



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: DECEMBER 4, 2018

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 1
DEPARTMENT

SUBJECT: PLANNING CASE P18-0578 – REQUEST BY RICK SCOTT OF CORMAN LEIGH COMPANIES TO DESIGNATE E.T. WALL PACKING HOUSE, LOCATED AT 3280 VINE STREET, AS A CITY LANDMARK

ISSUE:

Adopt a Resolution to designate E.T. Wall Packing House, located at 3280 Vine Street, as a City Landmark, and adopt an Ordinance to apply a Cultural Resources Overlay Zone.

RECOMMENDATIONS:

That the City Council:

1. Determine that Planning Case P18-0578 (City Landmark Designation) is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Sections 15061(b)(3) and 15308 of the California Environmental Quality Act Guidelines, as it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment and that said action is intended to preserve the historic character of the building and to provide notice of the historic status;
2. Approve Planning Case P18-0578 based on, and subject to, the Cultural Heritage Board facts for findings outlined in the attached Cultural Heritage Board staff report;
3. Adopt the attached Resolution designating E.T. Wall Packing House located at 3280 Vine Street, as a City Landmark;
4. Approve the attached findings for the Zoning Code Map Amendment to apply the CR — Cultural Resources Overlay Zone to the subject property; and
5. Introduce, and subsequently adopt, the attached Ordinance to rezone 3280 Vine Street from the BMP-Business and Manufacturing Park Zone to the BMP-CR - Business and Manufacturing Park and Cultural Resources Overlay Zones.

CULTURAL HERITAGE BOARD RECOMMENDATIONS:

On October 17, 2018, the Cultural Heritage Board (CHB) unanimously voted with 7 Ayes and 0 noes, to recommend that the City Council approve Planning Case P18-0578 and designate E.T. Wall Packing House (3280 Vine Street) as a City Landmark.

LEGISLATIVE HISTORY:

In the Riverside Municipal Code, Title 20, Section 20.50.010 (U), “Landmark” means any improvement or natural feature that is an exceptional example of a historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains a high degree of integrity, and meets one or more of the following criteria:

1. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
2. Is identified with persons or events significant in local, state or national history;
3. Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
4. Represents the work of a notable builder, designer, architect, or important creative individual;
5. Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation;
6. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning, or cultural landscape;
7. Is one of the last remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type of specimen; or
8. Has yielded, or may be likely to yield, information important in history or prehistory.

DISCUSSION:

The property owner is requesting designation of E.T. Wall Packing House, located at 3280 Vine Street, as a City Landmark. On May 23, 2017, the property owner initiated and entered into a Historic Conservation Easement Agreement with the City of Riverside, which preserves the historic building by the current owner and any subsequent owners. The Historic Conservation Easement requires that the property be maintained in accordance with Title 20 of the Riverside Municipal Code. Landmark Designation will not add any additional restrictions to those already in place by the Historic Conservation Easement, but will make the property eligible for historic preservation incentives such as the Mills Act.

E.T. Wall Packing House was originally constructed in 1921-1922 as a packing house for the Los Angeles and Salt Lake Railroad by Cresmer Manufacturing Company, a prolific local builder. Soon after construction, the structure was purchased by Edgar T. Wall and Arthur McDermont, both

previously serving on the Board of Directors for Riverside Blue Ribbon Groves. In the 1930's, the two parted ways, and Wall continued to operate at this location and expanded into the adjacent packing house located at 3230 Vine Street.

The citrus-related industrial building was previously found eligible for local designation as a City Landmark and for listing in the California Register of Historical Resources as an “extant representative building type of the agricultural industry most closely associated with Riverside’s economic and civic reputation” (MFA in 1992 & 1996). Under current Title 20 designation criteria, the property continues to be eligible for local designation as a City Landmark primarily as it reflects special elements of the City’s cultural and economic history (Criterion 1) and embodies distinctive characteristics of citrus-related industrial buildings constructed from the late-19th century to the early-20th century (Criterion 3). The E.T. Wall Packing House retains sufficient integrity in essential aspects of design, materials, workmanship, setting, feeling, association, and location.

FISCAL IMPACT:

There is no fiscal impact resulting from the Landmark Designation.

Prepared by: David Welch, Interim Community & Economic Development Director
Certified as to availability of funds: Edward Enriquez, Interim Chief Financial Officer/City Treasurer
Approved by: Rafael Guzman, Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. Cultural Heritage Board Staff Report – October 17, 2018
2. Resolution
3. Proposed Findings for CR Overlay Zone
4. Ordinance
5. Cultural Heritage Board Minutes – October 17, 2018
6. Presentation