



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

Planning Division

CULTURAL HERITAGE BOARD MEETING DATE: MARCH 17, 2021
AGENDA ITEM NO.: 7

DISCUSSION ITEM

<i>Case Numbers</i>	Not Applicable
<i>Request</i>	Discussion regarding the use of artificial turf within historic Districts
<i>Project Location</i>	Citywide
<i>Ward</i>	All
<i>Staff Planner</i>	Scott Watson, Historic Preservation Officer 951-826-5507 swatson@riversideca.gov

RECOMMENDATION

Staff recommends that the Cultural Heritage Board receive and file this report on using artificial turf within historic districts.

BACKGROUND

On March 20, 2019, the Cultural Heritage Board approved a Certificate of Appropriateness (P18-0900) for the construction a new single-family residence with an Accessory Dwelling Unit at 2470 Mission Inn Avenue.

In compliance with a Condition of Approval, on June 25, 2020 the applicant submitted, for staff approval, a landscape plan indicating artificial turf to be installed within the front and side yard. Staff reviewed the proposal and approved it, in part, because using artificial turf is reversible, allowing a future property owner to install a grass lawn or water efficient landscape, if so desired. Staff found the artificial turf consistent with Title 20 and the *Citywide Residential Historic District Design Guidelines* that states "[t]he traditional character of residential front and side yards should be preserved." Staff also found the proposal consistent with the Secretary of the Interior Standards, which specifies "new construction will not destroy historic materials, features and spatial relationships that characterize the property."

At the December 16, 2020 Cultural Heritage Board (CHB) meeting (Exhibit 1), a public comment was received regarding Staff approval of the use of artificial turf at 2470 Mission Inn Avenue (Exhibit 2), a non-contributor to the Seventh Street East Historic District.

CHB requested a discussion on the use of artificial turf within historic districts be added to the next agenda. On January 20, 2021, CHB initiated a discussion on use of artificial turf and the discussion was continued to the next agenda due the absence of Board Member Brown (Exhibit 3).

DISCUSSION

State Regulations

In 2015, Governor Brown issued a statewide mandate which limited the amount of grass in the front, rear, and side yard to 25% of the combined landscaping square footage for new construction. Assembly Bill (AB) 1164 (Exhibit 4), was passed by the State Legislature on September 11, 2015 and signed into law on October 9, 2015.

AB 1164 prohibits municipalities from enacting or enforcing any ordinance or regulation that prohibits the installation of drought tolerant landscaping, synthetic grass, or artificial turf on residential properties. However, the bill does allow municipalities to impose reasonable restrictions that do not effectively prohibit the use of artificial turf.

Title 20 of the Riverside Municipal Code

The approval of landscaping within an historic district is regulated under Section 20.25.030 - Administrative Certificate of Appropriateness in Title 20 (Exhibit 5). This Section specifies that the Historic Preservation Officer, or Qualified Designee, may administratively approve, approve with conditions, refer to the Board, or deny a Certificate of Appropriateness as follows:

- B. For all cultural resources, except designated landmarks:
 - 4. Removal or alteration of landscape features, such as walkways, planter walls, fountains, and in certain circumstances mature foliage, that contribute to the historic character of the property but are not designated or listed as contributing to a designated resource.
- C. For non-contributing features and non-contributors in a Historic District, all actions except:
 - 1. Demolition.
 - 2. New and in-fill construction.
 - 3. Large additions (increasing floor area by 100 percent or more).
 - 4. Increasing the number of stories (e.g., adding a second story to a single-story structure).

Title 20 provides that landscaping within a historic district, at contributors and non-contributors alike, is to be reviewed administratively by Staff. Projects are reviewed in accordance with the "Principles and Standards of Site Development and Design Review" specified in Section 20.25.050. This includes consistency the with the *Citywide Residential Historic District Design Guidelines*.

Citywide Residential Historic District Design Guidelines

Landscaping within historic districts is covered in Chapter 10 (Landscaping Design Guidelines) of the *Citywide Residential Historic District Design Guidelines* (Guidelines) (Exhibit 6). The Landscape Design Guidelines "encourage designs that respect the architecture and placement of structures on the site and in the neighborhood."

The Design Guidelines address landscape improvements visible from the street including streetscape/public right-of-way, the front yard, and side yard areas which are openly exposed to the street.

As it relates to the front yard, the Guidelines state:

- The traditional character of residential front and side yards should be preserved. These areas should be reserved for planting materials and lawn. Paving and nonporous ground coverings should be minimized.

Although the Guidelines encourage front yards to be reserved for planting materials and lawn, it is not required. Staff found that the use of artificial turf is consistent with the Guidelines as follows:

- It maintains the visual character of the residential front yard, as viewed from the public right-of-way.
- It is a porous ground covering, as encouraged by the Guidelines
- Its use respects the structure's setback from the street and its relationship to the surrounding neighborhood.

Use of Artificial Turf in Historic Districts

The City has not received a lot of requests to use artificial turf in historic districts. The precedent to allow artificial turf in historic districts was set in 2008 when the Historic Preservation Officer issued an over-the-counter approval for artificial turf at 5036 Brockton Avenue (Exhibit 2) as part of a re-landscaping project. A determination was made that the artificial turf is an acceptable landscape material, particularly during prolonged and recurring drought periods in California.

This same determination was made for the property at 2470 Mission Inn Avenue.

EXHIBITS LIST

1. Cultural Heritage Board Minutes – December 16, 2020
2. Site Photos
3. Cultural Heritage Board Minutes – January 20, 2021
4. Assembly Bill 1164
5. Section 20.25.030 of the Riverside Municipal Code
6. Chapter 10 of the *Citywide Residential Historic District Design Guidelines*

Prepared by:	Scott Watson, Historic Preservation Officer
Reviewed by:	David Murray, Principal Planner
Approved by:	Mary Kopaskie-Brown, City Planner



City of Arts & Innovation

CULTURAL HERITAGE BOARD MINUTES

THURSDAY, DECEMBER 16, 2020, 3:30 P.M.
VIRTUAL MEETING
PUBLIC COMMENT VIA TELEPHONE
3900 MAIN STREET

BOARD MEMBERS

PRESENT: J. Brown, M. Carter, J. Cuevas, N. Ferguson, J. Gamble, S. Lech, N. Parrish, C. Tobin
ABSENT: None

STAFF: M. Kopaskie-Brown, S. Watson, A. Beaumon, F. Andrade

Vice-Chair Parrish called the meeting to order at 3:30 p.m.

ORAL COMMUNICATIONS FROM THE AUDIENCE

Alan Curl, 2750 Mission Inn Avenue, spoke regarding the administrative approval of artificial turf at 2470 Mission Inn Avenue. He stated that the use of artificial turf is in appropriate at this site.

CONSENT CALENDAR

The Consent Calendar was unanimously approved as presented below affirming the actions appropriate to each item.

MINUTES

The minutes of the meetings of October 21, 2020, were approved as presented.

CULTURAL HERITAGE BOARD ATTENDANCE – The Cultural Heritage Board excused the absence of Board Member Brown due to illness from the October 21, 2020 meeting.

A Motion was made by Board Member Cuevas and Seconded by Board Member Lech to approve the Consent Calendar as presented.

Motion Carried: 7 Ayes, 0 Noes, 0 Absent, 1 Abstention

AYES: Carter, Cuevas, Ferguson, Gamble, Lech, Parrish, Tobin

NOES: None

ABSENT: None

ABSTENTION: Brown

Exhibit 2 – Site Photos

5036 Brockton Avenue – Approved in 2008



2470 Mission Inn Avenue – Approved in 2020





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CULTURAL HERITAGE BOARD **DRAFT MINUTES**

THURSDAY, JANUARY 20, 2021, 3:30 P.M.
VIRTUAL MEETING
PUBLIC COMMENT VIA TELEPHONE
3900 MAIN STREET

COMMISSIONERS

PRESENT: J. Brown, M. Carter, N. Ferguson, J. Gamble, S. Lech, N. Parrish, C. Tobin

ABSENT: J. Cuevas, Brown LE

STAFF: M. Kopaskie-Brown, P. Brenes, S. Watson, A. Beaumon, F. Andrade

Vice-Chair Parrish called the meeting to order at 3:30 p.m.

ELECTION OF OFFICERS

Chair

Staff announced that due to the resignation of Board Member Falcone, the position of Chair is now vacant.

Board Member Ferguson nominated Board Member Lech. Board Member Lech declined the nomination and indicated he was unable to accept.

Board Member Carter nominated Board Member Brown. Board Member Brown also declined the nomination.

Board Member Ferguson nominated Board Member Parrish for Chair of the Cultural Heritage Board, Seconded by Board Member Brown.

MOTION CARRIED: 7 Ayes, 0 Noes, 1 Absent, 0 Abstention

AYES: Brown, Carter, Ferguson, Gamble, Lech, Parrish, Tobin

NOES: None

ABSENT: Cuevas

ABSTENTION: None

ORAL COMMUNICATIONS FROM THE AUDIENCE

Alan Curl, residing within the Seventh Street Historic District stated he was calling regarding item 7 on today's agenda. He brought this matter up to the Board's attention in January. He believes the recent landscape design approval at 2470 Mission Inn Avenue is inconsistent with the district designating resolution and the City's Historic Design Guidelines. The bulk of the property, aside from buildings is paved with concrete or



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artificial turf laid over concrete. This is not consistent with the design guidelines for landscaping which say that the traditional character of the residential front side yard should be preserved. As far as he can see, 100% of the ground covering at this location is now either paved or non-porous. Mr. Watson has advised that the staff approval of this treatment is consistent with preliminary plans approved by the Board. The use of artificial turf is justified because the design guidelines do not specifically identify artificial turf as inappropriate. Nevertheless, artificial turf is neither a planting material, nor a lawn, nor is it non-porous. Mr. Watson also characterized the use of artificial turf as acceptable replacement for grass in light of the statewide need for water conservation. Mr. Curl indicated that this is flawed logic. During the most recent prolonged period of drought, climatologists advised that removal of landscape plants on grounds would lead to higher temperatures and an increased likelihood of drought. Paving and artificial turf do not absorb carbon dioxide and cause more heat from the sun to radiate back into the atmosphere, compounding drought conditions. He stated he had two objectives. First, he requested that action be taken to terminate the use of artificial turf as an acceptable interpretation of the design guidelines. There is a wide range of drought tolerant trees and shrubs that can substitute for thirsty turf. Second, he stated that he maintains that the approval of artificial turf at 2470 Mission Inn Avenue was an error that defies the District designating resolution and the Historic District Design Guidelines for landscaping. He asked that the Board take whatever steps necessary to correct that error and require the installation of landscaping consistent with the design guidelines.

CONSENT CALENDAR

The Consent Calendar was unanimously approved as presented below affirming the actions appropriate to each item.

MINUTES

The minutes of the meetings of December 16, 2020, were approved as presented.

Motion by Board Member Carter, Seconded by Board Member Lech to approve the Consent Calendar as presented.

Motion Carried: 7 Ayes, 0 Noes, 1 Absent, 0 Abstention

AYES: Brown, Carter, Ferguson, Gamble, Lech, Parrish, Tobin

NOES: None

ABSENT: Cuevas

ABSTENTION: None



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CULTURAL HERITAGE BOARD DRAFT MINUTES

THURSDAY, JANUARY 20, 2021, 3:30 P.M.
VIRTUAL MEETING
PUBLIC COMMENT VIA TELEPHONE
3900 MAIN STREET

DISCUSSION ON THE USE OF ARTIFICIAL TURF IN HISTORIC DISTRICTS – *continued*

Chair Parrish asked if this issue could be discussed today and revisited at a future meeting.

Mr. Beaumon stated that the item could be discussed at various meetings as long as it is on the published agenda.

Chair Parrish called for public comments and was informed there were no callers waiting to speak at this time.

Board Member Carter stated that where there should be grass, there should be actual grass but also noted that having to cut costs and labor should be considered. She stated she did not like the look of artificial turf.

Board Member Lech noted that the caller had indicated that the artificial turf was laid over concrete, which is typically not done. The issues of heat and water conservation is obviously something to be considered. His thought regarding this issue is that it is a fairly temporary thing which can be easily reversed. If someone is allowed to have artificial turf it isn't the same as adding a portion on to a building which is incompatible. This is something that can very easily reversed.

Chair Parrish stated that she made a special trip to the site this morning. This project was presented to the Board within the last year as an infill project which was approved by this Board. It is in a historic district. It is in very stark contrast in color and very noticeable by the lack of any landscaping other than the black wrought iron fencing and artificial grass in a pie shaped front yard and a small patch along the driveway. She stated she can totally understand Mr. Curl's concern. The Board was informed that the landscaping was approved because it sufficed in plans that the Board tentatively approved when the infill project was approved by the Board. She would like to request, that approval be brought up again because she did not remember there being any landscape plans at all for this particular home. She went to the National Park Service to see if they had any preservation briefs on landscaping. She found Preservation Brief #36 called Protecting Cultural Landscapes, and Planning Treatment and Management of Historic Landscapes. She searched the internet and got a plethora of websites. Anaheim, California; "Drought tolerant landscaping is allowed on Mills Act properties but visible artificial turf is not permitted". City of Orange, 2017, "artificial turf in areas visible from the street is prohibited". Dallas, Texas, 2009, "Dallas, sorry artificial turf just isn't historic", Chief Planner disallowed its use. Boise, Idaho, "artificial turf in the front yard cannot be visible from the



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sidewalk” and on and on. She believed the point is this, artificial turf is not historic. If you have a home or doing an infill home in a historic district you need to follow those guidelines. If, in the Riverside Guidelines we give permission for that, the Cultural Heritage Board needs to bring this up and we need to seriously discuss this. Although this can be undone, it is a slippery slope. She thought this definitely needs to be undone and she didn’t know how the Board could go about this. Perhaps, the Historic Preservation Fund can come up with monies if the owner claims he spent a lot of money on this. She encouraged everyone to drive by it, we don’t want this to happen again.

Board Member Tobin given Mr. Curl’s prior position with the City, he thought he would have knowledge about the Guidelines. He is somewhat surprised to hear a difference in opinion between the two, one current and one past staff member, with respect to the guidelines and what is and not allowed. He stated he would concur with the Chair’s direction. It is within the domain of the Board to make a final definitive recommendation on this issue. He asked that this issue come back to the Board for further discussion. Personally, he felt this was like the issue of vinyl windows, it just doesn’t work. It may be that this single instance will have to stand unless there is some other way to address it. Any item in the future, the Board needs to have a definite position along the same lines of vinyl windows.

Chair Parrish, clarified for staff that the Board would want to readdress this discussion again in a future meeting, whether February or March or whenever the next meeting is. She felt that the Board would need input from Historic Preservation Officer, perhaps in written form. This needs to be an action item that the Board looks at and perhaps has influence to change the rules because it seems inappropriate. This would also provide an opportunity to revisit this along with Board Member Brown.

Mr. Watson indicated the Guidelines has very broad terms. He felt this was done to allow some flexibility and understanding with such terms as scale, unity, balance, hierarchy, and orientation. When you get to the actual numbered guidelines as mentioned by Mr. Curl, it does say that traditional character of residences, fronts and side yards should be preserved, however it does not get specific as far as the lawns and side yards must be grass. The Guidelines do not go into that detail. To address the Board’s question regarding this item coming the Board. It may have been separate but it did include identification of turf in those areas. It may not have specified artificial turf but did specify turf.



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Chair Parrish stated that since the Board's recent interaction with the builder and home owner on Beacon Hill, where the Board did ask for landscaping plans, she would hope that future projects are brought before the Board and specific landscaping plans be presented so that something like this does not happen again. She noted that if she reads turf, she is assuming it is turf, not plastic or artificial. She was dismayed by the fact that this even flew. She felt those members continuing on the board need to hold this as a very important discussion and perhaps the board can influence change in the City.

Board Member Lech stated he agreed with Chair Parrish, if he sees the word turf, it is living stuff. His concern here is how did the Board approve a landscaping plan? This shouldn't be the Board's purview, should be staff level at this point.

Mr. Beaumon stated that the Board can say, that the landscape, is inconsistent with a historic district. The Board's purview is limited but it does exist.

Ms. Kopaskie-Brown clarified that it wasn't the Board that approved the landscaping, it was done at a staff level based on the Board's review.

Mr. Watson added that when this particular infill project was approved it did include comments in regard to turf. As a condition of approval, approved by Board, it required a landscaping plan to be approved by staff. Based on previous interpretations by previous staff, it was determined it was consistent with what was preliminarily approved by this Board and thereby was approved by staff. He noted that all infill projects, as a condition of approval, requires a formal landscape plan be submitted.

Board Member Tobin asked when this particular landscape plan was submitted to staff, it showed artificial turf which staff thought was consistent with the Design Guidelines.

Mr. Watson affirmed this, because it maintained the character of front lawn as seen from the public right-of-way.

Board Member Tobin asked Mr. Beaumon if the Board can at this meeting or a future meeting, provide staff with guidance as to what is appropriate landscaping within a historic district or for a historic structure?

Ms. Kopaskie-Brown informed the Board that staff is working on a Title 20 update. During this update, it would be appropriate for the Board to discuss the guidelines and standards



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for this issue which would ultimately be approved by the City Council. There is a lot of clean up that needs to be done and that may be the appropriate place for us to discuss those changes. Due to current staff workloads, Mr. Watson has been working on other projects not related to historic preservation. Hopefully things will get back to normal soon, and we will be able to focus on the Title 20 update again. She anticipating bringing the update to the Board before the end of the year.

Mr. Beaumon agreed with Ms. Kopaskie-Brown, the Title 20 update will probably be the fastest way for the Board to have communication with staff and the City Council on this matter.

Board Member Tobin inquired if there was a way for the Board to undo the approval.

Mr. Beaumon responded that this approval, unfortunately, was too far along the process.

Chair Parrish suggested an option that the Board consider next time something comes across the agenda, to specify historic or period appropriate landscaping and call out, no artificial turf. This way the Board knows it has given their recommendation since, as the Historic Preservation Officer says the guidelines are broad. She also agreed with Board Member Tobin, this should be the same as vinyl windows, they are not appropriate.

Mr. Beaumon stated that there is also an issue of whether or not state law will allow you to do that. He stated he would have to do research on this.

Chair Parrish stated she would be interested in what Mr. Beaumon finds. The Anaheim article specifically referenced homes that qualified for the Mills Act, which as you know are historic homes. This home is not historic, but it is in a historic district. The Board may see more infill projects in the future. She stated that she was disappointed in the city's guidelines and would like to see this agenized on a future agenda.

Assembly Bill No. 1164

CHAPTER 671

An act to add Section 53087.7 to the Government Code, relating to water conservation, and declaring the urgency thereof, to take effect immediately.

[Approved by Governor October 9, 2015. Filed with
Secretary of State October 9, 2015.]

LEGISLATIVE COUNSEL'S DIGEST

AB 1164, Gatto. Water conservation: drought tolerant landscaping.

Existing law generally authorizes every city and county, including a charter city, in this state to make and enforce within its limits all local, police, sanitary, and other ordinances and regulations that are not in conflict with general laws.

This bill would prohibit a city, including a charter city, county, and city and county, from enacting or enforcing any ordinance or regulation that prohibits the installation of drought tolerant landscaping, synthetic grass, or artificial turf on residential property, as specified. The bill would additionally state that this is an issue of statewide concern.

This bill would declare that it is to take effect immediately as an urgency statute.

The people of the State of California do enact as follows:

SECTION 1. The Legislature hereby finds and declares:

(a) With the lowest snowpack ever recorded, California finds itself in 2015 in the fourth year of a historic, prolonged, and potentially devastating drought.

(b) Governor Edmund G. Brown Jr. issued an Executive order on April 1, 2015, which, for the first time in California history, directs the State Water Resources Control Board to implement mandatory water reductions across the state to reduce water usage by 25 percent.

(c) One component of the Governor's Executive order compels the replacement of 50 million square feet of lawns throughout the state with drought tolerant landscaping.

(d) Among a wide variety of drought tolerant landscaping are a variety of native plants and landscaping alternatives, including the installation of synthetic grass or artificial turf.

(e) According to the Department of Water Resources, landscape irrigation represents 43 percent of urban water use. The installation of synthetic grass or artificial turf, in lieu of conventional lawns and landscapes, can directly

reduce outdoor water use to help meet the Governor's mandated 25-percent statewide water use reduction.

SEC. 2. Section 53087.7 is added to the Government Code, to read:

53087.7. (a) A city, including a charter city, county, or city and county, shall not enact any ordinance or regulation, or enforce any existing ordinance or regulation, that prohibits the installation of drought tolerant landscaping, synthetic grass, or artificial turf on residential property.

(b) A city, including a charter city, county, or city and county, may impose reasonable restrictions on the type of drought tolerant landscaping, synthetic grass, or artificial turf that may be installed on residential property provided that those restrictions do not do any of the following:

(1) Substantially increase the cost of installing drought tolerant landscaping, synthetic grass, or artificial turf.

(2) Effectively prohibit the installation of drought tolerant landscaping, synthetic grass, or artificial turf.

(3) Significantly impede the installation of drought tolerant landscaping, including, but not limited to, a requirement that a residential yard must be completely covered with living plant material.

SEC. 3. The Legislature finds and declares the prolonged drought, along with climate change, requires the state to address water conservation goals that will have long-term impacts in this state. The Legislature further finds and declares that drought tolerant landscaping, including the installation of synthetic grass or artificial turf, is a viable landscaping alternative that will further the goal of addressing long-term water conservation. Therefore, allowing property owners in this state to install drought tolerant landscaping, synthetic grass, or artificial turf on their residential properties is a matter of statewide concern, not a municipal affair as that term is used in Section 5 of Article XI of the California Constitution.

SEC. 4. This act is an urgency statute necessary for the immediate preservation of the public peace, health, or safety within the meaning of Article IV of the Constitution and shall go into immediate effect. The facts constituting the necessity are:

In order to address the historic, prolonged, and potentially devastating drought, it is necessary that residents of this state be able to replace water inefficient landscaping with drought tolerant landscaping as quickly as possible; therefore, it is necessary that this act take effect immediately.

O

20.25.030 - Administrative Certificates of Appropriateness.

The Historic Preservation Officer or Qualified Designee may administratively approve, approve with conditions, refer to the Board, or deny a Certificate of Appropriateness as follows:

- A. For all cultural resources, including landmarks (designated and eligible):
 - 1. The in-kind replacement of historically-correct architectural features or building elements, including windows, doors, exterior siding, roofs, porches, cornices, balustrades, stairs, and the like, that are deteriorated, damaged beyond restoration, or previously removed.
 - 2. The in-kind replacement of historically correct site, or landscape features that are deteriorated, damaged beyond restoration, or previously removed.
 - 3. Exterior painting of commercial properties, designated landmarks, and landmarks determined eligible for designation. Surfaces allowed to be painted include only those that were originally intended to be painted and exclude all other surfaces, such as brick, concrete, and stone.
- B. For all cultural resources, except designated landmarks:
 - 1. One-story additions, auxiliary structures or similar (excluding attached garages) less than 50 percent of the size of the existing main structure (or 1,000 square feet area, whichever is smaller, for residential), with limited or no visibility from public streets.
 - 2. Fences and walls.
 - 3. Awnings and signs.
 - 4. Removal or alteration of landscape features, such as walkways, planter walls, fountains, and in certain circumstances mature foliage, that contribute to the historic character of the property but are not designated or listed as contributing to a designated resource.
 - 5. Paving for driveways, walkways and/or patios, and the addition of or alteration to driveway approaches, subject to WQMP requirements.
 - 6. Exterior lighting.
 - 7. The removal of inappropriate additions or alterations to restore the original appearance of a structure.
 - 8. Demolition of a, or the replacement of a previously existing, one-story, detached garage and construction of a new one-story, detached garage that is architecturally compatible with the existing residence and character-defining features of the existing neighborhood and the area devoted to parking does not exceed 400 square feet, or the minimum size for a two-car garage as required by the City Zoning Code, whichever is greater. Maximum size of the structure shall not exceed City Zoning Code requirements.
- C. For non-contributing features and non-contributors in a Historic District, all actions except:
 - 1. Demolition.

2. New and in-fill construction.
 3. Large additions (increasing floor area by 100 percent or more).
 4. Increasing the number of stories (e.g., adding a second story to a single-story structure).
- D. Under A, B and C above, the Historic Preservation Officer or Qualified Designee may waive noticing requirements and/or formal application forms for cases that are immediately determined to meet all required findings because they are so minor in nature or involve alterations deemed insignificant.

(Ord. 7206 §15, 2013; Ord. 7108 §1, 2010; Ord. 6263 § 1 (part), 1996)

CHAPTER 10

LANDSCAPE DESIGN GUIDELINES

10.1 INTRODUCTION

The following landscape design guidelines are intended to encourage property owners to preserve and complement historic landscaping. They are also intended to encourage designs that respect the architecture and placement of structures on the site and in the neighborhood.

These guidelines address landscape improvements which are most likely to occur within areas that are visible from the street, that is, streetscape/public right-of-way, the front yard, and side yard areas which are openly exposed to the street. Back yard and enclosed side yard areas should also receive consideration and planning with regard to proposed landscape improvements, but are not a focus of these guidelines. A singular exception is as follows: historic trees in all areas of a district, whether public or privately owned, are considered character-defining features of a Historic District and should be preserved.

10.2 DEFINING THE LOT

Prior to considering any landscape improvements, the property owner should have a firm understanding of where his or her responsibility begins on the lot. These guidelines recognize the front yard area as any front or side yard visually exposed to any public thoroughfare, beginning at the public right-of-way line and ending at the exterior surface of the house, including any wall/fence that is visible from any public thoroughfare, excluding alleys. The public streetscape area is recognized as any area between the public right-of-way line and the edge of pavement or face of street curb. Property owners are responsible for all landscaping and irrigation within both these areas, with the exception of street tree planting and trimming which are City responsibilities. Street trees are normally located within a parkway area between the sidewalk and the curb.

10.3 LANDSCAPE DESIGN PRINCIPALS

Through the observance of a few basic design principles, property owners can contribute positively to the existing landscape of a Historic District. Property owners are encouraged to seek the assistance of a landscape architect or other qualified professional when considering the design and planning of landscaping. The following basic design principles should be used to guide landscape projects in districts:

Scale

Scale involves the organization of elements in the landscape so that they are in proportion with one another, the house, the lot, and the neighborhood. Consider the mature size of all

plant materials before committing them to your yard. Large trees and shrubs may look attractive when first planted, however, with time, they can overwhelm and block the views to your house.

Unity

A landscape layout should reflect an overall concept of unity in relation to the property, neighborhood, and buildings. Consider how your landscape concept will look both as a part of your property and in relation to the other properties in the neighborhood.

Balance

A balanced landscape can either have a formal or an informal appearance. The type of landscape chosen should reflect the nature of the home's architecture. For example, Victorian or Classic Revival style homes have a more upright, formal appearance and are best complemented with formal, symmetrical landscape designs. Craftsman or Mission Revival style homes tend to be more integrated with nature and are best complemented with more informal, natural landscape layouts. An informal landscape is still balanced, but forms, colors, materials, and locations are often offset from one another. When balance is carefully considered, a visually appealing landscape becomes the result.

Hierarchy

Hierarchy is the organization of landscape forms, colors, patterns, and materials into levels of importance. The size of a landscape element, its shape, its texture and finish, or its location in the landscape will establish its level of importance. Focal features such as water fountains, sculpture, or flowering specimen trees often play important roles in a well ordered landscape. Hierarchy helps give a sense of arrival and a flow of circulation through the landscape. When laying out plant materials, consider how they will relate to each other in terms of size, shape, and texture. Usually a landscape should "build" from lower materials to higher materials.

Orientation

It is important to take into consideration a plant's need or tolerance for sun or shade. A plant that needs full sun will grow spindly and sparse in the shade, while one that needs shade will tend to burn in a sunny location. Group plants with similar needs for light.

Water Needs

Some plants need greater amounts of water than others. Plants with low water needs will often rot in an area that is too wet. Plants with higher water needs will wilt in an area that is too dry. Group plants with like water needs and design the irrigation system so these plants on separate irrigation valves.

10.4 HISTORIC LANDSCAPE FEATURES

Historic features within the Historic Districts include both plants and man-made features, such as walls, walkways, and shade structures. Property owners are encouraged to preserve historic landscape features and ensure that any new construction or rehabilitation efforts comply with and complement these resources. See Section 8.1 for a discussion of site features relating to landscape design.

10.5 APPROPRIATE PLANT MATERIALS

Many mature plants and groupings of plants exist throughout Riverside's Historic Districts and are an important part of what makes them significant. These plantings occur both in the public right-of-way and the private yards of the district. Careful attention should be paid to the functional role plantings can have on the property as well as the aesthetic role. For example, "foundation plantings" at property line fences and house walls help soften hard edges. Plantings can also assist in the screening of unsightly electrical and mechanical equipment, and provide privacy along property edges. On the other hand, the wrong plant materials can invade sewer lines, grow into overhead utility lines, break paved areas, or cause other problems. The choice and placement of landscape materials must take into account a multitude of considerations. Appendix B includes a list of planting materials appropriate for Historic Districts. Included within the section for each Historic District is a Designated Street Tree List, compiled by the City's Department of Parks and Recreation.

Guidelines

- 1) If historic plantings do exist, they should be preserved in their original locations. If these features cannot be preserved, they should be relocated or replaced in kind.
- 2) The traditional character of residential front and side yards should be preserved. These areas should be reserved for planting materials and lawn. Paving and nonporous ground coverings should be minimized.
- 3) Mature trees and hedges should be preserved whenever possible. Street trees cannot be removed without City Park and Recreation Department approval.
- 4) Historic topographic features should be preserved whenever possible. For instance, leveling or terracing a lot that was traditionally characterized by a natural hillside is not appropriate. All grading must be approved by the City and done with a grading permit.
- 5) Graffiti can occasionally become an undesirable element within the front yard area. All graffiti should be reported to the Police Department and removed immediately after it is photographed by a Police Officer.
- 6) Landscape fixtures and furnishing should be complementary to the district in terms of materials, patterns, colors, sizes, forms, textures, and finishes. For example, iron

benches would be appropriate in relation to a Victorian house, while a Craftsman home would be better complemented with traditional wooden benches. If low garden structures (for example, a water fountain or sign base) are being installed, select and use materials that reflect the material palette of the house.

- 7) Pathways, pergolas and trellises that are in character with the architectural style of house are encouraged.
- 8) Satellite dishes should be hidden from the street and other prominent views.



Use of Artificial Turf in Historic Districts

Community & Economic
Development Department

Cultural Heritage Board

Agenda Item: 7

March 17, 2020

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BACKGROUND

- On June 25, 2020, Staff approved artificial turf at 2470 Mission Inn Avenue
- Proposal found to be compliance as follows:
 - Maintained visual appearance of a lawn
 - Revisable
- On December 16, 2020, Public Comment received
- On January 20, 2021, held discussion and continued to next meeting



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DISCUSSION – STATE AND CITY REGULATIONS

- 2015 statewide mandate
 - Limited the amount of grass in the front, rear, and side yard to 25% of landscaping
- Assembly Bill 1164
 - Approved in 2015
 - Prohibits regulations to forbid the use of artificial turf
 - Allows for reasonable restrictions
- Title 20 – Landscaping reviewed administratively.



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DISCUSSION - DESIGN GUIDELINES

- Chapter 10 of Citywide Residential Historic District Design Guidelines.
- Intent “to encourage designs that respect the architecture and placement of structures on the site and in the neighborhood.”
- Guidelines State:
 - The traditional character of residential front and side yards should be preserved. These areas should be reserved for planting materials and lawn. Paving and nonporous ground coverings should be minimized.



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DISCUSSION – PREVIOUS APPROVALS



5036 BROCKTON AVE – 2008 APPROVAL



2470 MISSION INN AVE – 2020 APPROVAL



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RECOMMENDATION

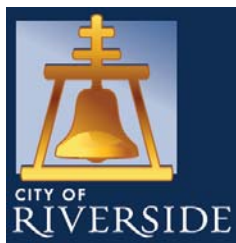
That the Cultural Heritage Board:

1. Receive and file this report on the use of artificial turf within historic districts.



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