



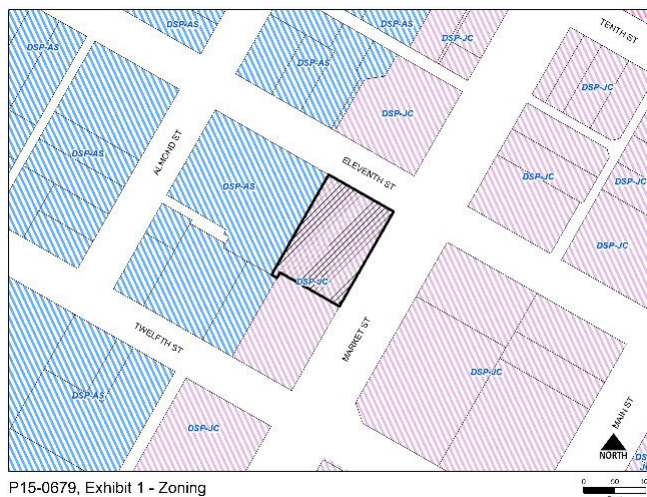
# Planning Case P15-0679

Community & Economic Development  
Department

City Council  
December 8, 2015

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## LOCATION / ZONING MAP



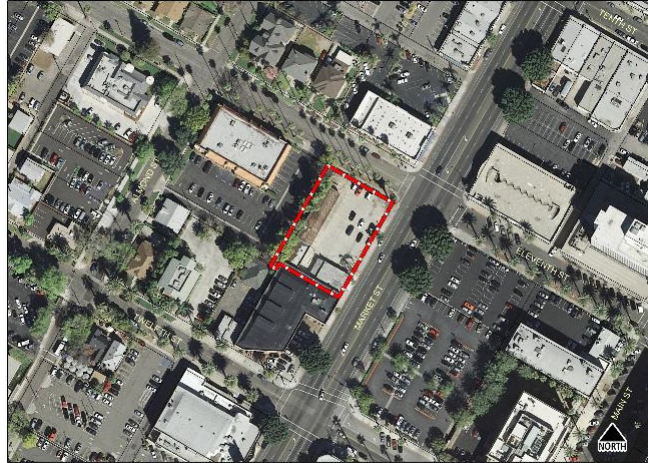
P15-0679, Exhibit 1 - Zoning

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## 2012 AERIAL PHOTOGRAPH



P15-0679, Exhibit 2 - 2012 Aerial Photo

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## 4135 MARKET ST. SIGNIFICANCE

1. Reflects the integration of the automobile in Mile Square commercial design along Market Street
2. Art Deco architecture maintains sufficient integrity
3. Representative auto-related small-scale property type that was compatible with the adjacent residential neighborhood

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## SITE PHOTO CIRCA 2011



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## 2013 SITE PHOTO



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## 2013 SITE PHOTO



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## 2013 SITE PHOTO



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## HISTORIC PHOTO CIRCA 1977



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## STRUCTURE OF MERIT CRITERIA

Evaluated in 2013 and assigned California Historic Resources Status Code 5S2, eligible for local Structure of Merit designation. Meets designation criterion listed in RMC Section 20.50.010(FF):

Criterion 2: Is an example of a type of building which was once common but is now rare in its neighborhood, community or area. because it contributes to the broader understanding of the historical, architectural and community heritage of the City, retains sufficient integrity, and is an extant auto-related building from the 1930s that still reflects the integration of the automobile in Mile Square commercial design and is a representative example of an auto-related building that reflects both Art Deco architecture and the small-scale property type that would have been compatible with the adjacent residential neighborhood to the northwest.

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## RECOMMENDATION

That the City Council:

1. Determine that P15-0679, City Structure of Merit Designation, is categorically exempt from the California Environmental Quality Act (CEQA) per Sections 15061(b)(3) and 15308 of the CEQA Guidelines;
2. Approve Planning Case P15-0679, based on the facts for findings outlined in the staff report;
3. Adopt the attached Resolution designating 4135 Market Street as a City Structure of Merit;

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## RECOMMENDATION

4. Approve the attached findings for the Zoning Code Map Amendment (Rezoning) to apply the CR– Cultural Resources Overlay Zone to the property at 4135 Market Street; and
5. Introduce and subsequently adopt the attached Ordinance to rezone 4135 Market Street from the DSP-JC-SP – Downtown Specific Plan – Justice Center District Zone to the DSP-JC-SP-CR – Downtown Specific Plan – Justice Center District, Specific Plan and Cultural Resources Overlay Zone.

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