

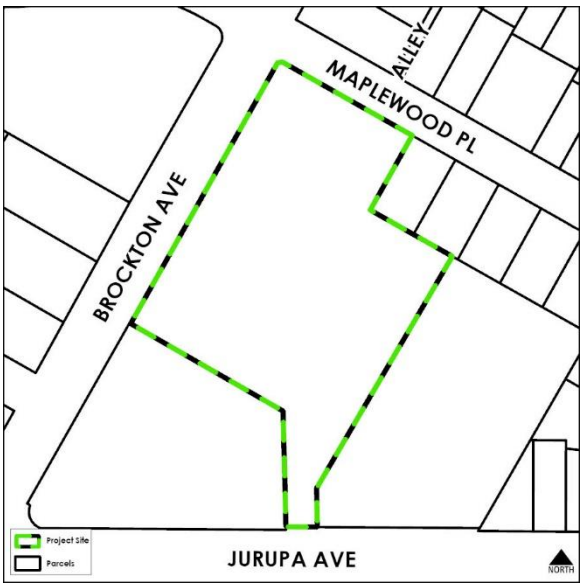


Community & Economic Development Department
3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

Planning Division

CULTURAL HERITAGE BOARD MEETING DATE: MAY 21, 2025
AGENDA ITEM NO.: 6

PROPOSED PROJECT

Case Numbers	DP-2025-00463 (Certificate of Appropriateness)	
Request	To consider a Certificate of Appropriateness for the expand an existing hospital (Pacific Grove) with a new single-story, 29,300-square-foot building at the rear of the original building.	
Applicant	Tammy Russel, Acadia Healthcare Inc.	
Project Location	5900 Brockton Avenue, situated on the east side of Brockton Avenue, between Jurupa Avenue and Mapewood Place	
APN	218-251-016	
Ward	1	
Neighborhood	Wood Streets	
Historic District	Not Applicable	
Historic Designation	Not Applicable	
Staff Planner	Scott Watson, Historic Preservation Officer 951-826-5507 swatson@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Cultural Heritage Board:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15331 (Historic Resource Restoration/Rehabilitation) and 15532 (In-fill) as it as it constitutes as rehabilitation of an existing historic structure that is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties; and
2. **APPROVE** Planning Case DP-2025-00463 (Certificate of Appropriateness), based on the facts for findings outlined and summarized in the staff report, and subject to the recommended conditions of approval (Exhibit 1).

BACKGROUND

The subject project located at 5900 Brockton Avenue was constructed between 1962-1966 and is an approximately 34,382-square-foot Mid-century Modern style hospital featuring a U-shaped ground plan. The single-story hospital is located on a single lot that is approximately 3.75 acres, with mature landscaping and a surface parking lot. The hospital building identified in the 2013 Modernism Survey and was found eligible for local designation and listing in the California Register of Historical Resources (CRHR). At the time it was found ineligible for listing in the National Register of Historic Places (NRHP) as it was under 50 years old. A Culture Resource memo was prepared by Kimley-Horn in 2025 as part of the project and found the building was eligible for listing in the CRHR and NRHP, and designation as City Landmark.

Character-defining features of the existing eligible property include: a flat roof and a flat parapet clad in vertical wood siding; square concrete masonry units (CMU) construction and wood or steel frame construction with smooth stucco cladding; a flat canopy supported by metal posts which wraps three elevation; a pierced, decorative concrete screen; projecting, slanted walls clad in stone; double, metal, fully-glazed doors with a transom and sidelights as the primary entry; and paired, aluminum sliding windows with transoms.

PROJECT DESCRIPTION

The project proposes to expand the existing hospital (Pacific Grove) with a matching U-shaped, single-story 29,300-square-foot addition to the east (rear) of the existing building to accommodate additional 54 patient beds.

The proposed addition consists of:

- Stucco finish in "abstract white" color, with a fluted pattern on the south elevation;
- A variety of fixed and vertically hung aluminum windows;
- A flat canopy on the south and east elevations, with cement fiber board fascia with wood grain finish;
- A flat roof with stucco finished roof-top equipment screening with metal louvers;
- Hollow metal doors; and,
- A new pop-up volume, with color-gradient portion with stucco and fixed opaque glazing panels, connecting the existing and new structures.

PROJECT ANALYSIS

FACTS FOR FINDINGS

Pursuant to Chapter 20.25.050 of Title 20 (Cultural Resources) of the Riverside Municipal Code (RMC), the Cultural Heritage Board and Historic Preservation Officer must make applicable findings of specific Principles and Standards when approving or denying a Certificate of Appropriateness. For proposed projects involving individually significant Cultural Resources (i.e. City Landmarks, Structures of Merit, eligible Landmarks, etc.), the project should demonstrate:

Chapter 20.25.050.A – Principles and Standards of Site Development and Design Review for Individually Significant Resources			
Consistency or compatibility with the architectural period and the character-defining elements of the historic building, such as colors, textures, materials, fenestration, decorative features, details, height, scale, massing, and method of construction.	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed addition is single story in height with similar horizontal massing as the existing structure. Additionally, the addition is set back on the rear of the existing building, limiting the view of the additional height from the main (Brockton Ave) façade. Windows will be aluminum and doors will be metal slab doors, as is consistent with the character-defining features of the original structure and the Mid-Century style. The proposed addition will be stucco clad with similar coloring to the existing. Flat canopies on the proposed addition are consistent with the architectural style and period of the existing building. 			
The proposed project does not destroy or pose a substantial adverse change to an important architectural, historical, cultural or archaeological feature or features of the Cultural Resource.	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed addition will be connected to the rear of the existing building, will be the primary service access with minimal design features; therefore, the proposed project will have no impact to important architectural features. The proposed project will be slab-on-grade, within a well-developed area with no known archaeological resources; therefore, there is a less than significant potential impact to archaeological features. 			
Compatibility with context considering the following factors: grading; site development; orientation of buildings; off-street parking; landscaping; signs; street furniture; public areas; relationship of the project to its surroundings.	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed project will be situated at the rear with a limited view from the primary façade (Brockton Avenue) and will not alter the orientation of the building. The existing surface parking lot is proposed to be expanded with new landscaping, which is consistent with the existing. 			

Chapter 20.25.050.A – Principles and Standards of Site Development and Design Review for Individually Significant Resources			
Consistency with the principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: The proposed project is consistent with the Secretary Interior Standards for Rehabilitation as follows: <ul style="list-style-type: none"> • The original building will remain in its historic use and expanded with minimal alterations; thereby, retaining and preserving the historic character of the building. • Distinctive features and finishes, which are present on the west (Brockton Avenue) and south (parking lot) elevations will be preserved, and the addition will be constructed at the rear. • There are no proposed alterations to the character-defining features of the existing building. • The proposed addition is compatible with single-story height and horizontal massing. Additionally, the additions feature stucco cladding, horizontal flat canopies, and aluminum windows, which are similar in design to the original building. The addition will be differentiated from the original with the multi-tonal "pop-up" volume, which creates a "hyphen" between the original and new construction in a complimentary manner. • The addition will be on the rear so that if removed in the future, the original building will be unimpaired. 			
As applicable, consistency with other federal, state, and/or local guidelines.	N/A	Consistent	Inconsistent
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> • No additional federal, state, and/or local guidelines apply to this project. 			

AUTHORIZATION AND COMPLIANCE SUMMARY

Regulatory Codes	Consistent	Inconsistent
Historic Preservation Code Consistency (Title 20) The project was found to be in compliance with Title 20 of the Municipal Code because the addition is compatible with the scale, color, and material of the eligible cultural resource. Additionally, the proposed expansion incorporates design features which help unify the architectural themes of the building and also serve to differentiate the new construction from the existing building design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL REVIEW

The proposed project is consist of an addition to an existing structure that is consistent with Secretary of the Interior's Standards for the Treatment of Historic Properties and therefore is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant Sections 15331 (Historic Resource Restoration/Rehabilitation) and 15332 (In-fill).

PUBLIC NOTICE, COMMUNITY MEETINGS, AND COMMENTS

Public notices were mailed to property owners within 300-feet of the site. As of the writing this report, no comments have been received by Staff.

APPEAL INFORMATION

Actions by the CHB, including any environmental findings, may be appealed to City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Division by calling 951-826-5371.

STRATEGIC PLAN

This item contributes to the Envision Riverside 2025 City Council Strategic Priority 5 – High Performing Government (Goal 5.3 – Enhance communication and collaboration with community members to improve transparency, build public trust, and encourage shared decision-making).

This item aligns with the following Cross-Cutting Threads:

1. Community Trust: The application for a Certificate of Appropriateness is being reviewed at a public meeting of the CHB and notices were sent to property owners within a 300-foot radius of the property, providing an opportunity to comment on the project.
2. Equity: The application for a Certificate of Appropriateness will be discussed at a CHB meeting which is available to all residents and can be viewed both in person and virtually.
3. Fiscal Responsibility: The application for a Certificate of Appropriateness has no impact on City General Funds.
4. Innovation: The application for a Certificate of Appropriateness makes use of historic design principles and innovative new materials to eliminate potential impacts to the historic resource.
5. Sustainability and Resiliency: The proposed rehabilitation will allow for continued use of an existing building.

EXHIBITS LIST

1. Staff Recommended Conditions of Approval
2. Aerial Photo/Location
3. Project Plans (Site plan, floor plans, elevation, preliminary landscaping plans)
4. 2013 DPR Form
5. 2025 Cultural Resources Memo by Kimberly-Horn
6. Site Photos

Prepared by: Scott Watson, Historic Preservation Officer; and Winnie Liang,
Associate Planner
Approved by: Maribeth Tinio, City Planner



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT PLANNING DIVISION

EXHIBIT 1 – CONDITIONS OF APPROVAL

PLANNING CASE: DP-2025-00463

MEETING DATE: May 21, 2025

CASE SPECIFIC CONDITIONS

1. All applicable conditions of related Planning Case PR-2024-001751 (Revised Conditional Use Permit, Design Review) shall apply.
2. All applicable conditions of previously approved Planning Case CU-022-656 (Conditional Use Permit) shall apply, except as modified by Planning Case PR-2024-001751.

GENERAL CONDITIONS

3. There is a one-year time limit in which to secure the necessary building permits required by this Certificate of Appropriateness. If unable to obtain necessary permits, a time extension request letter stating the reasons for the extension of time shall be submitted to the Planning Division. HP staff may administratively extend the term of a Certificate of Appropriateness for one year, no more than twice.

PLEASE BE ADVISED THAT THE APPLICANT WILL NOT BE NOTIFIED BY THE PLANNING DIVISION ABOUT THE PENDING EXPIRATION OF THE CERTIFICATE OF APPROPRIATENESS.

4. The project must be completed in accordance with the Cultural Heritage Board's (CHB) Certificate of Appropriateness approval, including all conditions listed. Any subsequent changes to the project must be approved by the CHB or HP staff.
5. This approval for the Certificate of Appropriateness is for design concept only and does not indicate the project has been thoroughly checked for compliance with all requirements of law. As such, it is not a substitute for the formal building permit plan check process, and other changes may be required during the plan check process.
6. Granting this Certificate of Appropriateness shall in no way exclude or excuse compliance with all other applicable rules and regulations in effect at the time this permit is exercised.