

Planning Case P16-0465

Community & Economic
Development Department

Cultural Heritage Board

Item # 2

August 17, 2016

RiversideCa.gov

Mission Inn Hotel & Spa



2

RiversideCa.gov

LOCATION MAP



Exhibit 1 - P16-0465, Aerial

3



RiversideCa.gov

ZONING MAP

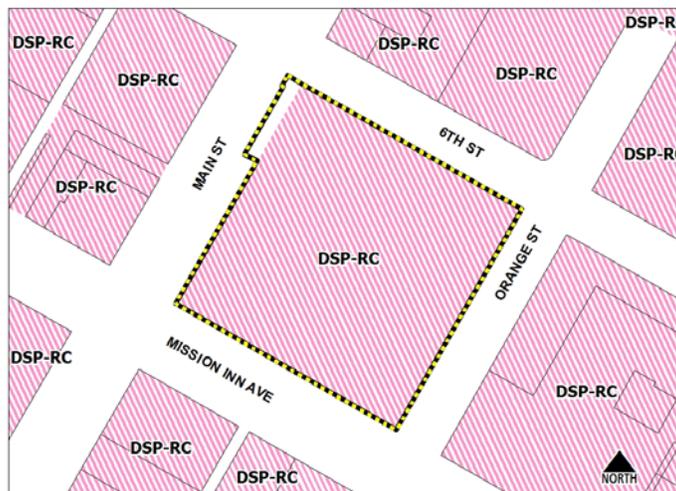


Exhibit 2 - P16-0465, Zoning

4



RiversideCa.gov

Mission Inn Complex

Proposed Enclosure



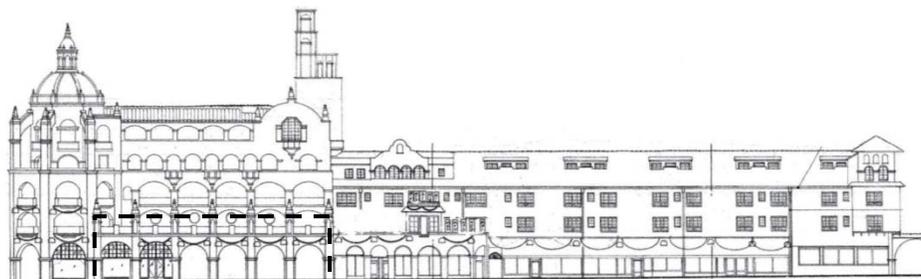
Proposed Entry

5



RiversideCa.gov

Bistro Enclosure Location



Area of Work on West Elevation

6



RiversideCa.gov

Bistro Enclosure Location



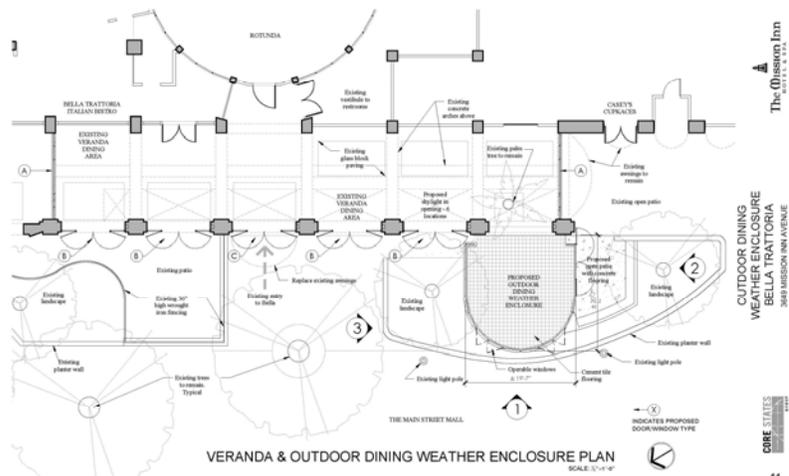
Area of Work on West Elevation



7

RiversideCa.gov

Bistro Enclosure Plan



The Mission Inn
1887 U.S. 112

OUTDOOR DINING
WEATHER ENCLOSURE
BELLA TRATTORIA
3849 MISSION INN AVENUE
RIVERSIDE, CA 92501

CORE STATES
ARCHITECTS
11



RiversideCa.gov

Accessible Entry Location



11

RiversideCa.gov

Accessible Entry Location



12

RiversideCa.gov

Accessible Entry Plan



RiversideCa.gov

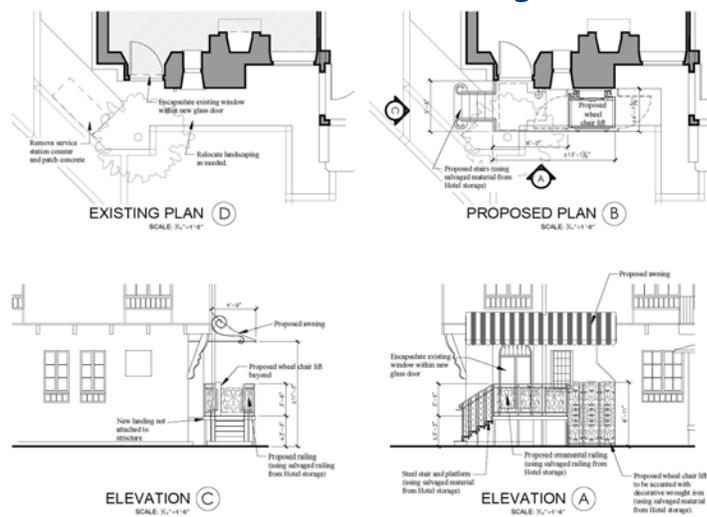
The Mission Inn
Historic Landmark

ACCESSIBLE ENTRY
 SOUTHWEST RETAIL AREA
 3649 MISSION INN AVENUE
 RIVERSIDE, CA 92501

CORE STATES
ARCHITECTS

13

Accessible Entry Detail



RiversideCa.gov

The Mission Inn
Historic Landmark

ACCESSIBLE ENTRY
 SOUTHWEST RETAIL AREA
 3649 MISSION INN AVENUE
 RIVERSIDE, CA 92501

CORE STATES
ARCHITECTS

14

Entry Window-Door Illustration



15

RiversideCa.gov

Secretary of the Interior's Standards

The proposed project is consistent with applicable Standards:

Standard One: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard Two: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard Three: Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Standard Four: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.



16

RiversideCa.gov

Secretary of the Interior's Standards

Standard Five: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Standard Six: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Standard Nine: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard Ten: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

17



RiversideCa.gov

RECOMMENDATION

That the Cultural Heritage Board:

1. **Determine** that Planning Case P16-0465 (Certificate of Appropriateness) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines; and
2. **Approve** Planning Case P16-0465 based on the facts for findings outlined in the staff report and subject to the conditions of approval, thereby issuing a Certificate of Appropriateness for the project.

18



RiversideCa.gov