



# AFTER-THE-FACT DEMOLITION AND NEW CONSTRUCTION AT 4674 BEACON WAY

P19-0487 (COA)

## Community & Economic Development

Utility Services / Land Use/Energy Development Committee  
January 13, 2020

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## BACKGROUND - LOCATION



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# BACKGROUND – UNPERMITTED DEMOLITION



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# BACKGROUND – SITE AND AREA PHOTOS



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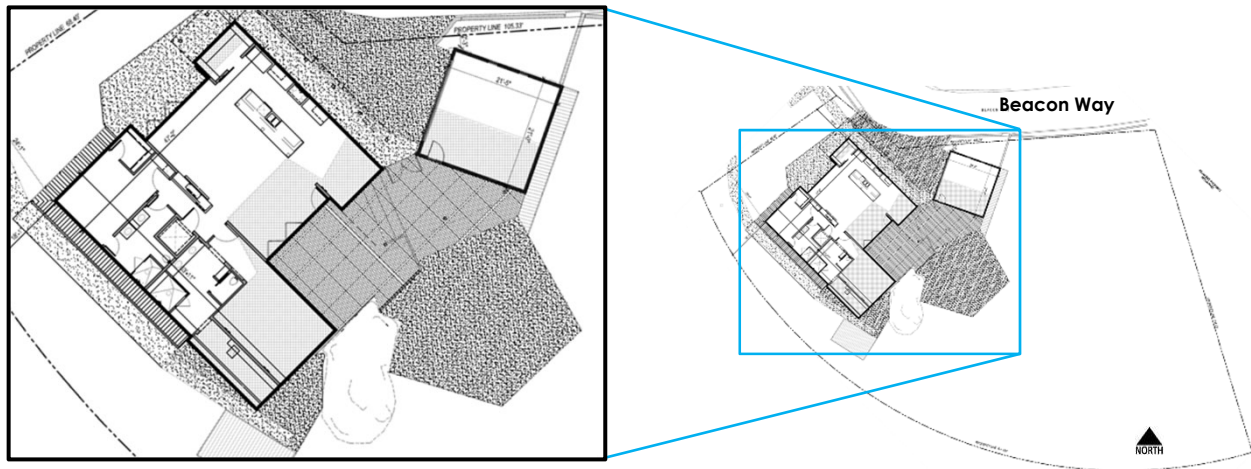
# BACKGROUND – MOUNT RUBIDOUX HISTORIC DISTRICT



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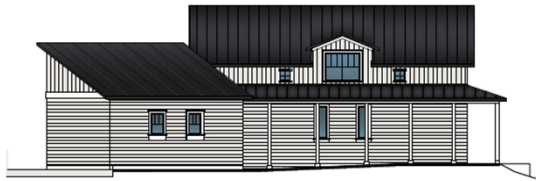
# BACKGROUND - SITE PLAN



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## BACKGROUND - ELEVATIONS



North Elevation  
(Facing Beacon Way)



West Elevation



South Elevation



East Elevation

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## DISCUSSION – Cultural Heritage Board Decision

1. October 16, 2019:
  - a) Cultural Heritage Board (CHB) formed a subcommittee;
  - b) Continued the item.
2. November 20, 2019 – CHB acted as follows:
  - a) Withdrew offer of a subcommittee;
  - b) Rejected Staff's recommend Facts for Finding;
  - c) Introduced and accepted substitute Facts for Findings; and
  - d) Denied the Certificate of Appropriateness (COA).

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## DISCUSSION - APPEAL

1. Applicant filed an appeal on November 27, 2019.
2. Appeal Basis:
  - a) The former residence was not considered a Cultural Resource as defined by Title 20 of the RMC; and
  - b) The proposed project is consistent with the Chapter 8 for the Mount Rubidoux Historic District Design Guidelines.
3. Applicant agrees with staff's recommended facts for findings.



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## RECOMMENDATIONS

That the Utility Services/Land Use/Energy Development Committee refer the case to City Council and recommend that the City Council:

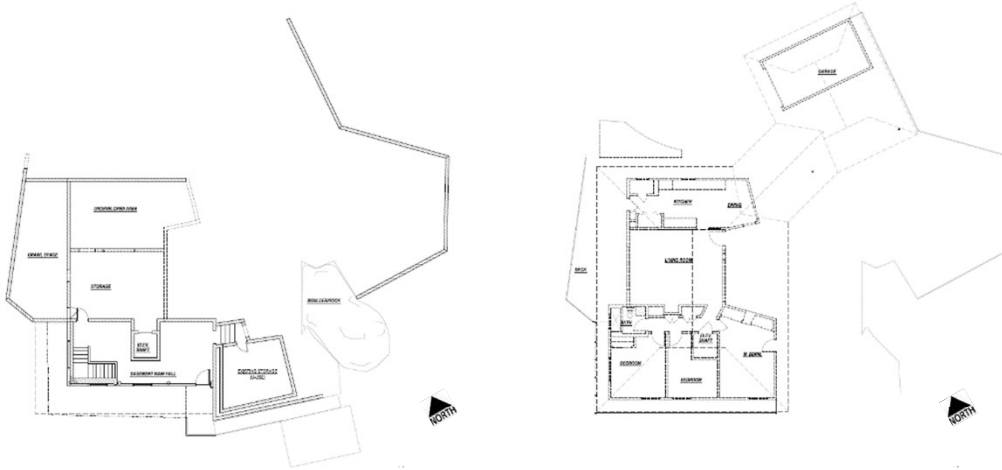
1. Determine that that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15302 (Replacement or Reconstruction), 15331 (Historic Resource Restoration/Rehabilitation), and 15303 (New Construction or Conversion of Small Structures), as this project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and will not have a significant effect on the environment; and
2. Uphold the appeal and approve Planning Case P19-0487 Certificate of Appropriateness, based on the findings outlined in the Cultural Heritage Board Staff report and subject to the recommended conditions of approval.



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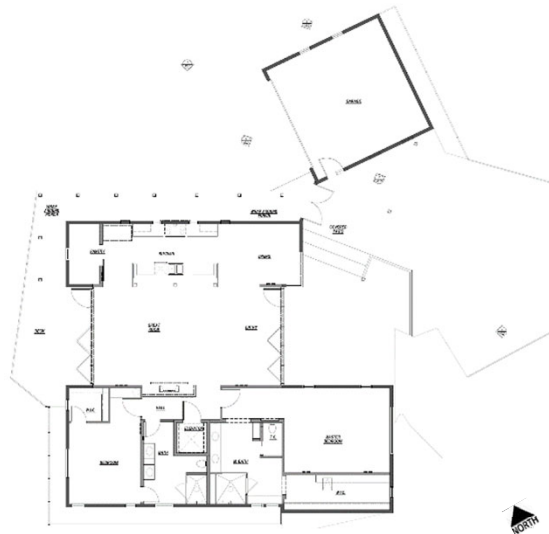
# PROPOSED DEMO PLAN (FOR REFERENCE)



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# PROPOSED MAIN FLOOR LEVEL PLAN (FOR REFERENCE)



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# PROPOSED BASEMENT FLOOR LEVEL PLAN (FOR REFERENCE)

