interest of health,
19 safety, social and cultural enrichment and general welfare of the public. To promote these interests, this
20 ordinance authorizes the establishment, disestablishment and modification of Historic Preservation
21 Districts and regulates activities within such Districts.

22 Section 1.2. PURPOSE. The purpose of this ordinance is to set forth reasonable and
23 uniform procedures for Historic Preservation Districts that do each of the following:

- 24 A. Protect, enhance and perpetuate structures, architectural styles, landmarks
25 and irreplaceable assets that represent past eras, events, and persons
26 important in County history, or which provide significant examples of the
27 physical surroundings in which past generations lived.
28

- B. Safeguard the County's historic heritage, as embodied and reflected in established Historic Preservation Districts.
- C. Stabilize and improve property values.
- D. Protect and enhance the County's attractiveness to residents, tourists and visitors, and serve as a support and stimulus to business and industry.
- E. Strengthen the economy of the County.
- F. Promote the use of Historic Preservation Districts for the education, pleasure, prosperity and welfare of the County's residents.

Section 1.3. AUTHORITY. This ordinance is adopted pursuant to Government Code Section 25373, Subsection (b) which authorizes counties to provide special conditions or regulations for the protection, enhancement, perpetuation, or use of places, sites, buildings, structures, works of art and other objects having a special character or special historical or aesthetic interest or value.

Section 1.4. DEFINITIONS. As used in this ordinance, the following terms shall have the following meanings:

- A. Adjacent. Adjoining or contiguous.
- B. Applicant. Any person who applies for a Historic District Alteration Permit affecting property subject to this ordinance.
- C. Alteration. Any of the following:
 - 1. Any act or process which changes or modifies one or more of the exterior architectural features of an existing building, structure or façade within the boundaries of a Historic Preservation District including, but not limited to, modifications of architectural details or visual characteristics such as paint color and surface texture; or
 - 2. The placement or removal of any exterior objects such as signs, plaques, light fixtures, street furniture, walls, fences, steps, plantings and landscape accessories affecting the exterior visual qualities of an

1 existing building, structure or façade within the boundaries of a
2 Historic Preservation District;

3 3. Alteration does not include maintenance of gardens or ordinary
4 maintenance and repair of an existing building, structure or facade
5 within the boundaries of a Historic Preservation District needed to
6 correct any deterioration, decay of, or damage to a building,
7 structure or facade or any part thereof in order to restore same as
8 nearly as practical to its condition prior to such deterioration, decay
9 or damage.

10 D. Alteration Permit Application. The application for a Historic District
11 Alteration Permit.

12 E. Board of Supervisors. The Board of Supervisors of Riverside County.

13 F. Building. A structure having a roof supported by columns or walls.

14 G. Building Official. The Director of the Riverside County Department of
15 Building and Safety or the Director's designee(s).

16 H. Contributing Resource. Any Historic Resource that significantly
17 contributes to the historical nature of a Historic Preservation District.

18 I. District Application. The application filed with the General Manager of the
19 Riverside County Regional Park and Open-Space District to establish,
20 disestablish, or modify a Historic Preservation District.

21 J. Elevation. The flat scale orthographic projected drawings of all exterior
22 vertical surfaces of a building.

23 K. Exterior Architectural Feature. The architectural design, general
24 arrangement and components of all of the outer surfaces of a building,
25 structure or façade, including, but not limited to, the kind, color and texture
26 of the building material and the type and style of all windows, doors, lights,
27 signs and other fixtures appurtenant to such building, structure or façade.
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- 1 L. Façade. The front, side, rear or superstructure of a building or structure, or
2 any part of a building or structure which is subject to view from a public
3 right of way.
- 4 M. General Manager. The General Manager of the Riverside County Regional
5 Park and Open-Space District or the General Manager's designee(s).
- 6 N. Historical Commission. The Riverside County Historical Commission.
- 7 O. Historic District Alteration Permit. A permit approved by the Planning
8 Director which allows for the demolition, construction or alteration of a
9 specific building, structure or façade within the boundaries of a Historic
10 Preservation District.
- 11 P. Historic Preservation District. Any area designated by the Board of
12 Supervisors as a historic area pursuant to the provisions of this ordinance.
- 13 Q. Historic Resource. Any building, structure, façade, landmark, site, area,
14 place, feature, sign, landscape accessory, or other object which are
15 significant in historic, archaeological, engineering, scientific, cultural,
16 architectural, social, political or military value to the citizens of the County,
17 the Southern California region, the State of California, or the nation which
18 may be determined eligible for designation pursuant to the provisions of this
19 ordinance or which may be eligible for listing or designation on any current
20 or future State or Federal register of historic resources.
- 21 R. Historic Resource Survey. A survey that documents Historic Resources
22 related to the Historic Preservation District.
- 23 S. Local Governmental Entity. Riverside County or a special district within
24 Riverside County.
- 25 T. Non-Contributing Resource. A resource within a Historic Preservation
26 District that does not possess the qualifications or characteristics of a
27 Contributing Resource, but which has been included within the Historic
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1 Preservation District because of its geographic location within the Historic
2 Preservation District.

3 U. Person. Any person, association, company, firm, corporation, partnership,
4 copartnership or joint venture.

5 V. Planning Director. The Director of the Riverside County Planning
6 Department or the Director's designee(s).

7 W. Structure. Anything constructed or erected and the use of which requires
8 more or less a permanent location on the ground or attachment to something
9 having a permanent location on the ground, including, but not limited to, a
10 fence, gate, bridge, water tank, or tunnel, typically made for purposes other
11 than creating shelter.

12 Article II. HISTORIC PRESERVATION DISTRICTS.

13 Section 2.1. ESTABLISHING HISTORIC PRESERVATION DISTRICTS.

14 A. Any person or local governmental entity may request the establishment of a
15 Historic Preservation District by submitting a District Application to the
16 General Manager and accompanied by the filing fee set forth in County
17 Ordinance No. 671. The District Application shall clearly define the
18 boundaries of the proposed Historic Preservation District, describe the
19 historical significance of the area and include a copy of the applicable
20 Historic Resource Survey.

21 B. The General Manager shall review the District Application and once he
22 deems it complete shall place the District Application on the regular agenda
23 of the Historical Commission for its recommendation.

24 C. The Historical Commission shall make a recommendation on the District
25 Application and forward such recommendation to the Planning Director. In
26 making its recommendation, the Historical Commission shall consider the
27 findings listed in Article II. Section 2.1.G. of this ordinance.
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1 D. Upon receipt of the Historical Commission's recommendation, the Planning
2 Director shall request that the Clerk of the Board of Supervisors place the
3 matter on the regular agenda of the Board of Supervisors for a public
4 hearing.

5 E. Not less than ten (10) days prior to the date of the public hearing, the Clerk
6 of the Board of Supervisors shall mail to every property owner within the
7 boundaries of the proposed Historic Preservation District, at the addresses
8 shown on the last equalized assessment roll, a notice of public hearing. All
9 such notices shall include the time and place of the public hearing, a
10 description of the area to be included in the proposed Historic Preservation
11 District, an explanation of the purpose of the proposed Historic Preservation
12 District, a brief description of the type of restrictions that will be applied to
13 all property in the proposed Historic Preservation District, and a statement
14 that written objections to the proposed Historic Preservation District shall
15 be submitted to the Clerk of the Board of Supervisors by the close of
16 business no less than three (3) days prior to the date of the public hearing.

17 F. The Board of Supervisors shall make its decision regarding the proposed
18 Historic Preservation District within thirty-five (35) days of the close of the
19 public hearing.

20 G. A Historic Preservation District may be established only upon the Board of
21 Supervisors adopting a resolution that includes the boundaries of the
22 Historic Preservation District, the first finding listed below and one or more
23 of the subsequent findings listed below:

- 24 1. The proposed Historic Preservation District is in conformity with the
25 Cultural and Paleontological Section of the Multipurpose Open
26 Space Element of the Riverside County General Plan.

- 1 2. The area exemplifies or reflects significant aspects of the cultural,
2 political, economic or social history of the County, State or nation;
3 or
- 4 3. The area is identified with historic personages or with important
5 events in County, State or national history; or
- 6 4. The area embodies the distinguishing characteristics of a significant
7 architectural period which is inherently valuable for the study of
8 architecture unique to the history of the County, State, or nation.

9 H. When a Historic Preservation District has been established by the Board of
10 Supervisors, the Planning Director shall promptly notify by mail the
11 property owners within the Historic Preservation District and transmit the
12 Board of Supervisors resolution to the following: Riverside County
13 Regional Park and Open-Space District, Fire Department, Code
14 Enforcement Department, Assessor-County Clerk-Recorder and Building
15 and Safety Department.

16 Section 2.2. DISESTABLISHING OR MODIFYING HISTORIC PRESERVATION
17 DISTRICTS.

18 All requests to disestablish or modify the boundaries of a Historic
19 Preservation District shall be filed with the General Manager and processed
20 in accordance with Article II. Section 2.1. of this ordinance.

21 Article III. ACTIVITIES WITHIN HISTORIC PRESERVATION DISTRICTS.

22 Section 3.1. DEMOLITION AND CONSTRUCTION.

23 A. Within the boundaries of a Historic Preservation District, no person shall
24 demolish, cause to be demolished, construct, or cause to be constructed, any
25 building, structure or façade, except in strict compliance with this ordinance
26 and any plans approved in conjunction with the issuance of a Historic
27 District Alteration Permit.

1 B. Within the boundaries of a Historic Preservation District, no demolition or
2 building permit shall be issued except in strict compliance with this
3 ordinance and any plans approved in conjunction with the issuance of a
4 Historic District Alteration Permit.

5 C. Upon receipt of a demolition or building permit application for a building,
6 structure or façade within a Historic Preservation District, the following
7 procedures shall be followed:

8 1. The Building Official shall submit such permit application to the
9 General Manager who shall determine whether a Historic District
10 Alteration Permit is required pursuant to Article III. Section 3.3. of
11 this ordinance.

12 2. Within thirty (30) days of receipt of the permit application, the
13 General Manager shall provide a written determination to the
14 Building Official as to whether a Historic District Alteration Permit
15 is required in accordance with this ordinance. A Historic District
16 Alteration Permit shall be required when the permit application for
17 the demolition or construction of a building, structure or façade
18 involves a Contributing Resource as determined by the General
19 Manager.

20 3. If a Historic District Alteration Permit is required, an Alteration
21 Permit Application shall be filed and processed in accordance with
22 Article III. Section 3.3. of this ordinance.

23 4. If a Historic District Alteration Permit is not required, the permit
24 application for the demolition or construction of a building, structure
25 or façade shall be processed by the Building Official.

26 D. Nothing in this section shall be construed so as to exempt any person from
27 complying with any other provision of law.
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1 such data and other information as is required by the Planning Director,
2 including any required environmental documentation, and drawings signed
3 by any architect responsible for the demolition, construction or alteration of
4 the building, structure or facade. The drawings must be in sufficient detail
5 to meaningfully show, insofar as they relate to exterior appearances, the
6 proposed architectural design, including elevations, proposed materials,
7 textures, colors, site layout, including walls, walks, terraces, plantings,
8 accessory buildings, signs, lights, and other elements.

9 B. Upon receipt of an Alteration Permit Application, the Planning Director
10 shall submit a copy of the Alteration Permit Application to the following,
11 each of which shall have 60 days to submit written comments to the
12 Planning Director: the Local Review Board referenced in Article IV of this
13 ordinance, the General Manager or his or her designee, and any other
14 agency or department deemed necessary by the Planning Director.

15 C. The Planning Director shall approve or deny the Alteration Permit
16 Application within 15 days after the expiration of time for the above-
17 referenced written comments. The Planning Director shall give notice of
18 the decision, by mail, to the Applicant, together with any required
19 conditions of approval. The Planning Director's decision is final.

20 D. The Planning Director shall also mail a copy of the decision to the Local
21 Review Board and persons that have filed an annual written request to be
22 notified of any such decisions within a specified Historic Preservation
23 District and who have paid an annual fee to cover the costs involved.

24 E. No Alteration Permit Application may be approved unless the Planning
25 Director finds that the proposed demolition, construction or alteration is
26 consistent with and conforms to the Cultural and Paleontological Section of
27 the Multipurpose Open-Space Element of the Riverside County General
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1 Plan, this ordinance, and the Local Review Board's design standards for the
2 specific Historic Preservation District in which the proposed demolition,
3 construction or alteration is located.

4 Section 3.4. MAINTENANCE REQUIREMENTS.

5 A. The owner, lessee or other person legally in possession of any building,
6 structure or façade within a Historic Preservation District, regardless of
7 whether or not it is a Contributing Resource, shall comply with all
8 applicable laws and regulations governing the maintenance of such
9 building, structure or facade. Additionally, the owner, lessee or other
10 person legally in possession of such building, structure or façade shall not
11 permit such building, structure or façade to fall into a state of disrepair
12 which may result in the deterioration of any exterior appurtenance or
13 architectural feature so as to produce or tend to produce a detrimental effect
14 upon the character of the Historic Preservation District as a whole or the
15 building, structure or façade in question, including but not limited to the
16 following:

- 17 1. The deterioration of exterior walls or other vertical supports, roofs
18 or other horizontal members, or exterior chimneys that causes
19 leaning, sagging, splitting, listing, or buckling.
- 20 2. The deterioration or crumbling of exterior stucco, plaster or mortar.
- 21 3. The ineffective waterproofing of exterior walls, roofs and
22 foundations including broken windows or doors.
- 23 4. The failure to protect exterior walls and roof coverings from
24 weathering, including lack of paint or other protective covering.
- 25 5. The deterioration of exterior stairs, porches, handrails, window and
26 door frames, cornices, wall facings, and architectural details that
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1 causes delamination, instability, loss of shape and form, or
2 crumbling.

3 6. The failure to protect the building, structure or façade from
4 rotting, holes, and other forms of decay.

5 7. The deterioration of sidewalks, steps, or pathways that cause
6 heaving or subsidence.

7 8. Any deterioration that contributes to a hazardous or unsafe
8 condition.

9 Section 3.5. APPLICATION OF CALIFORNIA BUILDING CODE.

10 The Building Official shall apply the California Historical Building Code in
11 the issuance of permits for repairs, alterations, and additions necessary for
12 the preservation, restoration, rehabilitation, moving, or continued use of
13 Historic Resources within a Historic Preservation District.

14 Section 3.6. UNSAFE OR DANGEROUS CONDITIONS.

15 A. If the Building Official has determined that action is required to correct an
16 unsafe or dangerous condition within a Historic Preservation District, such
17 action may be taken without complying with Sections 3.1, 3.2 or 3.3 of
18 Article III of this ordinance.

19 B. Only such action as is necessary to correct the unsafe or dangerous
20 condition may be performed pursuant to this section.

21 Article IV. LOCAL REVIEW BOARD FOR HISTORIC PRESERVATION
22 DISTRICTS.

23 Section 4.1. MEMBERSHIP.

24 A. Each Historic Preservation District shall have a Local Review Board
25 composed of five (5) members, who shall serve without pay or
26 compensation of any kind. All five (5) members shall reside within a three
27 (3) mile radius of the Historic Preservation District's boundaries.
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1 B. At least one (1) member shall be knowledgeable in architectural and
2 construction techniques and all members shall exhibit an interest in and
3 knowledge of the history and architecture of the Historic Preservation
4 District.

5 C. Members shall be appointed by the Board of Supervisors for terms of 2
6 years, except that 2 members initially appointed to the Local Review Board
7 shall be appointed for one-year terms.

8 Section. 4.2. MEETINGS AND PROCEDURES.

9 A. The Local Review Board shall hold regular public meetings and adopt such
10 rules and procedures as may be appropriate or necessary for the orderly
11 conduct of its business. At its first meeting, the appointed members shall
12 elect the following officers who shall serve for terms of one year:
13 Chairman, Vice Chairman and Secretary.

14 B. The Chairman shall preside at all meetings of the Local Review Board and
15 shall submit the written comments referenced in Article III, Section 3.3.B.
16 of this ordinance. The Vice Chairman shall perform the duties of the
17 Chairman in the absence of the Chairman. The Secretary shall keep the
18 records of the Local Review Board, prepare and post meeting agendas,
19 record all votes and keep a record of the proceedings.

20 C. Three members shall constitute a quorum, and decisions of the Local
21 Review Board shall be determined by majority vote of those members
22 present at any meeting.

23 Section 4.3. POWERS AND RESPONSIBILITIES.

24 A. The Local Review Board shall be advisory to the Planning Director in the
25 processing of Historic District Alteration Permits.

26 B. The Local Review Board shall adopt a Historic Preservation District Plan
27 that contains the following:
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1. A statement of the goals for the Historic Preservation District, which at a minimum do each of the following:
 - a. Maintain distinguished original qualities or character of buildings, structures and facades;
 - b. Retain distinctive stylistic features;
 - c. Encourage alterations that do not compromise significant historical or architectural materials and design.
2. A description of the buildings, structures, facades, design elements, and heritage which combine to constitute the Historic Preservation District.
3. A set of guidelines for achieving the goals of the Historic Preservation Plan based on Historic Resource Survey findings, applicable preservation laws and standards, and appropriate design criteria.

- C. The Local Review Board shall develop the format and required contents for the Alteration Permit Application.
- D. The Local Review Board shall adopt design standards that describe and depict compatible and acceptable architectural design, color, texture, exterior architectural features, construction and construction materials within the Historic Preservation District.
- E. Prior to approval of both the Alteration Permit Application and design standards set forth above, the Local Review Board shall submit these documents to the Planning Director for a determination of consistency with the Cultural and Paleontological Section of the Multipurpose Open-Space Element of the Riverside County General Plan and this ordinance.

1 Article V. ENFORCEMENT, VIOLATIONS, FINES AND PENALTIES. In

2 addition to any other remedies provided by law, violations of this ordinance shall be enforced as
3 authorized in Riverside County Ordinance No. 725. Each day a violation is committed or permitted to
4 continue shall constitute a separate offense. Violations of this ordinance shall be treated as a public
5 nuisance and strict liability offense regardless of intent.

6 Article VI. SEVERABILITY. If any provision, clause, sentence or paragraph of

7 this ordinance of the application thereof to any person or circumstances shall be held invalid, such
8 invalidity shall not affect the other provisions of this ordinance which can be given effect without the
9 invalid provision or application, and to this end, the provisions of this ordinance are hereby declared to be
10 severable.”

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1 Section 2. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days
2 after its adoption.

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4 BOARD OF SUPERVISORS OF THE COUNTY
5 OF RIVERSIDE, STATE OF CALIFORNIA

6 By: Bob Buster
7 Chairman, Board of Supervisors
8 Bob Buster

9 ATTEST: Kecia Harper-Ihem
10 CLERK OF THE BOARD

11 By: Kecia Harper-Ihem
12 Deputy

13 (SEAL)

14 APPROVED AS TO FORM
15 December 9, 2010

16 By: Michelle P. Clack
17 MICHELLE P. CLACK
18 Deputy County Counsel

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23 Adopted: 578 10/23/1979 (Eff: 11/22/1979)
24 Amended: 578.1 Item 3.15d of 02/10/1987 (Eff: 03/12/1987)
25 578.2 Item 9.3 of 05/05/1987 (Eff: 07/04/1987)
26 578.3 Item 3.1i of 05/03/1988 (Eff: 07/01/1988)
27 578.4 Item 3.11i of 03/28/1989 (Eff: 04/27/1989)
28 3/14/2000 (Eff: 04/13/2000) (Amended by Ord 802 - Violation Provision)

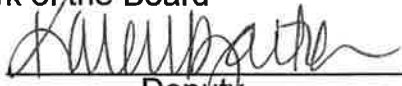
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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on January 11, 2011, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES: Buster, Tavaglione, Stone, Benoit, and Ashley
NAYS: None
ABSENT: None

DATE: January 11, 2011

KECIA HARPER-IHEM
Clerk of the Board
BY: 
Deputy

SEAL

901A

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: TLMA – Planning Department

SUBMITTAL DATE:
December 8, 2010

SUBJECT: Ordinance No. 578.5 Amending Ordinance No. 578 in its Entirety and Replacing it with Language Governing the Establishment of Historic Preservation Districts and Regulating Activities within these Districts

RECOMMENDED MOTION: That the Board of Supervisors:

- 1) Introduce and adopt on successive weeks Ordinance No. 578.5, an ordinance amending Ordinance No. 578 in its entirety and replacing it with language governing the establishment, termination and modification of Historic Preservation Districts and regulating activities within these Districts;
- 2) Find that the adoption of Ordinance No. 578.5 is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment;
- 3) Direct the Clerk of the Board to file a Notice of Exemption with the County Clerk for posting.

BACKGROUND: continued on next page

Carolyn Syms Luna

 Carolyn Syms Luna
 Planning Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$.00	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$.00	Budget Adjustment:	No
	Annual Net County Cost:	\$.00	For Fiscal Year:	10/11

SOURCE OF FUNDS: N/A	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

Jennifer L. Sargent
 BY: _____
 Jennifer L. Sargent

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that the ordinance is approved as introduced with waiver of reading.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
 Nays: None
 Absent: None
 Date: December 14, 2010
 xc: Planning, COB, Recorder

Kecia Harper-Ihem
 Clerk of the Board
 By: *Kecia Harper-Ihem*
 Deputy

Prev. Agn. Ref.: 7/13/10, 3.79 | **District:** All | **Agenda Number:**

Departmental Concurrence

Policy
 Policy
 Consent
 Consent
 Dep't Recomm.:
 Per Exec. Ofc.:

BACKGROUND (cont'd from page 1):

Historic preservation districts throughout the County of Riverside offer many benefits to the County including safeguarding the County's historic heritage, improving property values, enhancing the County's attractiveness to residents, tourists and visitors, and providing flexibility when applying building codes to historical resources.

Ordinance No. 578 provides procedures for the establishment and operation of historic preservation districts in the unincorporated area and was initially adopted in 1979 to establish a historic preservation district in Old Town Temecula. Efforts to create that historic preservation district were never completed and, except for minor revisions, Ordinance No. 578 has not been amended in the last twenty (20) years.

In an effort to encourage the establishment of historical preservation districts throughout the County of Riverside and to update the existing Ordinance No. 578, it was determined that Ordinance No. 578 should be amended to do the following:

1. Simplify the procedures to establish, terminate or modify historic preservation districts throughout the County of Riverside;
2. Clarify the membership requirements, roles, and responsibilities of the historic preservation district's Local Review Board;
3. Establish procedures to demolish, construct or alter buildings, structures or facades within a historic preservation district;
4. Set forth procedures to obtain a Historic District Alteration Permit;
5. Establish maintenance requirements for buildings, structures and facades within a historic preservation district; and,
6. Ensure that the enforcement and violation section is consistent with County Ordinance No. 725.

Ordinance No. 578.5 is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The proposed ordinance amendment merely sets forth the procedures to establish, terminate or modify historic preservation districts in the County; establishes the procedures to follow when demolishing, constructing or altering a building, structure or facade within a historic preservation district; and brings the existing ordinance into compliance with State and local laws and regulations.



RIVERSIDE COUNTY PLANNING DEPARTMENT

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, CA 92201

Project Title/Case No.: Ordinance No. 578.5 Amending Ordinance No. 578 in its Entirety and Replacing it with Language Governing the Establishment of Historic Preservation Districts and Regulating Activities within these Districts

Project Location: In the unincorporated area of Riverside County.

Project Description: Ordinance No. 578 provides procedures for the establishment and operation of historic preservation districts in the unincorporated area of Riverside County. The Ordinance was initially adopted in 1970. Except for minor revisions, Ordinance No. 578 has not been fully updated in the last twenty (20) years. In an effort to encourage the establishment of historical preservation districts throughout the County of Riverside and to update the existing Ordinance No. 578, it was determined that the Ordinance should be amended to: 1) simplify the procedures to establish, terminate, or modify historic preservation districts; 2) clarify the membership requirements, roles, and responsibilities of the historic preservation district's Local Review Board; 3) establish procedures to demolish, construct, or alter buildings, structures, or facades within a historic preservation district; 4) set forth procedures to obtain a Historic District Alteration Permit; 5) establish maintenance requirements for buildings, structures, and facades within a historic preservation district; and, 6) ensure that the enforcement section is consistent with County Ordinance No. 725.


Name of Public Agency Approving Project: Riverside County

Project Sponsor: Riverside County Planning Department

Exempt Status: (Check one)

- | | |
|---|---|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268) | <input checked="" type="checkbox"/> Categorical Exemption (15061(b)(3)) |
| <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a)) | <input type="checkbox"/> Statutory Exemption (_____) |
| <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) | <input type="checkbox"/> Other: _____ |

Reasons why project is exempt: Ordinance No. 578.5 is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The proposed ordinance amendment merely sets forth the procedures to establish, terminate, or modify historic preservation districts in the County; establishes the procedures to follow when demolishing, constructing, or altering a building, structure or façade within a historic preservation district; and brings the existing ordinance into compliance with State and local laws and regulations.

Kristi Lovelady 951-955-0781
County Contact Person Phone Number
 Principal Planner JAN 11 2011
Signature Title Date

Date Received for Filing and Posting at OPR: _____

Revised: 3/15/10: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

JAN 11 2011 3.70

FOR COUNTY CLERK'S USE ONLY

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

1/20/11 KB
Date Initial



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CLERK OF THE BOARD OF SUPERVISORS
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P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

January 12, 2011

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

FAX: (951) 368-9018
E-MAIL: legals@pe.com

RE: ADOPTION OF ORDINANCE NO. 578.5 ESTABLISHING HISTORIC PRESERVATION DISTRICTS

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Sunday, January 16, 2011**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Mcgil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: PE Legals [legals@pe.com]
Sent: Wednesday, January 12, 2011 8:59 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: Adoption of Ord. NO. 578.5

Received for publication on Jan. 16

Please Note: The Press Enterprise offices will be closed on Monday, January 17, 2011 in observance of Martin Luther King, Jr. Day. The Legal Advertising holiday deadlines are as follows:

Publication Date:	Deadline:
Fri., Jan. 14	Wed. Jan. 12 @ 10:30 AM
Sat., Jan. 15 - Tues. Jan. 18	Thurs., Jan. 13 @ 10:30 AM
Wed., Jan. 19	Fri., Jan. 14 @ 10:30 AM

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Publisher of the Press-Enterprise

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From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Wednesday, January 12, 2011 8:19 AM
To: PE Legals
Subject: FOR PUBLICATION: Adoption of Ord. NO. 578.5

Good Morning! Attached is an Adoption of Ordinance, for publication on Sunday, Jan. 16, 2011. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
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RIVERSIDE, CA 92502-1147

PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

January 13, 2011

THE DESERT SUN
ATTN: LEGALS
P.O. BOX 2734
PALM SPRINGS, CA 92263

FAX: (760) 778-4731
E-MAIL: legals@thedesertsun.com

RE: ADOPTION OF ORDINANCE NO. 578.5 ESTABLISHING HISTORIC PRESERVATION DISTRICTS

To Whom It May Concern:

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Sincerely,

Mcgil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Moeller, Charlene [CMOELLER@palmspri.gannett.com]
Sent: Wednesday, January 12, 2011 8:50 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: ADOPTION OF ORD. NO. 578.5

Ad received and will publish on date(s) requested.

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From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Wednesday, January 12, 2011 8:19 AM
To: tds-legals
Subject: FOR PUBLICATION: ADOPTION OF ORD. NO. 578.5

Good Morning! Attached is an Adoption of Ord. for publication on Sunday, Jan. 16, 2011. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

***THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
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BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ORDINANCE NO. 578.5

**AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 578 ESTABLISHING
HISTORIC PRESERVATION DISTRICTS**

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Ordinance No. 578 is amended in its entirety to read as follows:

"ORDINANCE NO. 578

**AN ORDINANCE OF THE COUNTY OF RIVERSIDE GOVERNING THE ESTABLISHMENT OF HISTORIC
PRESERVATION DISTRICTS AND REGULATING ACTIVITIES THEREIN**

Article I. GENERAL PROVISIONS.

Section 1.1. FINDINGS. The Board of Supervisors finds that the protection, preservation, enhancement, perpetuation, and use of resources of historic, architectural, archaeological, engineering, and cultural merit within Riverside County is necessary and required in the interest of health, safety, social and cultural enrichment and general welfare of the public. To promote these interests, this ordinance authorizes the establishment, disestablishment and modification of Historic Preservation Districts and regulates activities within such Districts.

Section 1.2. PURPOSE. The purpose of this ordinance is to set forth reasonable and uniform procedures for Historic Preservation Districts that do each of the following:

- A. Protect, enhance and perpetuate structures, architectural styles, landmarks and irreplaceable assets that represent past eras, events, and persons important in County history, or which provide significant examples of the physical surroundings in which past generations lived.
- B. Safeguard the County's historic heritage, as embodied and reflected in established Historic Preservation Districts.
- C. Stabilize and improve property values.
- D. Protect and enhance the County's attractiveness to residents, tourists and visitors, and serve as a support and stimulus to business and industry.
- E. Strengthen the economy of the County.
- F. Promote the use of Historic Preservation Districts for the education, pleasure, prosperity and welfare of the County's residents.

Section 1.3. AUTHORITY. This ordinance is adopted pursuant to Government Code Section 25373, Subsection (b) which authorizes counties to provide special conditions or regulations for the protection, enhancement, perpetuation, or use of places, sites, buildings, structures, works of art and other objects having a special character or special historical or aesthetic interest or value.

Section 1.4. DEFINITIONS. As used in this ordinance, the following terms shall have the following meanings:

- A. Adjacent. Adjoining or contiguous.
- B. Applicant. Any person who applies for a Historic District Alteration Permit affecting property subject to this ordinance.
- C. Alteration. Any of the following:
 1. Any act or process which changes or modifies one or more of the exterior architectural features of an existing building, structure or façade within the boundaries of a Historic Preservation District including, but not limited to, modifications of architectural details or visual characteristics such as paint color and surface texture; or
 2. The placement or removal of any exterior objects such as signs, plaques, light fixtures, street furniture, walls, fences, steps, plantings and landscape accessories affecting the exterior visual qualities of an existing building, structure or façade within the boundaries of a Historic Preservation District;

3. Alteration does not include maintenance of gardens or ordinary maintenance and repair of an existing building, structure or facade within the boundaries of a Historic Preservation District needed to correct any deterioration, decay of, or damage to a building, structure or facade or any part thereof in order to restore same as nearly as practical to its condition prior to such deterioration, decay or damage.
- D. Alteration Permit Application. The application for a Historic District Alteration Permit.
- E. Board of Supervisors. The Board of Supervisors of Riverside County.
- F. Building. A structure having a roof supported by columns or walls.
- G. Building Official. The Director of the Riverside County Department of Building and Safety or the Director's designee(s).
- H. Contributing Resource. Any Historic Resource that significantly contributes to the historical nature of a Historic Preservation District.
- I. District Application. The application filed with the General Manager of the Riverside County Regional Park and Open-Space District to establish, disestablish, or modify a Historic Preservation District.
- J. Elevation. The flat scale orthographic projected drawings of all exterior vertical surfaces of a building.
- K. Exterior Architectural Feature. The architectural design, general arrangement and components of all of the outer surfaces of a building, structure or façade, including, but not limited to, the kind, color and texture of the building material and the type and style of all windows, doors, lights, signs and other fixtures appurtenant to such building, structure or façade.
- L. Façade. The front, side, rear or superstructure of a building or structure, or any part of a building or structure which is subject to view from a public right of way.
- M. General Manager. The General Manager of the Riverside County Regional Park and Open-Space District or the General Manager's designee(s).
- N. Historical Commission. The Riverside County Historical Commission.
- O. Historic District Alteration Permit. A permit approved by the Planning Director which allows for the demolition, construction or alteration of a specific building, structure or façade within the boundaries of a Historic Preservation District.
- P. Historic Preservation District. Any area designated by the Board of Supervisors as a historic area pursuant to the provisions of this ordinance.
- Q. Historic Resource. Any building, structure, façade, landmark, site, area, place, feature, sign, landscape accessory, or other object which are significant in historic, archaeological, engineering, scientific, cultural, architectural, social, political or military value to the citizens of the County, the Southern California region, the State of California, or the nation which may be determined eligible for designation pursuant to the provisions of this ordinance or which may be eligible for listing or designation on any current or future State or Federal register of historic resources.
- R. Historic Resource Survey. A survey that documents Historic Resources related to the Historic Preservation District.
- S. Local Governmental Entity. Riverside County or a special district within Riverside County.
- T. Non-Contributing Resource. A resource within a Historic Preservation District that does not possess the qualifications or characteristics of a Contributing Resource, but which has been included within the Historic Preservation District because of its geographic location within the Historic Preservation District.
- U. Person. Any person, association, company, firm, corporation, partnership, copartnership or joint venture.
- V. Planning Director. The Director of the Riverside County Planning Department or the Director's designee(s).
- W. Structure. Anything constructed or erected and the use of which requires more or less a permanent location on the ground or attachment to something having a permanent location on the ground, including, but not limited to, a fence,

gate, bridge, water tank, or tunnel, typically made for purposes other than creating shelter.

Article II. HISTORIC PRESERVATION DISTRICTS.

Section 2.1. ESTABLISHING HISTORIC PRESERVATION DISTRICTS.

- A. Any person or local governmental entity may request the establishment of a Historic Preservation District by submitting a District Application to the General Manager and accompanied by the filing fee set forth in County Ordinance No. 671. The District Application shall clearly define the boundaries of the proposed Historic Preservation District, describe the historical significance of the area and include a copy of the applicable Historic Resource Survey.
- B. The General Manager shall review the District Application and once he deems it complete shall place the District Application on the regular agenda of the Historical Commission for its recommendation.
- C. The Historical Commission shall make a recommendation on the District Application and forward such recommendation to the Planning Director. In making its recommendation, the Historical Commission shall consider the findings listed in Article II. Section 2.1.G. of this ordinance.
- D. Upon receipt of the Historical Commission's recommendation, the Planning Director shall request that the Clerk of the Board of Supervisors place the matter on the regular agenda of the Board of Supervisors for a public hearing.
- E. Not less than ten (10) days prior to the date of the public hearing, the Clerk of the Board of Supervisors shall mail to every property owner within the boundaries of the proposed Historic Preservation District, at the addresses shown on the last equalized assessment roll, a notice of public hearing. All such notices shall include the time and place of the public hearing, a description of the area to be included in the proposed Historic Preservation District, an explanation of the purpose of the proposed Historic Preservation District, a brief description of the type of restrictions that will be applied to all property in the proposed Historic Preservation District, and a statement that written objections to the proposed Historic Preservation District shall be submitted to the Clerk of the Board of Supervisors by the close of business no less than three (3) days prior to the date of the public hearing.
- F. The Board of Supervisors shall make its decision regarding the proposed Historic Preservation District within thirty-five (35) days of the close of the public hearing.
- G. A Historic Preservation District may be established only upon the Board of Supervisors adopting a resolution that includes the boundaries of the Historic Preservation District, the first finding listed below and one or more of the subsequent findings listed below:
 1. The proposed Historic Preservation District is in conformity with the Cultural and Paleontological Section of the Multipurpose Open Space Element of the Riverside County General Plan.
 2. The area exemplifies or reflects significant aspects of the cultural, political, economic or social history of the County, State or nation; or
 3. The area is identified with historic personages or with important events in County, State or national history; or
 4. The area embodies the distinguishing characteristics of a significant architectural period which is inherently valuable for the study of architecture unique to the history of the County, State, or nation.
- H. When a Historic Preservation District has been established by the Board of Supervisors, the Planning Director shall promptly notify by mail the property owners within the Historic Preservation District and transmit the Board of Supervisors resolution to the following: Riverside County Regional Park and Open-Space District, Fire Department, Code Enforcement Department, Assessor-County Clerk-Recorder and Building and Safety Department.

Section 2.2. DISESTABLISHING OR MODIFYING HISTORIC PRESERVATION DISTRICTS.
All requests to disestablish or modify the boundaries of a Historic Preservation District shall be filed with the General Manager and processed in accordance with Article II, Section 2.1. of this ordinance.

Article III. ACTIVITIES WITHIN HISTORIC PRESERVATION DISTRICTS.

Section 3.1. DEMOLITION AND CONSTRUCTION.

- A. Within the boundaries of a Historic Preservation District, no person shall demolish, cause to be demolished, construct, or cause to be constructed, any building, structure or façade, except in strict compliance with this ordinance and any plans approved in conjunction with the issuance of a Historic District Alteration Permit.
- B. Within the boundaries of a Historic Preservation District, no demolition or building permit shall be issued except in strict compliance with this ordinance and any plans approved in conjunction with the issuance of a Historic District Alteration Permit.
- C. Upon receipt of a demolition or building permit application for a building, structure or façade within a Historic Preservation District, the following procedures shall be followed:
 - 1. The Building Official shall submit such permit application to the General Manager who shall determine whether a Historic District Alteration Permit is required pursuant to Article III, Section 3.3. of this ordinance.
 - 2. Within thirty (30) days of receipt of the permit application, the General Manager shall provide a written determination to the Building Official as to whether a Historic District Alteration Permit is required in accordance with this ordinance. A Historic District Alteration Permit shall be required when the permit application for the demolition or construction of a building, structure or façade involves a Contributing Resource as determined by the General Manager.
 - 3. If a Historic District Alteration Permit is required, an Alteration Permit Application shall be filed and processed in accordance with Article III, Section 3.3. of this ordinance.
 - 4. If a Historic District Alteration Permit is not required, the permit application for the demolition or construction of a building, structure or façade shall be processed by the Building Official.
- D. Nothing in this section shall be construed so as to exempt any person from complying with any other provision of law.

Section 3.2. ALTERATION.

- A. Within the boundaries of a Historic Preservation District, no person shall alter or cause to be altered any building, structure or façade, except in strict compliance with this ordinance and any plans approved in conjunction with the issuance of a Historic District Alteration Permit.
- B. When the Building Official determines that an alteration to a building, structure or façade within a Historic Preservation District requires a demolition or building permit, the procedures set forth in Article III, Section 3.1 of this ordinance shall be followed.
- C. When the Building Official determines that an alteration to a building, structure or façade within a Historic Preservation District does not require a demolition or building permit, the Building Official shall refer the person proposing the alteration to the General Manager who shall determine, within thirty (30) days, whether a Historic District Alteration Permit is required pursuant to Article III, Section 3.3 of this ordinance. A Historic District Alteration Permit shall be required when the alteration of a building, structure or façade within a Historic Preservation District involves a Contributing Resource as determined by the General Manager.

- D. If a Historic District Alteration Permit is required, an Alteration Permit Application shall be filed and processed in accordance with Article III, Section 3.3 of this ordinance.

Section 3.3. HISTORIC DISTRICT ALTERATION PERMIT.

- A. Any owner, or person authorized by the owner, of property within the boundaries of a Historic Preservation District, may request the issuance of a Historic District Alteration Permit by filing an Alteration Permit Application with the Planning Director. The Alteration Permit Application shall be accompanied by the filing fee set forth in Ordinance No. 671, and such data and other information as is required by the Planning Director, including any required environmental documentation, and drawings signed by any architect responsible for the demolition, construction or alteration of the building, structure or facade. The drawings must be in sufficient detail to meaningfully show, insofar as they relate to exterior appearances, the proposed architectural design, including elevations, proposed materials, textures, colors, site layout, including walls, walks, terraces, plantings, accessory buildings, signs, lights, and other elements.
- B. Upon receipt of an Alteration Permit Application, the Planning Director shall submit a copy of the Alteration Permit Application to the following, each of which shall have 60 days to submit written comments to the Planning Director: the Local Review Board referenced in Article IV of this ordinance, the General Manager or his or her designee, and any other agency or department deemed necessary by the Planning Director.
- C. The Planning Director shall approve or deny the Alteration Permit Application within 15 days after the expiration of time for the above-referenced written comments. The Planning Director shall give notice of the decision, by mail, to the Applicant, together with any required conditions of approval. The Planning Director's decision is final.
- D. The Planning Director shall also mail a copy of the decision to the Local Review Board and persons that have filed an annual written request to be notified of any such decisions within a specified Historic Preservation District and who have paid an annual fee to cover the costs involved.
- E. No Alteration Permit Application may be approved unless the Planning Director finds that the proposed demolition, construction or alteration is consistent with and conforms to the Cultural and Paleontological Section of the Multipurpose Open-Space Element of the Riverside County General Plan, this ordinance, and the Local Review Board's design standards for the specific Historic Preservation District in which the proposed demolition, construction or alteration is located.

Section 3.4. MAINTENANCE REQUIREMENTS.

- A. The owner, lessee or other person legally in possession of any building, structure or façade within a Historic Preservation District, regardless of whether or not it is a Contributing Resource, shall comply with all applicable laws and regulations governing the maintenance of such building, structure or facade. Additionally, the owner, lessee or other person legally in possession of such building, structure or façade shall not permit such building, structure or façade to fall into a state of disrepair which may result in the deterioration of any exterior appurtenance or architectural feature so as to produce or tend to produce a detrimental effect upon the character of the Historic Preservation District as a whole or the building, structure or façade in question, including but not limited to the following:
 - 1. The deterioration of exterior walls or other vertical supports, roofs or other horizontal members, or exterior chimneys that causes leaning, sagging, splitting, listing, or buckling.
 - 2. The deterioration or crumbling of exterior stucco, plaster or mortar.

3. The ineffective waterproofing of exterior walls, roofs and foundations including broken windows or doors.
4. The failure to protect exterior walls and roof coverings from weathering, including lack of paint or other protective covering.
5. The deterioration of exterior stairs, porches, handrails, window and door frames, cornices, wall facings, and architectural details that causes delamination, instability, loss of shape and form, or crumbling.
6. The failure to protect the building, structure or façade from rotting, holes, and other forms of decay.
7. The deterioration of sidewalks, steps, or pathways that cause heaving or subsidence.
8. Any deterioration that contributes to a hazardous or unsafe condition.

Section 3.5.

APPLICATION OF CALIFORNIA BUILDING CODE.

The Building Official shall apply the California Historical Building Code in the issuance of permits for repairs, alterations, and additions necessary for the preservation, restoration, rehabilitation, moving, or continued use of Historic Resources within a Historic Preservation District.

Section 3.6.

UNSAFE OR DANGEROUS CONDITIONS.

- A. If the Building Official has determined that action is required to correct an unsafe or dangerous condition within a Historic Preservation District, such action may be taken without complying with Sections 3.1, 3.2 or 3.3 of Article III of this ordinance.
- B. Only such action as is necessary to correct the unsafe or dangerous condition may be performed pursuant to this section.

Article IV.

LOCAL REVIEW BOARD FOR HISTORIC PRESERVATION DISTRICTS.

Section 4.1.

MEMBERSHIP.

- A. Each Historic Preservation District shall have a Local Review Board composed of five (5) members, who shall serve without pay or compensation of any kind. All five (5) members shall reside within a three (3) mile radius of the Historic Preservation District's boundaries.
- B. At least one (1) member shall be knowledgeable in architectural and construction techniques and all members shall exhibit an interest in and knowledge of the history and architecture of the Historic Preservation District.
- C. Members shall be appointed by the Board of Supervisors for terms of 2 years, except that 2 members initially appointed to the Local Review Board shall be appointed for one-year terms.

Section. 4.2.

MEETINGS AND PROCEDURES.

- A. The Local Review Board shall hold regular public meetings and adopt such rules and procedures as may be appropriate or necessary for the orderly conduct of its business. At its first meeting, the appointed members shall elect the following officers who shall serve for terms of one year: Chairman, Vice Chairman and Secretary.
- B. The Chairman shall preside at all meetings of the Local Review Board and shall submit the written comments referenced in Article III, Section 3.3.B. of this ordinance. The Vice Chairman shall perform the duties of the Chairman in the absence of the Chairman. The Secretary shall keep the records of the Local Review Board, prepare and post meeting agendas, record all votes and keep a record of the proceedings.
- C. Three members shall constitute a quorum, and decisions of the Local Review Board shall be determined by majority vote of those members present at any meeting.

Section 4.3.

POWERS AND RESPONSIBILITIES.

- A. The Local Review Board shall be advisory to the Planning Director in the processing of Historic District Alteration Permits.

- B. The Local Review Board shall adopt a Historic Preservation District Plan that contains the following:
1. A statement of the goals for the Historic Preservation District, which at a minimum do each of the following:
 - a. Maintain distinguished original qualities or character of buildings, structures and facades;
 - b. Retain distinctive stylistic features;
 - c. Encourage alterations that do not compromise significant historical or architectural materials and design.
 2. A description of the buildings, structures, facades, design elements, and heritage which combine to constitute the Historic Preservation District.
 3. A set of guidelines for achieving the goals of the Historic Preservation Plan based on Historic Resource Survey findings, applicable preservation laws and standards, and appropriate design criteria.
- C. The Local Review Board shall develop the format and required contents for the Alteration Permit Application.
- D. The Local Review Board shall adopt design standards that describe and depict compatible and acceptable architectural design, color, texture, exterior architectural features, construction and construction materials within the Historic Preservation District.
- E. Prior to approval of both the Alteration Permit Application and design standards set forth above, the Local Review Board shall submit these documents to the Planning Director for a determination of consistency with the Cultural and Paleontological Section of the Multipurpose Open-Space Element of the Riverside County General Plan and this ordinance.

Article V. ENFORCEMENT, VIOLATIONS, FINES AND PENALTIES. In addition to any other remedies provided by law, violations of this ordinance shall be enforced as authorized in Riverside County Ordinance No. 725. Each day a violation is committed or permitted to continue shall constitute a separate offense. Violations of this ordinance shall be treated as a public nuisance and strict liability offense regardless of intent.

Article VI. SEVERABILITY. If any provision, clause, sentence or paragraph of this ordinance of the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are hereby declared to be severable.”

Section 2. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its adoption.

Bob Buster, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **January 11, 2011**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Buster, Tavaglione, Stone, Benoit and Ashley
 NAYS: None
 ABSENT: None

Kecia Harper-Ihem, Clerk of the Board
 By: Cecilia Gil, Board Assistant

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Legal Advertising Invoice

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Press-Enterprise

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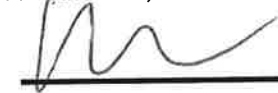
Ad Desc.: Adoption of Ord. No. 578.5

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673 and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

01-16-11

I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: Jan. 16, 2011
At: Riverside, California



BOARD OF SUPERVISORS

P.O. BOX 1147
COUNTY OF RIVERSIDE
RIVERSIDE CA 92502

Ad #: 10526510

PO #:

Agency #: _____

301-771-5111

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

ORDINANCE NO. 578.5

AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 578 ESTABLISHING
HISTORIC PRESERVATION DISTRICTS

The Board of Supervisors of the County of Riverside ordains as follows:
Section 1. Ordinance No. 578 is amended in its entirety to read as follows:

ORDINANCE NO. 578

AN ORDINANCE OF THE COUNTY OF RIVERSIDE
GOVERNING THE ESTABLISHMENT OF HISTORIC
PRESERVATION DISTRICTS AND REGULATING ACTIVITIES THEREIN

Article I. GENERAL PROVISIONS.

Section 1.1. FINDINGS. The Board of Supervisors finds that the protection, preservation, enhancement, perpetuation, and use of resources of historic, architectural, archaeological, engineering, and cultural merit within Riverside County is necessary and required in the interest of health, safety, social and cultural enrichment and general welfare of the public. To promote these interests, this ordinance authorizes the establishment, disestablishment and modification of Historic Preservation Districts and regulates activities within such Districts.

Section 1.2. PURPOSE. The purpose of this ordinance is to set forth reasonable and uniform procedures for Historic Preservation Districts that do each of the following:

- A. Protect, enhance and perpetuate structures, architectural styles, landmarks and irreplaceable assets that represent past eras, events, and persons important in County history, or which provide significant examples of the physical surroundings in which past generations lived.
- B. Safeguard the County's historic heritage, as embodied and reflected in established Historic Preservation Districts.
- C. Stabilize and improve property values.
- D. Protect and enhance the County's attractiveness to residents, tourists and visitors, and serve as a support and stimulus to business and industry.
- E. Strengthen the economy of the County.
- F. Promote the use of Historic Preservation Districts for the education, pleasure, prosperity and welfare of the County's residents.

Section 1.3. AUTHORITY. This ordinance is adopted pursuant to Government Code Section 25373, Subsection (b) which authorizes counties to provide special conditions or regulations for the protection, enhancement, perpetuation, or use of places, sites, buildings, structures, works of art and other objects having a special character or special historical or aesthetic interest or value.

Section 1.4. DEFINITIONS. As used in this ordinance, the following terms shall have the following meanings:

- A. Adjacent. Adjoining or contiguous.
- B. Applicant. Any person who applies for a Historic District Alteration Permit affecting property subject to this ordinance.
- C. Alteration. Any of the following:
 1. Any act or process which changes or modifies one or more of the exterior architectural features of an existing building, structure or facade within the boundaries of a Historic Preservation District including, but not limited to, modifications of architectural details or visual characteristics such as paint color and surface texture; or
 2. The placement or removal of any exterior objects such as signs, plaques, light fixtures, street furniture, walls, fences, steps, plantings and landscape accessories affecting the exterior visual qualities of an existing building, structure or facade within the boundaries of a Historic Preservation District;
 3. Alteration does not include maintenance of gardens or ordinary maintenance and repair of an existing building, structure or facade within the boundaries of a Historic Preservation District needed to correct any deterioration, decay of, or damage to a building, structure or facade or any part thereof in order to restore same as nearly as practical to its condition prior to such deterioration, decay or damage.
- D. Alteration Permit Application. The application for a Historic District Alteration Permit.
- E. Board of Supervisors. The Board of Supervisors of Riverside County.
- F. Building. A structure having a roof supported by columns or walls.
- G. Building Official. The Director of the Riverside County Department of Building and Safety or the Director's designee(s).
- H. Contributing Resource. Any Historic Resource that significantly contributes to the historical nature of a Historic Preservation District.
- I. District Application. The application filed with the General Manager of the Riverside County Regional Park and Open-Space District to establish, disestablish, or modify a Historic Preservation District.
- J. Elevation. The flat scale orthographic projected drawings of all exterior vertical surfaces of a building.
- K. Exterior Architectural Feature. The architectural design, general arrangement and components of all of the outer surfaces of a building, structure or facade, including, but not limited to, the kind, color and texture of the building material and the type and style of all windows, doors, lights, signs and other fixtures appurtenant to such building, structure or facade.
- L. Facade. The front, side, rear or superstructure of a building or structure, or any part of a building or structure which is subject to view from a public right of way.
- M. General Manager. The General Manager of the Riverside County Regional Park and Open-Space District or the General Manager's designee(s).
- N. Historical Commission. The Riverside County Historical Commission.
- O. Historic District Alteration Permit. A permit approved by the Planning Director which allows for the demolition, construction or alteration of a specific building, structure or facade within the boundaries of a Historic Preservation District.
- P. Historic Preservation District. Any area designated by the Board of Supervisors as a historic area pursuant to the provisions of this ordinance.
- Q. Historic Resource. Any building, structure, facade, landmark, site, area, place, feature, sign, landscape accessory, or other object which are significant in historic, archaeological, engineering, scientific, cultural, architectural, social, political or military value to the citizens of the County, the Southern California region, the State of California, or the nation which may be determined eligible for designation pursuant to the provisions of this ordinance or which may be eligible for listing or designation on any current or future State or Federal register of historic resources.
- R. Historic Resource Survey. A survey that documents Historic Resources related to the Historic Preservation District.
- S. Local Governmental Entity. Riverside County or a special district within Riverside County.
- T. Non-Contributing Resource. A resource within a Historic Preservation District that does not possess the qualifications or characteristics of a

tion Permit is required pursuant to Article III, Section 3.3. of this ordinance.

2. Within thirty (30) days of receipt of the permit application, the General Manager shall provide a written determination to the Building Official as to whether a Historic District Alteration Permit is required in accordance with this ordinance. A Historic District Alteration Permit shall be required when the permit application for the demolition or construction of a building, structure or facade involves a Contributing Resource as determined by the General Manager.
 3. If a Historic District Alteration Permit is required, an Alteration Permit Application shall be filed and processed in accordance with Article III, Section 3.3. of this ordinance.
 4. If a Historic District Alteration Permit is not required, the permit application for the demolition or construction of a building, structure or facade shall be processed by the Building Official.
- D. Nothing in this section shall be construed so as to exempt any person from complying with any other provision of law.

Section 3.2. ALTERATION.

- A. Within the boundaries of a Historic Preservation District, no person shall alter or cause to be altered any building, structure or facade, except in strict compliance with this ordinance and any plans approved in conjunction with the issuance of a Historic District Alteration Permit.
- B. When the Building Official determines that an alteration to a building, structure or facade within a Historic Preservation District requires a demolition or building permit, the procedures set forth in Article III, Section 3.1 of this ordinance shall be followed.
- C. When the Building Official determines that an alteration to a building, structure or facade within a Historic Preservation District does not require a demolition or building permit, the Building Official shall refer the person proposing the alteration to the General Manager who shall determine, within thirty (30) days, whether a Historic District Alteration Permit is required pursuant to Article III, Section 3.3 of this ordinance. A Historic District Alteration Permit shall be required when the alteration of a building, structure or facade within a Historic Preservation District involves a Contributing Resource as determined by the General Manager.
- D. If a Historic District Alteration Permit is required, an Alteration Permit Application shall be filed and processed in accordance with Article III, Section 3.3 of this ordinance.

Section 3.3. HISTORIC DISTRICT ALTERATION PERMIT.

- A. Any owner, or person authorized by the owner, of property within the boundaries of a Historic Preservation District, may request the issuance of a Historic District Alteration Permit by filing an Alteration Permit Application with the Planning Director. The Alteration Permit Application shall be accompanied by the filing fee set forth in Ordinance No. 671, and such data and other information as is required by the Planning Director, including any required environmental documentation, and drawings signed by any architect responsible for the demolition, construction or alteration of the building, structure or facade. The drawings must be in sufficient detail to meaningfully show, insofar as they relate to exterior appearances, the proposed architectural design, including elevations, proposed materials, textures, colors, site layout, including walls, walks, terraces, plantings, accessory buildings, signs, lights, and other elements.
- B. Upon receipt of an Alteration Permit Application, the Planning Director shall submit a copy of the Alteration Permit Application to the following, each of which shall have 60 days to submit written comments to the Planning Director: the Local Review Board referenced in Article IV of this ordinance, the General Manager or his or her designee, and any other agency or department deemed necessary by the Planning Director.
- C. The Planning Director shall approve or deny the Alteration Permit Application within 15 days after the expiration of time for the above-referenced written comments. The Planning Director shall give notice of the decision, by mail, to the Applicant, together with any required conditions of approval. The Planning Director's decision is final.
- D. The Planning Director shall also mail a copy of the decision to the Local Review Board and persons that have filed an annual written request to be notified of any such decisions within a specified Historic Preservation District and who have paid an annual fee to cover the costs involved.
- E. No Alteration Permit Application may be approved unless the Planning Director finds that the proposed demolition, construction or alteration is consistent with and conforms to the Cultural and Paleontological Section of the Multipurpose Open-Space Element of the Riverside County General Plan, this ordinance, and the Local Review Board's design standards for the specific Historic Preservation District in which the proposed demolition, construction or alteration is located.

Section 3.4. MAINTENANCE REQUIREMENTS.

- A. The owner, lessee or other person legally in possession of any building, structure or facade within a Historic Preservation District, regardless of whether or not it is a Contributing Resource, shall comply with all applicable laws and regulations governing the maintenance of such building, structure or facade. Additionally, the owner, lessee or other person legally in possession of such building, structure or facade shall not permit such building, structure or facade to fall into a state of disrepair which may result in the deterioration of any exterior appearance or architectural feature so as to produce or tend to produce a detrimental effect upon the character of the Historic Preservation District as a whole or the building, structure or facade in question, including but not limited to the following:
 1. The deterioration of exterior walls or other vertical supports, roofs or other horizontal members, or exterior chimneys that causes leaning, sagging, spilling, listing, or buckling.
 2. The deterioration or crumbling of exterior stucco, plaster or mortar.
 3. The ineffective waterproofing of exterior walls, roofs and foundations including broken windows or doors.
 4. The failure to protect exterior walls and roof coverings from weathering, including lack of paint or other protective covering.
 5. The deterioration of exterior stairs, porches, handrails, window and door frames, cornices, wall facings, and architectural details that causes delamination, instability, loss of shape and form, or crumbling.
 6. The failure to protect the building, structure or facade from rotting, holes, and other forms of decay.
 7. The deterioration of sidewalks, steps, or pathways that cause heaving or subsidence.
 8. Any deterioration that contributes to a hazardous or unsafe condition.

Section 3.5. APPLICATION OF CALIFORNIA BUILDING CODE.

The Building Official shall apply the California Historical Building Code in the issuance of permits for repairs, alterations, and additions neces-

- S. related to the Historic Preservation District.
- T. Local Governmental Entity. Riverside County or a special district within Riverside County.
- U. Non-Contributing Resource. A resource within a Historic Preservation District that does not possess the qualifications or characteristics of a Contributing Resource, but which has been included within the Historic Preservation District because of its geographic location within the Historic Preservation District.
- V. Person. Any person, association, company, firm, corporation, partnership, copartnership or joint venture.
- W. Planning Director. The Director of the Riverside County Planning Department or the Director's designee(s).
- X. Structure. Anything constructed or erected and the use of which requires more or less a permanent location on the ground or attachment to something having a permanent location on the ground, including, but not limited to, a fence, gate, bridge, water tank or tunnel, typically made for purposes other than creating shelter.

Article II. HISTORIC PRESERVATION DISTRICTS.

- Section 2.1. ESTABLISHING HISTORIC PRESERVATION DISTRICTS.**
- A. Any person or local governmental entity may request the establishment of a Historic Preservation District by submitting a District Application to the General Manager and accompanied by the filing fee set forth in County Ordinance No. 671. The District Application shall clearly define the boundaries of the proposed Historic Preservation District, describe the historical significance of the area and include a copy of the applicable Historic Resource Survey.
 - B. The General Manager shall review the District Application and once he deems it complete shall place the District Application on the regular agenda of the Historical Commission for its recommendation.
 - C. The Historical Commission shall make a recommendation on the District Application and forward such recommendation to the Planning Director. In making its recommendation, the Historical Commission shall consider the findings listed in Article II, Section 2.1.G. of this ordinance.
 - D. Upon receipt of the Historical Commission's recommendation, the Planning Director shall request that the Clerk of the Board of Supervisors place the matter on the regular agenda of the Board of Supervisors for a public hearing.
 - E. Not less than ten (10) days prior to the date of the public hearing, the Clerk of the Board of Supervisors shall mail to every property owner within the boundaries of the proposed Historic Preservation District, at the addresses shown on the last equalized assessment roll, a notice of public hearing. All such notices shall include the time and place of the public hearing, a description of the area to be included in the proposed Historic Preservation District, an explanation of the purpose of the proposed Historic Preservation District, a brief description of the type of restrictions that will be applied to all property in the proposed Historic Preservation District, and a statement that written objections to the proposed Historic Preservation District shall be submitted to the Clerk of the Board of Supervisors by the close of business no less than three (3) days prior to the date of the public hearing.
 - F. The Board of Supervisors shall make its decision regarding the proposed Historic Preservation District within thirty-five (35) days of the close of the public hearing.
 - G. A Historic Preservation District may be established only upon the Board of Supervisors adopting a resolution that includes the boundaries of the Historic Preservation District, the first finding listed below and one or more of the subsequent findings listed below:
 1. The proposed Historic Preservation District is in conformity with the Cultural and Paleontological Section of the Multipurpose Open Space Element of the Riverside County General Plan.
 2. The area exemplifies or reflects significant aspects of the cultural, political, economic or social history of the County, State or nation;
 3. The area is identified with historic personages or with important events in County, State or national history; or
 4. The area embodies the distinguishing characteristics of a significant architectural period which is inherently valuable for the study of architecture unique to the history of the County, State, or nation.
 - H. When a Historic Preservation District has been established by the Board of Supervisors, the Planning Director shall promptly notify by mail the property owners within the Historic Preservation District and transmit the Board of Supervisors resolution to the following: Riverside County Regional Park and Open-Space District, Fire Department, Code Enforcement Department, Assessor-County Clerk-Recorder and Building and Safety Department.
- Section 2.2. DISESTABLISHING OR MODIFYING HISTORIC PRESERVATION DISTRICTS.**
- All requests to disestablish or modify the boundaries of a Historic Preservation District shall be filed with the General Manager and processed in accordance with Article II, Section 2.1. of this ordinance.

Article III. ACTIVITIES WITHIN HISTORIC PRESERVATION DISTRICTS.

Section 3.1. DEMOLITION AND CONSTRUCTION.

- A. Within the boundaries of a Historic Preservation District, no person shall demolish, cause to be demolished, construct, or cause to be constructed, any building, structure or facade, except in strict compliance with this ordinance and any plans approved in conjunction with the issuance of a Historic District Alteration Permit.
- B. Within the boundaries of a Historic Preservation District, no demolition or building permit shall be issued except in strict compliance with this ordinance and any plans approved in conjunction with the issuance of a Historic District Alteration Permit.
- C. Upon receipt of a demolition or building permit application for a building, structure or facade within a Historic Preservation District, the following procedures shall be followed:
 1. The Building Official shall submit such permit application to the General Manager who shall determine whether a Historic District Altera-

ing or subsidence.
 8. Any deterioration that contributes to a hazardous or unsafe condition.

Section 3.5. APPLICATION OF CALIFORNIA BUILDING CODE.

- The Building Official shall apply the California Historical Building Code in the issuance of permits for repairs, alterations, and additions necessary for the preservation, restoration, rehabilitation, moving, or continued use of Historic Resources within a Historic Preservation District.
- Section 3.6. UNSAFE OR DANGEROUS CONDITIONS.**
- A. If the Building Official has determined that action is required to correct an unsafe or dangerous condition within a Historic Preservation District, such action may be taken without complying with Sections 3.1, 3.2 or 3.3 of Article III of this ordinance.
 - B. Only such action as is necessary to correct the unsafe or dangerous condition may be performed pursuant to this section.

Article IV. LOCAL REVIEW BOARD FOR HISTORIC PRESERVATION DISTRICTS.

- Section 4.1. MEMBERSHIP.**
- A. Each Historic Preservation District shall have a Local Review Board composed of five (5) members, who shall serve without pay or compensation of any kind. All five (5) members shall reside within a three (3) mile radius of the Historic Preservation District's boundaries.
 - B. At least one (1) member shall be knowledgeable in architectural and construction techniques and all members shall exhibit an interest in and knowledge of the history and architecture of the Historic Preservation District.
 - C. Members shall be appointed by the Board of Supervisors for terms of 2 years, except that 2 members initially appointed to the Local Review Board shall be appointed for one-year terms.

Section 4.2. MEETINGS AND PROCEDURES.

- A. The Local Review Board shall hold regular public meetings and adopt such rules and procedures as may be appropriate or necessary for the orderly conduct of its business. At its first meeting, the appointed members shall elect the following officers who shall serve for terms of one year: Chairman, Vice Chairman and Secretary.
- B. The Chairman shall preside at all meetings of the Local Review Board and shall submit the written comments referenced in Article III, Section 3.3.B. of this ordinance. The Vice Chairman shall perform the duties of the Chairman in the absence of the Chairman. The Secretary shall keep the records of the Local Review Board, prepare and post meeting agendas, record all votes and keep a record of the proceedings.
- C. Three members shall constitute a quorum, and decisions of the Local Review Board shall be determined by majority vote of those members present at any meeting.

Section 4.3. POWERS AND RESPONSIBILITIES.

- A. The Local Review Board shall be advisory to the Planning Director in the processing of Historic District Alteration Permits.
- B. The Local Review Board shall adopt a Historic Preservation District Plan that contains the following:
 1. A statement of the goals for the Historic Preservation District, which at a minimum do each of the following:
 - a. Maintain distinguished original qualities or character of buildings, structures and facades;
 - b. Retain distinctive stylistic features;
 - c. Encourage alterations that do not compromise significant historical or architectural materials and design.
 2. A description of the buildings, structures, facades, design elements, and heritage which combine to constitute the Historic Preservation District.
 3. A set of guidelines for achieving the goals of the Historic Preservation Plan based on Historic Resource Survey findings, applicable preservation laws and standards, and appropriate design criteria.
- C. The Local Review Board shall develop the format and required contents for the Alteration Permit Application.
- D. The Local Review Board shall adopt design standards that describe and depict compatible and acceptable architectural design, color, texture, exterior architectural features, construction and construction materials within the Historic Preservation District.
- E. Prior to approval of both the Alteration Permit Application and design standards set forth above, the Local Review Board shall submit these documents to the Planning Director for a determination of consistency with the Cultural and Paleontological Section of the Multipurpose Open-Space Element of the Riverside County General Plan and this ordinance.

Article V. ENFORCEMENT, VIOLATIONS, FINES AND PENALTIES. In addition to any other remedies provided by law, violations of this ordinance shall be enforced as authorized in Riverside County Ordinance No. 725. Each day a violation is committed or permitted to continue shall constitute a separate offense. Violations of this ordinance shall be treated as a public nuisance and strict liability offense regardless of intent.

Article VI. SEVERABILITY. If any provision, clause, sentence or paragraph of this ordinance of the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are hereby declared to be severable.

Section 2. EFFECTIVE DATE.
 This ordinance shall take effect thirty (30) days after its adoption.

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on January 11, 2011, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:
 AYES: Buster, Tavaglione, Stone, Benoit and Ashley
 NAYS: None
 ABSENT: None
 Kecia Harper-Ihem, Clerk of the Board
 By: Cecilia Gil, Board Assistant

The Desert Sun

mydesert.com

750 N. Gene Autry Trail
Palm Springs, CA 92262
Billing Inquiries: (866) 875-0854
Main Office: (760) 322-8889

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94

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Customer No.	Invoice No.
RIV069	0003952582
For the Period	Thru
12/27/10	01/30/11
Due Date	Amount Due
02/14/11	5,978.88
AMOUNT PAID	

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Date	EDT	Class	Description	Times Run	Col	Depth	Total Size	Rate	Amount
1227			BALANCE FORWARD						4,529.24
0110			PAYMENT - THANK YOU						1,618.82-
1219	CLS	0001	CECILIA NO 5376 NOTICE O	6	2	160.00	1920.00		812.80
0116	CLS	0001	CECILIA NO 213 BOARD OF	2	2	65.00	260.00		123.90
0116	CLS	0001	CECILIA NO 214 BOARD OF	2	2	64.00	256.00		122.24
0116	CLS	0001	CECILIA NO 215 BOARD OF	2	2	600.00	2400.00		1,012.00
0121	CLS	0001	KIMBERLY RECNO 275 NOTICE IN	4	2	79.00	632.00		278.28
0130	CLS	0001	CECILIA GIL NO 397 NOTICE O	2	2	339.00	1356.00		578.74
0130	CLS	0001	CECILIA GIL NO 398 NOTICE OF	2	2	75.00	300.00		140.50
									2011 FEB - 8 PM 2:11
Current		Over 30 Days	Over 60 Days	Over 90 Days	Over 120 Days	Total Due			
3,068.46		2,720.92	.00	.00	189.50	5,978.88			
Contract Type	Contract Qty.	Expiration Date	Current Usage	Total Used	Quantity Remaining	Salesperson			
						MOELLER			

3.70 of 01/11/11

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The Desert Sun
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Palm Springs, CA 92262
760-778-4578 / Fax 760-778-4731

**State Of California ss:
County of Riverside**

Advertiser:

RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST
RIVERSIDE CA 925013

2000243661

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non pariel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

Newspaper: .The Desert Sun

1/16/2011

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 16th day of January, 2011 in Palm Springs, California.


Declarant

K. Exterior Architectural Feature. The architectural design, general arrangement and components of all of the outer surfaces of a building, structure or facade, including, but not limited to, the kind, color and texture of the building material and the type and style of all windows, doors, lights, signs and other fixtures appurtenant to such building, structure or facade.

L. Facade. The front, side, rear or superstructure of a building or structure, or any part of a building or structure which is subject to view from a public right of way.

M. General Manager. The General Manager of the Riverside County Regional Park and Open-Space District or the General Manager's designee(s).

N. Historical Commission. The Riverside County Historical Commission.

O. Historic District Alteration Permit. A permit approved by the Planning Director which allows for the demolition, construction or alteration of a specific building, structure or facade within the boundaries of a Historic Preservation District.

P. Historic Preservation District. Any area designated by the Board of Supervisors as a historic area pursuant to the provisions of this ordinance.

Q. Historic Resource. Any building, structure, facade, landmark, site, area, place, feature, sign, landscape accessory, or other object which are significant in historic, archaeological, engineering, scientific, cultural, architectural, social, political or military value to the citizens of the County, the Southern California region, the State of California, or the nation which may be determined eligible for designation pursuant to the provisions of this ordinance or which may be eligible for listing or designation on any current or future State or Federal register of historic resources.

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T. Non-Contributing Resource. A resource within a Historic Preservation District that does not possess the qualifications or characteristics of a Contributing Resource, but which has been included within the Historic Preservation District because of its geographic location within the Historic Preservation District.

U. Person. Any person, association, company, firm, corporation, partnership, copartnership or joint venture.

V. Planning Director. The Director of the Riverside County Planning Department or the Director's designee(s).

W. Structure. Anything constructed or erected and the use of which requires more or less a permanent location on the ground or attachment to something having a permanent location on the ground, including, but not limited to, a fence, gate, bridge, water tank, or tunnel, typically made for purposes other than creating shelter.

Article II. HISTORIC PRESERVATION DISTRICTS.

Section 2.1. ESTABLISHING HISTORIC PRESERVATION DISTRICTS.

A. Any person or local governmental entity may request the establishment of a Historic Preservation District by submitting a District Application to the General Manager and accompanied by the filing fee set forth in County Ordinance No. 671. The District Application shall clearly define the boundaries of the proposed Historic Preservation District, describe the historical significance of the area and include a copy of the applicable Historic Resource Survey.

B. The General Manager shall review the District Application and once he deems it complete shall place the District Application on the regular agenda of the Historical Commission for its recommendation.

C. The Historical Commission shall make a recommendation on the District Application and forward such recommendation to the Planning Director. In making its recommendation, the Historical Commission shall consider the findings listed in Article II, Section 2.1.G. of this ordinance.

D. Upon receipt of the Historical Commission's recommendation, the Planning Director shall request that the Clerk of the Board of Supervisors place the matter on the regular agenda of the Board of Supervisors for a public hearing.

E. Not less than ten (10) days prior to the date of the public hearing, the Clerk of the Board of Supervisors shall mail to every property owner within the boundaries of the proposed Historic Preservation District, at the addresses shown on the last equalized assessment roll, a notice of public hearing. All such notices shall include the time and place of the public hearing, a description of the area to be included in the proposed Historic Preservation District, an explanation of the purpose of the proposed Historic Preservation District, a brief description of the type of restrictions that will be applied to all property in the proposed Historic Preservation District, and a statement that written objections to the proposed Historic Preservation District shall be submitted to the Clerk of the Board of Supervisors by the close of business no less than three (3) days prior to the date of the public hearing.

F. The Board of Supervisors shall make its decision regarding the proposed Historic Preservation District within thirty-five (35) days of the close of the public hearing.

G. A Historic Preservation District may be established only upon the Board of Supervisors adopting a resolution that includes the boundaries of the Historic Preservation District, the first finding listed below and one or more of the subsequent findings listed below:

1. The proposed Historic Preservation District is in conformity with the Cultural and Paleontological

Alteration Permit Application by filing an Alteration Permit Application with the Planning Director. The Alteration Permit Application shall be accompanied by the filing fee set forth in Ordinance No. 671, and such data and other information as is required by the Planning Director, including any required environmental documentation and drawings signed by any architect responsible for the demolition, construction or alteration of the building, structure or facade. The drawings must be in sufficient detail to meaningfully show, insofar as they relate to exterior appearances, the proposed architectural design, including elevations, proposed materials, textures, colors, site layout including walls, walks, terraces, plantings, accessory buildings, signs, lights, and other elements.

B. Upon receipt of an Alteration Permit Application, the Planning Director shall submit a copy of the Alteration Permit Application to the following each of which shall have 60 days to submit written comments to the Planning Director: the Local Review Board referenced in Article IV of this ordinance, the General Manager or his or her designee, and any other agency or department deemed necessary by the Planning Director.

C. The Planning Director shall approve or deny the Alteration Permit Application within 15 days after the expiration of time for the above-referenced written comments. The Planning Director shall give notice of the decision, by mail, to the Applicant, together with any required conditions of approval. The Planning Director's decision is final.

D. The Planning Director shall also mail a copy of the decision to the Local Review Board and persons that have filed an annual written request to be notified of any such decisions within a specified Historic Preservation District and who have paid an annual fee to cover the costs involved.

E. No Alteration Permit Application may be approved unless the Planning Director finds that the proposed demolition, construction or alteration is consistent with and conforms to the Cultural and Paleontological Section of the Multipurpose Open-Space Element of the Riverside County General Plan, this ordinance, and the Local Review Board's design standards for the specific Historic Preservation District in which the proposed demolition, construction or alteration is located.

Section 3.4. MAINTENANCE REQUIREMENTS.

A. The owner, lessee or other person legally in possession of any building, structure or facade within a Historic Preservation District, regardless of whether or not it is a Contributing Resource, shall comply with all applicable laws and regulations governing the maintenance of such building, structure or facade. Additionally, the owner, lessee or other person legally in possession of such building, structure or facade shall not permit such building, structure or facade to fall into a state of disrepair which may result in the deterioration of any exterior appurtenance or architectural feature so as to produce or tend to produce a detrimental effect upon the character of the Historic Preservation District as a whole or the building, structure or facade in question, including but not limited to the following:

1. The deterioration of exterior walls or other vertical supports, roofs or other horizontal members, or exterior chimneys that causes leaning, sagging, splitting, listing, or buckling.
2. The deterioration or crumbling of exterior stucco, plaster or mortar.
3. The ineffective waterproofing of exterior walls, roofs and foundations including broken windows or doors.
4. The failure to protect exterior walls and roof coverings from weathering, including lack of paint or other protective covering.
5. The deterioration of exterior stairs, porches, handrails, window and door frames, cornices, wall facings, and architectural details that cause delamination, instability, loss of shape and form or crumbling.
6. The failure to protect the building, structure or facade from rotting, holes, and other forms of decay.
7. The deterioration of sidewalks, steps, or pathways that cause heaving or subsidence.
8. Any deterioration that contributes to a hazardous or unsafe condition.

Section 3.5. APPLICATION OF CALIFORNIA HISTORIC BUILDING CODE.

The Building Official shall apply the California Historical Building Code in the issuance of permits for repairs, alterations, and additions necessary for the preservation, restoration, rehabilitation, moving, or continued use of Historic Resources within a Historic Preservation District.

Section 3.6. UNSAFE OR DANGEROUS CONDITIONS.

A. If the Building Official has determined that action is required to correct an unsafe or dangerous condition within a Historic Preservation District, such action may be taken without complying with Sections 3.1, 3.2 or 3.3 of Article III of this ordinance.

B. Only such action as is necessary to correct the unsafe or dangerous condition may be performed pursuant to this section.

Article IV. LOCAL REVIEW BOARD FOR HISTORIC PRESERVATION DISTRICTS.

Section 4.1. MEMBERSHIP.

A. Each Historic Preservation District shall have a Local Review Board composed of five (5) members, who shall serve without pay or compensation of any kind. All five (5) members shall reside within a three (3) mile radius of the Historic Preservation District's boundaries.

B. At least one (1) member shall be knowledgeable in architectural and construction techniques and all members shall exhibit an interest in and knowledge of the history and architecture of the

ORDINANCE NO. 578.5

AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 578 ESTABLISHING HISTORIC PRESERVATION DISTRICTS

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Ordinance No. 578 is amended in its entirety to read as follows:

ORDINANCE NO. 578

AN ORDINANCE OF THE COUNTY OF RIVERSIDE GOVERNING THE ESTABLISHMENT OF HISTORIC PRESERVATION DISTRICTS AND REGULATING ACTIVITIES THEREIN

Article I. GENERAL PROVISIONS.

Section 1.1. FINDINGS. The Board of Supervisors finds that the protection, preservation, enhancement, perpetuation, and use of resources of historic, architectural, archaeological, engineering, and cultural merit within Riverside County is necessary and required in the interest of health, safety, social and cultural enrichment and general welfare of the public. To promote these interests, this ordinance authorizes the establishment, disestablishment and modification of Historic Preservation Districts and regulates activities within such Districts.

Section 1.2. PURPOSE. The purpose of this ordinance is to set forth reasonable and uniform procedures for Historic Preservation Districts that do each of the following:

- A. Protect, enhance and perpetuate structures, architectural styles, landmarks and irreplaceable assets that represent past eras, events, and persons important in County history, or which provide significant examples of the physical surroundings in which past generations lived.
- B. Safeguard the County's historic heritage as embodied and reflected in established Historic Preservation Districts.
- C. Stabilize and improve property values.
- D. Protect and enhance the County's attractiveness to residents, tourists and visitors, and serve as a support and stimulus to business and industry.
- E. Strengthen the economy of the County.
- F. Promote the use of Historic Preservation Districts for the education, pleasure, prosperity and welfare of the County's residents.

Section 1.3. AUTHORITY. This ordinance is adopted pursuant to Government Code Section 25373, Subsection (b) which authorizes counties to provide special conditions or regulations for the protection, enhancement, perpetuation, or use of places, sites, buildings, structures, works of art and other objects having a special character or special historical or aesthetic interest or value.

Section 1.4. DEFINITIONS. As used in this ordinance, the following terms shall have the following meanings:

- A. Adjacent. Adjoining or contiguous.
- B. Applicant. Any person who applies for a Historic District Alteration Permit affecting property subject to this ordinance.
- C. Alteration. Any of the following:

1. Any act or process which changes or modifies one or more of the exterior architectural features of an existing building, structure or facade within the boundaries of a Historic Preservation District including, but not limited to, modifications of architectural details or visual characteristics such as paint color and surface texture; or

2. The placement or removal of any exterior objects such as signs, plaques, light fixtures, street furniture, walls, fences, steps, plantings and landscape accessories affecting the exterior visual qualities of an existing building, structure or facade within the boundaries of a Historic Preservation District;

3. Alteration does not include maintenance of gardens or ordinary maintenance and repair of an existing building, structure or facade within the boundaries of a Historic Preservation District needed to correct any deterioration, decay of, or damage to a building, structure or facade or any part thereof in order to restore same as nearly as practical to its condition prior to such deterioration, decay or damage.

D. Alteration Permit Application. The application for a Historic District Alteration Permit.

E. Board of Supervisors. The Board of Supervisors of Riverside County.

F. Building. A structure having a roof supported by columns or walls.

G. Building Official. The Director of the Riverside County Department of Building and Safety or the Director's designee(s).

H. Contributing Resource. Any Historic Resource that significantly contributes to the historical nature of a Historic Preservation District.

I. District Application. The application filed with the General Manager of the Riverside County Regional Park and Open-Space District to establish, disestablish, or modify a Historic Preservation District.

J. Elevation. The flat scale orthographic projected drawings of all exterior vertical surfaces of a building.

K. Exterior Architectural Feature. The architectural design, general arrangement and components of all of the outer surfaces of a building, structure or facade, including, but not limited to, the kind, color and texture of the building material and the

Section of the Multipurpose Open Space Element of the Riverside County General Plan.

2. The area exemplifies or reflects significant aspects of the cultural, political, economic or social history of the County, State or nation; or

3. The area is identified with historic personages or with important events in County, State or national history; or

4. The area embodies the distinguishing characteristics of a significant architectural period which is inherently valuable for the study of architecture unique to the history of the County, State, or nation.

H. When a Historic Preservation District has been established by the Board of Supervisors, the Planning Director shall promptly notify by mail the property owners within the Historic Preservation District and transmit the Board of Supervisors resolution to the following: Riverside County Regional Park and Open-Space District, Fire Department, Code Enforcement Department, Assessor-County Clerk-Recorder and Building and Safety Department.

Section 2.2. DISESTABLISHING OR MODIFYING HISTORIC PRESERVATION DISTRICTS.

All requests to disestablish or modify the boundaries of a Historic Preservation District shall be filed with the General Manager and processed in accordance with Article II, Section 2.1. of this ordinance.

Article III. ACTIVITIES WITHIN HISTORIC PRESERVATION DISTRICTS.

Section 3.1. DEMOLITION AND CONSTRUCTION.

A. Within the boundaries of a Historic Preservation District, no person shall demolish, cause to be demolished, construct, or cause to be constructed, any building, structure or facade, except in strict compliance with this ordinance and any plans approved in conjunction with the issuance of a Historic District Alteration Permit.

B. Within the boundaries of a Historic Preservation District, no demolition or building permit shall be issued except in strict compliance with this ordinance and any plans approved in conjunction with the issuance of a Historic District Alteration Permit.

C. Upon receipt of a demolition or building permit application for a building, structure or facade within a Historic Preservation District, the following procedures shall be followed:

1. The Building Official shall submit such permit application to the General Manager who shall determine whether a Historic District Alteration Permit is required pursuant to Article III, Section 3.3. of this ordinance.

2. Within thirty (30) days of receipt of the permit application, the General Manager shall provide a written determination to the Building Official as to whether a Historic District Alteration Permit is required in accordance with this ordinance. A Historic District Alteration Permit shall be required when the permit application for the demolition or construction of a building, structure or facade involves a Contributing Resource as determined by the General Manager.

3. If a Historic District Alteration Permit is required, an Alteration Permit Application shall be filed and processed in accordance with Article III, Section 3.3. of this ordinance.

4. If a Historic District Alteration Permit is not required, the permit application for the demolition or construction of a building, structure or facade shall be processed by the Building Official.

D. Nothing in this section shall be construed so as to exempt any person from complying with any other provision of law.

Section 3.2. ALTERATION.

A. Within the boundaries of a Historic Preservation District, no person shall alter or cause to be altered any building, structure or facade, except in strict compliance with this ordinance and any plans approved in conjunction with the issuance of a Historic District Alteration Permit.

B. When the Building Official determines that an alteration to a building, structure or facade within a Historic Preservation District requires a demolition or building permit, the procedures set forth in Article III, Section 3.1 of this ordinance shall be followed.

C. When the Building Official determines that an alteration to a building, structure or facade within a Historic Preservation District does not require a demolition or building permit, the Building Official shall refer the person proposing the alteration to the General Manager who shall determine, within thirty (30) days, whether a Historic District Alteration Permit is required pursuant to Article III, Section 3.3 of this ordinance. A Historic District Alteration Permit shall be required when the alteration of a building, structure or facade within a Historic Preservation District involves a Contributing Resource as determined by the General Manager.

D. If a Historic District Alteration Permit is required, an Alteration Permit Application shall be filed and processed in accordance with Article III, Section 3.3 of this ordinance.

Section 3.3. HISTORIC DISTRICT ALTERATION PERMIT.

A. Any owner, or person authorized by the owner, of property within the boundaries of a Historic Preservation District, may request the issuance of a Historic District Alteration Permit by filing an Alteration Permit Application with the Planning Director. The Alteration Permit Application shall be accompanied by the filing fee set forth in Ordinance No. 571, and such data and other information as is required by the Planning Director, including:

Historic Preservation District.

C. Members shall be appointed by the Board of Supervisors for terms of 2 years, except that 2 members initially appointed to the Local Review Board shall be appointed for one-year terms.

Section 4.2. MEETINGS AND PROCEDURES.

A. The Local Review Board shall hold regular public meetings and adopt such rules and procedures as may be appropriate or necessary for the ordinary conduct of its business. At its first meeting, the appointed members shall elect the following officers who shall serve for terms of one year: Chairman, Vice Chairman and Secretary.

B. The Chairman shall preside at all meetings of the Local Review Board and shall submit the written comments referenced in Article III, Section 3.3.B. of this ordinance. The Vice Chairman shall perform the duties of the Chairman in the absence of the Chairman. The Secretary shall keep the records of the Local Review Board, prepare and post meeting agendas, record all votes and keep a record of the proceedings.

C. Three members shall constitute a quorum, and decisions of the Local Review Board shall be determined by majority vote of those members present at any meeting.

Section 4.3. POWERS AND RESPONSIBILITIES.

A. The Local Review Board shall be advisory to the Planning Director in the processing of Historic District Alteration Permits:

B. The Local Review Board shall adopt a Historic Preservation District Plan that contains the following:

1. A statement of the goals for the Historic Preservation District, which at a minimum do each of the following:

- a. Maintain distinguished original qualities or character of buildings, structures and facades;
- b. Retain distinctive stylistic features;
- c. Encourage alterations that do not compromise significant historical or architectural materials and design.

2. A description of the buildings, structures, facades, design elements, and heritage which combine to constitute the Historic Preservation District.

3. A set of guidelines for achieving the goals of the Historic Preservation Plan based on Historic Resource Survey findings, applicable preservation laws and standards, and appropriate design criteria.

C. The Local Review Board shall develop the format and required contents for the Alteration Permit Application.

D. The Local Review Board shall adopt design standards that describe and depict compatible and acceptable architectural design, color, texture, exterior architectural features, construction and construction materials within the Historic Preservation District.

E. Prior to approval of both the Alteration Permit Application and design standards set forth above, the Local Review Board shall submit these documents to the Planning Director for a determination of consistency with the Cultural and Paleontological Section of the Multipurpose Open-Space Element of the Riverside County General Plan and this ordinance.

Article V. ENFORCEMENT. VIOLATIONS, FINES AND PENALTIES.

In addition to any other remedies provided by law, violations of this ordinance shall be enforced as authorized in Riverside County Ordinance No. 725. Each day a violation is committed or permitted to continue shall constitute a separate offense. Violations of this ordinance shall be treated as a public nuisance and strict liability offense regardless of intent.

Article VI. SEVERABILITY. If any provision, clause, sentence or paragraph of this ordinance of the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this ordinance which can be given effect without the invalid provision or application; and to this end, the provisions of this ordinance are hereby declared to be severable.

Section 2. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its adoption.

Bob Buster, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on January 11, 2011, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Buster, Tavaglione, Stone, Benoit and Ashley
NAYS: None
ABSENT: None

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

Published: 1/16/11