CITY OF RIVERSIDE

CITY COUNCIL MEMORANDUM

HONORABLE MAYOR AND CITY COUNCIL

DATE: (January 17, 1989) December 20, 1988

SUBJECT: APPEAL OF PROSPECT PLACE HISTORIC DISTRICT

ITEM NO.: PH (a)

On November 25, 1986, City Council requested that the Land Use Committee meet with interested property owners, inspect the structures included in the proposed Prospect Place Historic District, and present its recommendations to the City Council. Public hearings on this matter were continued several times in order to allow time for review of a traffic study being done for the Riverside Community College area. On November 22, 1988, City Council, on the recommendation of the Land Use Committee, continued the public hearing to December 20, 1988.

On December 8, 1988, the appeal of the Cultural Heritage Board's designation of the Prospect Place Historic District was reviewed at the Land Use Committee meeting. Following discussion, the Committee unanimously voted to recommend to the full Council that (1) The street connection from Magnolia Avenue to Main Street via 15th Street be given high priority. At the same time, the Public Works Department should be directed to seek a means to limit access onto both 15th Street and Prospect Avenue east of Main Street; and (2) That the Historic District remain in place for a period of 3 years at which time the Riverside Community College's Master Plan for new development should be completed and this appeal would be considered.

RECOMMENDATION:

That the City Council:

1. Approve the recommendations of the Land Use Committee as stated above;

2. Bring the item back to the Land Use Committee after a period of 3 years, and further continue the public hearing to February 4, 1992; and

3. Refer the matter regarding limited access onto both 15th Street and Prospect Avenue east of Main Street as designated above to the Public Works Department for review and appropriate action.

Respectfully submitted,

Ron Loveridge

Ronald O. Loveridge, Chairman
Land Use Committee

cc: City Attorney
City Clerk
Historic Resources Department
Public Works
Cultural Heritage Board
Riverside Community College

JAN 17 1989
V74P277

Gary L. McGavin, Chairman
Cultural Heritage Board
5625 Magnolia Ave (06)

James D. Ward
Thompson & Colegate
P.O. Box 1299 (06)

COUNCILMEMBERS: LOVERIDGE, CLARKE, MANSFIELD, POWERS, OSBORNE, DIGATI, FRIZZELL

WARDS: 1 2 3 4 5 6 7

Riverside Tomorrow, et al., v. the City Council of the City of Riverside, et al., Riverside County Superior Court Case No. 194804. Further, the Mayor announced that the City Council would also hold a closed session pursuant to Government Code Section 54956.8 to give instructions to the City's negotiator regarding negotiations with Ernesto Munoz De Cote concerning the sale of the property located at 5695 Glenhaven Avenue.

The Mayor and Members of the City Council recessed to the Conference Room adjoining the Council Chamber.

RECESS
At 10:45 a.m., upon completion of the closed sessions, the City Council recessed; and reconvened at 1:30 p.m., with all Members present.

PUBLIC HEARINGS BEFORE THE CITY COUNCIL AT 1:30 P.M.

FURTHER HEARING - DESIGNATION OF PRESERVATION DIST. - PROSPECT PLACE AREA - APPEAL DENIED
1:30 P.M.--Further hearing was called on the appeal of T & C Building of the decision of the Cultural Heritage Board in designating the Prospect Place area, generally bounded by Fourteenth Street, Orange Grove Avenue, Prospect Avenue and Main Street, as a Preservation District. The hearing was proceeded with, having been continued from time to time since November 25, 1986. Administrative Curator Curl presented a map of the area, and reviewed the actions of the Cultural Heritage Board in designating the Prospect Place area as Historic District No. 2. Ms. Pam Hall, representing the appellant, spoke in support of the appeal. Interested persons spoke in support of, and in opposition to, the District. One written protest was presented and considered. Following discussion, motion was made that the City Council (1) close the public hearing; (2) deny the appeal of T & C Building and affirm the Cultural Heritage Board's designation of the Prospect Place Historic District; (3) declare its intention to hold a public hearing to assess the District, with specific attention to its relationship to possible expansion of the Riverside City College campus, at the third City Council meeting in January, 1992; and (4) approve the connection between Magnolia Avenue and Main Street, and refer the matter of limited access onto both Fifteenth Street and Prospect Avenue east of Main Street to the Public Works Department for review and appropriate action.

	1	2	3	4	5	6	7
Motion	X						
Second		X					

Interested persons spoke in support of, and in opposition to, the review of the District in three years. Following discussion, a substitute motion was made to (1) deny the appeal and approve the District; (2) schedule a public hearing at the third City Council meeting in January, 1992, to assess the District, with specific attention to possible expansion of RCC; and (3) approve the connection between Magnolia Avenue and Main Street, and refer the matter of limited access onto both Fifteenth Street and Prospect Avenue east of Main Street to the Public Works Department for review and appropriate action. Following a roll call vote, Mayor Brown declared the motion not to have carried for lack of a majority vote.

	1	2	3	4	5	6	7
Motion							X
Second			X				
Ayes			X				X
Noes	X	X		X	X	X	

A roll call vote was then taken on the original motion.

	1	2	3	4	5	6	7
Ayes	X	X	X	X	X	X	
Noes							X

Mayor Brown excused himself during the following hearing, and Mayor Pro Tempore Osborne assumed the Chair and presided.

FURTHER HEARING - ZONING CASE V-98-889 - 5820 SHAKER - APPEAL GRANTED - VARIANCE DENIED
1:30 P.M.--Further hearing was called on the appeal of Charles T. Schultz, Reid & Hellyer, on behalf of Mr. and Mrs. Brad Simmons, from the decision of the Board of Administrative Appeals and Zoning Adjustment in approving the request of Edna B. and Donald R. Smith for the following variances to legalize an existing 42-square-foot accessory building (playhouse) for a single-family residence located at 5820 Shaker Drive, situated on the southeast side of Shaker Drive southwesterly of Country Club Drive, in Zone R-1-80: (A) to allow an accessory building to be located closer than one-half the lot depth from the front property line; and (B) to encroach up to approximately 4.5 feet into the required 7.5-foot side yard setback, Zoning Case V-98-889. The hearing had been continued from January 10, 1989, with the request from the City Council that the applicant and the appellant try to come to a compromise agreement. The appellant and the applicant advised the City Council that agreement had not been reached. Following discussion, the public hearing was officially closed. The City Council granted the appeal and denied the variance, and the City staff was requested to insure that the playhouse is relocated to a site on the subject property that conforms with the law.

	1	2	3	4	5	6	7
Motion				X			
Second		X					
All Ayes							

CITY OF RIVERSIDE

CITY COUNCIL MEMORANDUM

HONORABLE MAYOR AND CITY COUNCIL DATE: December 20, 1988

SUBJECT: APPEAL OF PROSPECT PLACE HISTORIC DISTRICT ITEM NO.: PH (a)

On November 25, 1986, City Council requested that the Land Use Committee meet with interested property owners, inspect the structures included in the proposed Prospect Place Historic District, and present its recommendations to the City Council. Public hearings on this matter were continued several times in order to allow time for review of a traffic study being done for the Riverside Community College area. On November 22, 1988, City Council, on the recommendation of the Land Use Committee, continued the public hearing to December 20, 1988.

On December 8, 1988, the appeal of the Cultural Heritage Board's designation of the Prospect Place Historic District was reviewed at the Land Use Committee meeting. Following discussion, the Committee unanimously voted to recommend to the full Council that (1) The street connection from Magnolia Avenue to Main Street via 15th Street be given high priority. At the same time, the Public Works Department should be directed to seek a means to limit access onto both 15th Street and Prospect Avenue east of Main Street; and (2) That the Historic District remain in place for a period of 3 years at which time the Riverside Community College's Master Plan for new development should be completed and this appeal would be considered.

RECOMMENDATION:

That the City Council:

1. Approve the recommendations of the Land Use Committee as stated above;

2. Bring the item back to the Land Use Committee after a period of 3 years, and further continue the public hearing to February 4, 1992; and

3. Refer the matter regarding limited access onto both 15th Street and Prospect Avenue east of Main Street as designated above to the Public Works Department for review and appropriate action.

Respectfully submitted,

Ron Loveridge

Ronald O. Loveridge, Chairman
Land Use Committee

cc: City Attorney
City Clerk
Historic Resources Department
Public Works
Cultural Heritage Board
Riverside Community College

12-20-88
V74P345

James D. Ward
Thompson + Colegate
P.O. Box 1299 (06)

Gary L. Mc Gavin, Chairman
Cultural Heritage Board
5625 Magnolia Ave (06)

COUNCILMEMBERS

WARDS	LOVERIDGE 1	CLARKE 2	MANSFIELD 3	BOWERS 4	OSBORNE 5	DI GATI 6	FRIZZELL 7
Motion							X
Second					X		
All Ayes							

extensions. No one was present wishing to speak on the matter. No protests, written or oral, were presented. The hearing was officially closed; and the time extension was granted to November 15, 1990.

FURTHER HEARING - DESIGNATION OF PRESERVATION DISTRICT - PROSPECT PLACE AREA - APPEAL - CONTINUED

1:30 P.M.--Further hearing was called on the appeal of T & C Building of the decision of the Cultural Heritage Board in designating the Prospect Place area, generally bounded by Fourteenth Street, Orange Grove Avenue, Prospect Avenue and Main Street, as a Preservation District. The hearing had been continued from time to time since November 25, 1986. A written report was submitted from the City Council Utility Services/Land Use/Energy Development Committee recommending that the City Council (1) approve the recommendations of the Committee as follows: (a) the street connection from Magnolia Avenue to Main Street via Fifteenth Street to be given high priority. At the same time, the Public Works Department should be directed to seek a means to limit access onto both Fifteenth Street and Prospect Avenue east of Main Street; and (b) determine that the Historic District remain in place for a period of three years, at which time the Riverside Community College Master Plan for new development should be completed, and this appeal would be considered; (2) bring the item back to the Land Use Committee after a period of three years, and further continue the public hearing to February 4, 1992; and (3) refer the matter regarding limited access onto both Fifteenth Street and Prospect Avenue east of Main Street as designated in the report to the Public Works Department for review and appropriate action. Following discussion, the hearing was continued to January 17, 1989, at 1:30 p.m.; and the City Clerk was requested to readvertise the hearing and mail new notices.

Motion					X		
Second				X			
All Ayes							

FURTHER HEARING - ZONING CASE MP-2-889 - SOUTHEAST CORNER OF PALMYRITA AND NORTHGATE - APPEAL

1:30 P.M.--Further hearing was called on the appeal of Roger A. Luebs, Dye, Thomas, Luebs & Mort, on behalf of The Magnon Companies, regarding the decision of the City Planning Commission in approving the proposal of Barton Development Company for an industrial plot plan for an industrial park complex totaling about 50 gross acres of land, Zoning Case MP-2-889. Specifically requested for approval is the first phase, consisting of 19 buildings containing approximately 182,000 square feet on approximately 12 vacant acres of land situated on the southeast corner of Palmyrita Avenue and Northgate Street in Zone MP. The hearing had been continued from November 22, 1988, when the matter was referred to the City Council Utility Services/Land Use/Energy Development Committee for review and recommendations. A written report was submitted from the Committee recommending that the City Council (1) approve the zoning case with its first phase 12-acre development proposal, including the Northgate Street vacation, per the Planning Department's recommendation of Plan A; (2) refer the matter of the Hunter Park development standards to selected members of the Hunter Park Assessment District Advisory Committee, including a few property owners of large parcels (to be determined by the Public Works and Planning Directors); (3) request the ad hoc committee to conclude its work and present the results to the Land Use Committee in six weeks; and (4) instruct the Planning Department to, in the meantime, advise Hunter Park Specific Plan developers of those properties lying easterly of Iowa Avenue in the Industrial Park designation that the City Council favors the implementation of the specific plan by way of a large lot and a large building approach, pending any amendment to the Hunter Park Specific Plan. The appellant spoke in opposition to the proposal of Barton Development Company. Mr. Douglas Shackelton, J. F. Davidson Associates, representing the applicant, spoke in support of the proposed project as approved by the City Planning Commission. No written protests were presented. Following discussion, the public hearing was officially closed.

Motion		X					
Second					X		
All Ayes							

The City Council approved the Land Use Committee recommendations, as presented; and requested the Public Works Department to furnish the necessary legal description and the City Attorney to prepare the appropriate resolution to set a public hearing to consider Case VAC-5-889, the proposed vacation of a portion of Northgate Street.

Motion		X					
Second			X				
Ayes		X	X	X	X	X	
Noes						X	X

MAYOR'S VETO - WITHDRAWN

The Mayor announced his veto of the motion passed.

Following further discussion, Mayor Brown withdrew his veto to permit reconsideration of the matter by the City Council.

CITY OF RIVERSIDE

CITY COUNCIL MEMORANDUM

HONORABLE MAYOR and CITY COUNCIL DATE: November 25, 1986

SUBJECT: APPEAL OF PROSPECT PLACE HISTORIC DISTRICT AGENDA ITEM#: PH (h)

Attached, with a cover letter from Cultural Heritage Board Chairman Gary McGavin, is a letter from Robert H. Matheson, Jr.--representing Thompson C. Colgate, Attorneys At Law--appealing the Cultural Heritage Board's designation of the Prospect Place Historic District. Also attached is documentation relevant to the Board's deliberation regarding the nomination of the district, culminating in the 10/15/86 designation.

Upon hearing this appeal, the City Council may--according to the City's Cultural Resources Ordinance--by resolution affirm, reverse or modify the determination of the Board.

RECOMMENDATION

That the City Council determine whether it wishes to affirm, reverse or modify the Cultural Heritage Board's designation of the Prospect Place Historic District.

PREPARED BY:

William G. Dougall
Historic Resources Director

Approved by,

Douglas G. Weiford
City Manager

Attachment: Appeal package

cc: City Attorney
City Clerk

11-25-86
V72 P249

12-20-88
1:30 p.m.

CITY OF RIVERSIDE

Minutes of Regular Meeting of the City Council
Date of Meeting: November 22, 1988
Time of Meeting: 3 P.M.
Place of Meeting: Council Chamber, City Hall

COUNCILMEMBERS

WARDS	LOVERIDGE 1	CLARKE 2	MANSFIELD 3	BOWERS 4	OSBORNE 5	DIGATI 6	PRIZZEL 7
Present	X	X	X	X	X	X	X
Motion		X					
Second				X			
All Ayes							

Roll Call:

The Invocation was given by Councilman Loveridge.

The Pledge of Allegiance was given to the Flag.

MINUTES

The Minutes of the Meeting of November 15, 1988, were approved as submitted.

Gary L. McGuvin, Chairman
Cultural Heritage Bd.
5625 Magnolia Ave (OC)

Mr James D. Ward
Thompson & Colegate
P.O. Box 1299 (OC)

PRESENTATION

Mayor Brown called upon Doug Greene, Fire Chief, who presented a Certificate of Appreciation to Gilles Aouizerat, University Painting Pros, who, together with his partner John Guerrini, performed a "Charity-Paint" at Fire Station No. 1.

PUBLIC HEARINGS BEFORE THE CITY COUNCIL AT 3 P.M.

FURTHER HEARING - DESIGNATION OF PRESERVATION DISTRICT - PROSPECT PLACE AREA - APPEAL - CONTINUED

3 P.M.--Further hearing was called on the appeal of T & C Building of the decision of the Cultural Heritage Board in designating the Prospect Place area, generally bounded by Fourteenth Street, Orange Grove Avenue, Prospect Avenue and Main Street, as a Preservation District. The hearing had been continued from November 25, 1986, when the City Council Utility Services/Land Use/Energy Development Committee was requested to meet with interested property owners, inspect the structures included in the proposed District, and present its recommendations to the City Council. The hearing had been further continued from time to time since January 20, 1987, and most recently from October 25, 1988, at the recommendation of the Committee to allow time for review of the traffic study being done for the Riverside Community College area. In consideration of the recommendation of Chairman Loveridge of the City Council Utility Services/Land Use/Energy Development Committee, the hearing was further continued to December 20, 1988, at 1:30 p.m.

Motion	X						
Second					X		
All Ayes							

FURTHER HEARING - ZONING CASE V-56-889 - NORTH SIDE VAN BUREN WESTERLY OF BARTON (EXTENDED) - APPEAL GRANTED - VARIANCES APPROVED - RESOLUTION

3 P.M.--Further hearing was called on the appeal of Jeffrey D. Sims, J. F. Davidson Associates, Inc., on behalf of Homestead Land Development Corporation, from the decision of the Board of Administrative Appeals and Zoning Adjustment in denying their request for the following minor variances to construct 124 single-family residences within a recorded and undeveloped subdivision (Tract 20393-1), generally situated on the north side of Van Buren Boulevard westerly of Barton Road (extended), in Zone R-1-65: (A) to allow future dwellings on 25 lots to encroach (by varying distances) up to approximately ten feet into the required 25-foot rear yard setbacks; and (B) to allow future dwellings on 114 lots to encroach (by varying distances) up to approximately five feet into the required ten-foot side yard, Zoning Case V-56-889. The hearing had been continued from October 25, 1988, when the Planning Department was requested to publish the necessary notice of negative declaration. The public hearing was officially closed. The appeal was granted, and the variances were approved, subject to the applicable conditions recommended by the Planning Department and stated in full in the attachment to the communication from the Board of Administrative Appeals and Zoning Adjustment pertaining to this case. The City Council determined that approval of the variances would not have a significant adverse impact on the environment; and Resolution No. 16967 of the City Council of the City of Riverside, California, Rendering Its Decision Granting a Variance, was presented; and the title having been read, and further reading waived by the unanimous consent of Councilmembers present, was adopted.

Motion					X		
Second	X						
All Ayes							

FURTHER HEARING - TRACT MAP 23709 - 1411 BRADLEY - CONTINUED TO EVENING SESSION

3 P.M.--Further hearing was called on the appeal of Robert Gallucci, President, Marlin Construction Company, from the decision of the City Planning Commission in failing to approve their proposal to divide approximately 4.7 acres of land at 1411 Bradley Street into approximately six lots for residential purposes, developed with a single-family residence and accessory building, situated on the northerly side of Bradley Street approximately 330 feet easterly of Whitegate Avenue, in Zone R-1-130, Tract Map 23709. The hearing had been continued from October 18, 1988, for publication of the notice of negative declaration, and to allow time for the owner and developer of the subject property

11-22-88
3 pm

a

Minutes of Regular Meeting of the City Council
Date of Meeting: October 25, 1988
Time of Meeting: 3 P.M.
Place of Meeting: Council Chamber, City Hall

COUNCILMEMBERS

	WARDS	LOVERIDGE 1	CLARKE 2	MANSFIELD 3	BOWERS 4	OSBORNE 5	DIGATI 6	FRITZEL 7
Roll Call:	Present	X	X	X	X	X	X	X
JOINT PUBLIC HEARING BEFORE THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY AT 3 P.M.								
JOINT PUBLIC HEARING WITH REDEVELOPMENT AGENCY - DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN REDEVELOPMENT AGENCY AND PEPSI-COLA BOTTLING COMPANY - SALE OF PROPERTY IN SYCAMORE CANYON AND BOX SPRINGS INDUSTRIAL PARK REDEVELOPMENT PROJECT AREA - RESOLUTION 3 P.M.--Joint hearing of the Redevelopment Agency and City Council was called to consider the sale by the Redevelopment Agency of property located in the Sycamore Canyon and Box Springs Industrial Park Redevelopment Project area, pursuant to the terms of a Disposition and Development Agreement to be entered into by and between the Redevelopment Agency of the City of Riverside and Pepsi-Cola Bottling Company of Los Angeles, Inc., for sale and development of real property. The site is commonly referred to as the southwest corner of proposed Brown Street and Eastridge Avenue. A written report was submitted from the City Manager and the Development Director, concurred in by the Assistant City Manager-Development, recommending that the City Council (1) approve the sales price described in the Disposition and Development Agreement between the Redevelopment Agency and Pepsi-Cola Bottling Company of Los Angeles, Inc., and find that the sales price to the developer is less than the estimated value, determined at the highest use permitted under the Redevelopment Plan, and further find that such lesser consideration is necessary to effectuate the purposes of the Redevelopment Plan; and (2) adopt the appropriate resolution approving the sale of said real property of the Disposition and Development Agreement between the Redevelopment Agency and Pepsi-Cola Bottling Company of Los Angeles, Inc., and making certain findings with respect to such sale. A representative of Pepsi-Cola Bottling Company spoke in support of the proposed Agreement. No written or oral protests were presented. Following discussion, the public hearing was officially closed.	Motion Second All Ayes		X		X			
The City Council approved the recommendations as presented; and Resolution No. 16942 of the City Council of the City of Riverside, California, Approving the Purchase and Sale of Real Property by the Redevelopment Agency of the City of Riverside Pursuant to That Certain Disposition and Development Agreement by and Between the Redevelopment Agency of the City of Riverside and Pepsi Cola Bottling Company of Los Angeles, Inc., was presented; and the title having been read, and further reading waived by the unanimous consent of Councilmembers present, was adopted.	Motion Second All Ayes		X			X		
The Invocation was given by Councilman Clarke.								
The Pledge of Allegiance was given to the Flag.								
MINUTES The Minutes of the Meeting of October 18, 1988, were approved as submitted.	Motion Second All Ayes		X					X
Mr. James D. Ward Thompson & Colegate P.O. Box 1299 (06)								
Gary L. McGavin, Chairman Cultural Heritage Bd 5625 Magnolia Ave (06)								
PUBLIC HEARINGS BEFORE THE CITY COUNCIL AT 3 P.M.								
FURTHER HEARING - DESIGNATION OF PRESERVATION DISTRICT - PROSPECT PLACE AREA - APPEAL - CONTINUED 3 P.M.--Further hearing was called on the appeal of T & C Building of the decision of the Cultural Heritage Board in designating the Prospect Place area, generally bounded by Fourteenth Street, Orange Grove Avenue, Prospect Avenue and Main Street, as a Preservation District. The hearing had been continued from November 25, 1986, when the City Council Utility Services/Land Use/Energy Development Committee was requested to meet with interested property owners, inspect the structures included in the proposed District, and present its recommendations to the City Council. The hearing had been further continued from time to time since January 20, 1987, and most recently from September 13, 1988, at the recommendation of the Committee to allow time for review of the traffic study being done for the Riverside Community College area. In consideration of the recommendation of Councilman Loveridge, the hearing was further continued to November 22, 1988, at 3 p.m.	Motion Second All Ayes		X			X		
ZONING CASE R-16-889 - 6643 SCHOOL CIRCLE - REZONING - ORDINANCE INTRODUCED 3 P.M.--Hearing was called on the proposal of DiManno Construction Company to rezone approximately one-third vacant acre of land located at 6643 School Circle, situated on the northwesterly side of School Circle northerly of Shatto Place, in Zone RO and remove the same from Zone R-1-65; with the City Council to also consider supplementing the								

10-25 3 P.M.

COUNCILMEMBERS

	WARDS	LOVERIDGE	CLARKE	MANSFIELD	BOWERS	OSBORNE	DIGATI	PRIZZEL
		1	2	3	4	5	6	7
CITY MANAGER								
PARKING LOT 37 - CONTINUED A written report was submitted from the City Manager and the Assistant City Manager-Development, concurred in by the Public Works Director, recommending that the City Council adopt the appropriate resolution lowering the permit spaces on Parking Lot 37 to a total of 41 and establishing a three-hour limit on all other public spaces within that lot. At the request of Councilman Loveridge, the matter was continued to September 20, 1988, for further consideration.	Motion Second All Ayes	X		X				
PERSONAL APPEARANCE								
REPORT FROM BOARD OF PUBLIC UTILITIES Mr. Herbert Barnett, Chairman of the Board of Public Utilities, presented the report of Board activities and answered questions from the City Council. Following discussion, the City Council thanked Chairman Barnett for the report and for his years of dedicated service on the Board.								
CITY COUNCIL								
ANNOUNCEMENTS REGARDING CITY COUNCIL COMMITTEE MEETINGS The following announcements were made regarding City Council standing committee meetings: The regular meeting of the Utility Services/Land Use/Energy Development Committee, scheduled for September 15, 1988, has been cancelled. The Finance Committee will hold its regular meeting on Monday, September 19, 1988, at 3:30 p.m., in the Seventh Floor Conference Room. The Governmental Affairs Committee will meet on Tuesday, September 20, 1988, at 12 noon, in the City Council Board Room.								
RADON - REFERRED TO ENVIRONMENTAL PROTECTION COMMISSION Following a brief discussion, the City Council referred the question of radon and the appropriate City position to the Environmental Protection Commission for a report within 60 days.	Motion Second All Ayes	X						X
LEGAL DEPARTMENT								
CLOSED SESSION Mayor Brown announced that the City Council would recess to a closed session pursuant to Government Code Section 54956.9(a) to confer with its attorney regarding pending litigation which has been initiated formally and to which the City is a party—the title of the litigation being Riverside Tomorrow v. the City Council of the City of Riverside, et al., Riverside County Superior Court Case No. 194804; as well as to confer with its attorney pursuant to Government Code Section 54956.9(c) to consider whether to initiate litigation. The Mayor and Members of the City Council recessed to the Conference Room adjoining the Council Chamber. Following completion of the closed session, the City Council recessed for lunch; and reconvened at 1:30 p.m., with all Members present except Councilman Loveridge.		A					
PUBLIC HEARINGS BEFORE THE CITY COUNCIL AT 1:30 P.M.								
FURTHER HEARING - DESIGNATION OF PRESERVATION DISTRICT - PROSPECT PLACE AREA - APPEAL - CONTINUED 1:30 P.M.--Further hearing was called on the appeal of T & C Building of the decision of the Cultural Heritage Board in designating the Prospect Place area, generally bounded by Fourteenth Street, Orange Grove Avenue, Prospect Avenue and Main Street, as a Preservation District. The hearing had been continued from time to time, at the recommendation of the City Council Utility Services/Land Use/Energy Development Committee, to allow time for completion and review of the traffic study being done for the Riverside Community College area. The hearing was further continued to October 25, 1988, at 3 p.m.	Motion Second All Ayes				X	X		
FORMATION OF LANDSCAPE MAINTENANCE DISTRICT 88-1 - LUSK/HIGHLANDER DEVELOPMENT PROJECT - ESTABLISHMENT - RESOLUTION 1:30 P.M.--Hearing was called on Resolution No. 16878, adopted August 9, 1988, relative to the formation of an assessment district for the Lusk/Highlander development project, pursuant to the Landscaping and Lighting Act of 1972, for the installation and planting								

Mr. James D. Ward Thompson & Colegate P.O. Box 1299 (92)

Mr. Gary L. McGarvin, Chairman Cultural Heritage Bd 5625 Magnolia Ave (90)

9.13
1:30 p.m.

a

April 19, 1988

COUNCILMEMBERS

	WARDS	LOVERIDGE 1	CLARKE 2	MANSFIELD 3	BOWERS 4	OSBORNE 5	DIGATI 6	PRIZZEL 7
ORAL COMMUNICATION FROM THE AUDIENCE								
JOHN A. SOFLEY, ABBA'S ENTERPRISES, LTD. - REFFERED TO STAFF Mr. John A. Sofley, representing ABBA's Enterprises, Ltd., complained of Police actions against participants in his recovery program. The matter was referred to the City Manager and the City Attorney.	Motion Second All Ayes					X	X	
RECESS Following completion of the morning agenda, the City Council recessed, and reconvened at 1:30 p.m. in the Mayor's Ceremonial Room, Seventh Floor, City Hall, with all Members present.								
PUBLIC HEARINGS BEFORE THE CITY COUNCIL AT 1:30 P.M.								
ZONING CASE R-41-812 - INDIANA AND MADISON - TIME EXTENSION REQUEST - CONTINUED 1:30 P.M.--Hearing was called on the request of Joseph N. Beeler, J. N. Beeler and Associates, on behalf of C. L. Smith, Zoning Case R-41-812, for a one-year time extension in which to complete the conditions of approval under Zoning Case R-41-812, relating to property totaling approximately 5.5 acres of land at 7340-7360 Indiana Avenue, 7438-7454 Indiana Avenue, 7474 Indiana Avenue and 3311 Madison Street, situated on the southeasterly side of Indiana Avenue and northeasterly side of Madison Street. Petition for a zone change from Zones R-1-65 and C-3 to Zones C-3 and YS was granted on September 21, 1982; and this is the fourth request for a time extension. This case has been active for five years or more and requires a public hearing prior to granting a time extension. Failure to approve the time extension request will rescind the tentatively-approved C-3 and YS zoning. A communication was presented from the applicant requesting a one-week continuance of this hearing so he can be in attendance. Accordingly, the hearing was continued to April 26, 1988, at 3 p.m.	Motion Second All Ayes		X		X			
FURTHER HEARING - DESIGNATION OF PRESERVATION DISTRICT - PROSPECT PLACE AREA - APPEAL - CONTINUED 1:30 p.m.--Further hearing was called on the appeal of T & C Building of the decision of the Cultural Heritage Board in designating the Prospect Place area, generally bounded by Fourteenth Street, Orange Grove Avenue, Prospect Avenue and Main Street, as a Preservation District. The hearing had been continued from November 25, 1986, when the City Council Utility Services/Land Use/Energy Development Committee was requested to meet with interested property owners, inspect the structures included in the proposed District, and present its recommendations to the City Council. The hearing was further continued from time to time, most recently from October 20, 1987, at the recommendation of the Committee to allow time for completion and review of the traffic study being done for the Riverside Community College area. Following discussion, the hearing was continued to September 13, 1988, at 1:30 p.m. Further, the City Council asked the Public Works Department to provide a firm date when the review of the consultant's traffic study will be presented to the Land Use Committee.	Motion Second All Ayes	X					X	
ZONING CASE R-53-878 - 4453-55 MAIN - APPEAL - CONTINUED 1:30 P.M.--Hearing was called on the appeal of John Jordan, Albert A. Webb Associates, on behalf of Jerome F. Wall, Community Orthopaedic Medical Group, of the City Planning Commission action regarding their request to place an approximately 8,700-square-foot parcel of land at 4453-55 Main Street, developed with a single-family residence and accessory building proposed for a parking lot, situated on the westerly side of Main Street extending through to Prospect Avenue approximately 310 feet southerly of Fourteenth Street, in Zone RO and remove the same from Zone R-3; with the City Council to also consider supplementing the requested zoning with Zones S and X, Zoning Case R-53-878. As heretofore directed by the City Council, the minutes of the City Planning Commission pertaining to this case are on file and are a part of the evidence submitted at this hearing, whether or not any portion thereof is read or discussed. The communication from the City Planning Commission stated that the Commission, by a vote of 8 ayes to 0 noes, approved Zone P in lieu of the requested Zone RO, subject to the following conditions: (1) There shall be a two-year time limit in which to satisfy the following conditions and finalize this action. Subsequent one-year time extensions may be granted by the City Council upon request by the applicant. Any extension of time beyond five years may only be granted after an advertised public hearing by the City Council; (2) The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the Public Utilities Department; (3) The Historic Structures Relocation Policy shall apply to this site. In addition, the applicant in good faith will be required to work with								

Mr. Gary L. McGavin, Chairman
Cultural Heritage Board
5625 Magnolia Ave. (06)

Mr. James D. Ward
Thompson + Colegate
P.O. 1299 (02)

	COUNCILMEMBERS: LOVERIDGE (1)	CLARKE (2)	MANSFIELD (3)	BONNERS (4)	PENCK (5)	DIGATI (6)	PETERSON (7)
WARDS	1	2	3	4	5	6	7
Motion	X						
Second					X		
All Ayes							

the City Council Utility Services/Land Use/Energy Development Committee, and the statement of the Public Works Director that not all conditions of the rezoning have been met, the matter was continued to October 27, 1987.

JOINT CITY-COUNTY STUDY OF COOPERATIVE EFFORTS OF MUSEUM ACTIVITIES

A written report was submitted from Councilman Loveridge recommending that the City Council approve retaining the Hartman Planning Group to undertake a preliminary study of joint City-County Cooperative Efforts of Museum activities as described in the report, and authorize an expenditure for such purpose from Professional Services Account 1-441-182, not to exceed $4,000. Following a brief discussion, the recommendation was approved as presented.

Motion	X						
Second				X			
All Ayes							

ANNOUNCEMENTS REGARDING CITY COUNCIL COMMITTEE MEETINGS

The following announcements were made regarding City Council standing committee meetings: The Governmental Affairs Committee will hold its regular meeting at 12 noon, this date, in the City Council Board Room. The Recreation and Cultural Committee will meet on Thursday, October 22, 1987, at 2 p.m., in the City Council Board Room. The Public Safety Committee will meet on Friday, October 23, 1987, at 12 noon, in the City Council Board Room.

RECESS FOR PARKING AUTHORITY, INDUSTRIAL DEVELOPMENT AUTHORITY AND ECONOMIC DEVELOPMENT AUTHORITY

The City Council recessed for the purpose of sitting as the Parking Authority, the Industrial Development Authority and the Economic Development Authority.

There being no business to be conducted, the meetings were adjourned; and the body reconvened as the City Council of the City of Riverside.

CLOSED SESSION

Mayor Brown announced that the City Council would recess to a closed session (1) to confer with its attorney regarding pending litigation pursuant to Government Code Section 54956.9(b)(1); (2) to consider personnel matters pursuant to Government Code Section 54957; and (3) pursuant to Government Code Section 54956.8 to give instructions to the City's negotiator regarding negotiations with Gaylor W. Singletary concerning the sale of property located at Central and Chicago Avenues.

The Mayor and Members of the City Council recessed to the Conference Room adjoining the Council Chamber.

At 12 noon, the Mayor announced the continuance of the closed session regarding pending litigation until later in the day.

RECESS

The City Council recessed, and reconvened at 1:30 p.m., with all Members present except Councilman Clarke.

James D. Ward
Thompson & Colegate
P.O. Box 1299 (02)

PUBLIC HEARINGS BEFORE THE CITY COUNCIL AT 1:30 P.M.

FURTHER HEARING - DESIGNATION OF PRESERVATION DISTRICT - PROSPECT PLACE AREA - APPEAL - CONTINUED

Gary L. McGavin
Chairman
CHB
8625 Magnolia Ave (06)

1:30 P.M.--Further hearing was called on the appeal of T & C Building of the decision of the Cultural Heritage Board in designating the Prospect Place area, generally bounded by Fourteenth Street, Orange Grove Avenue, Prospect Avenue and Main Street, as a Preservation District. The hearing had been continued from November 25, 1986, when the City Council Utility Services/Land Use/Energy Development Committee was requested to meet with interested property owners, inspect the structures included in the proposed District, and present its recommendations to the City Council. The hearing was further continued from time to time, most recently from September 22, 1987, at the recommendation of the Committee to allow time for review of the traffic study being done for the Riverside Community College area. Chairman Loveridge of the Land Use Committee recommended a six-month continuance of the hearing to allow for completion and review of the traffic study. Accordingly, the hearing was continued to April 19, 1988, at 1:30 p.m.

Motion		X					
Second					X		
All Ayes							

FURTHER HEARING - ZONING CASE R-14-878 - 3673 ARLINGTON - APPEAL GRANTED - ORDINANCE INTRODUCED

1:30 P.M.--Further hearing was called on the appeal of D. B. and Kazuko Buhrmester from the decision of the City Planning Commission in denying the request of Dorothy H. Miller

Minutes of Regular Meeting of the City Council
Date of Meeting: September 22, 1987
Time of Meeting: 3:00 P.M.
Place of Meeting: Council Chamber, City Hall

COUNCILMEMBERS: LOVERIDGE, CLARKE, MAINSFIELD, BOWERS, RENCK, DIGATI, PETERSON

	WARDS	1	2	3	4	5	6	7
Present		A	X	X	X	X	X	X
Motion					X			
Second			X					
All Ayes								
Motion						X		
Second			X					
All Ayes								
Motion					X			
Second							X	
All Ayes								
Motion					X			
Second			X					
All Ayes								

Roll Call:

Councilman Loveridge will be absent as he is attending a meeting of the International Downtown Association.

The Invocation was given by Councilman Bowers.

The Pledge of Allegiance was given to the Flag.

MINUTES
The Minutes of the Meeting of September 15, 1987, were approved as submitted.

James D. Ward, Thompson & Colegate (02) P.O. Box 1299
Gary L. McDavid, Chmn., 5625 Mag. ave. (06)

PUBLIC HEARINGS BEFORE THE CITY COUNCIL AT 3:00 P.M.

FURTHER HEARING - DESIGNATION OF PRESERVATION DISTRICT - PROSPECT PLACE AREA - APPEAL - CONTINUED
3:00 P.M.--Further hearing was called on the appeal of T & C Building of the decision of the Cultural Heritage Board in designating the Prospect Place area, generally bounded by Fourteenth Street, Orange Grove Avenue, Prospect Avenue and Main Street, as a Preservation District. The hearing had been continued from time to time since November 25, 1986, for the City Council Utility Services/Land Use/Energy Development Committee to meet with interested property owners, inspect the structures included in the proposed District, review the traffic study being done for the Riverside Community College area, and present its recommendations to the City Council. In consideration of the recommendation from the City Council Utility Services/Land Use/Energy Development Committee, the hearing was further continued to October 20, 1987, at 1:30 p.m.

ACQUISITION OF REAL PROPERTY BY EMINENT DOMAIN - ALESSANDRO AND WOOD TRUNK SEWER LINE - RESOLUTION
3:00 P.M.--Hearing was called on the proposed acquisition of real property by the City of Riverside, through its powers of eminent domain, for the construction, operation and maintenance of the Alessandro Boulevard and Wood Road trunk sewer line in future Brown Street connecting to the Canyon Springs trunk sewer line and storm drains necessary thereto. A written report was submitted from the City Manager and the Administrative Services Director, concurred in by the Public Works Director and the City Attorney, recommending that the City Council adopt a Resolution of Necessity and authorize the City Attorney to commence eminent domain proceedings to acquire the real property rights for the Alessandro/Wood Road Trunk Sewer. The City Clerk advised that one written request to appear and be heard had been received. No one was present wishing to speak on the matter. No written protests were presented. Following a brief discussion, the public hearing was officially closed.

The City Council determined that (a) the public interest and necessity require the project; (b) the project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury; (c) the property interests sought to be acquired are necessary for the project; and (d) the offer required by Section 7267.2 of the Government Code was made to the owners of record. Resolution No. 16616 of the City Council of the City of Riverside, California, Making Findings and Determinations Relating to the Acquisition by Eminent Domain of Certain Permanent Sewer, Slope and Storm Drain Easements and Temporary Construction Easements for the Construction, Operation, Maintenance and Use of the Alessandro Boulevard and Wood Road Trunk Sewer Line in Future Brown Street Connecting to the Canyon Springs Trunk Sewer, and Storm Drains Necessary Thereto; and Authorizing the City Attorney to Commence and Prosecute Proceedings in Eminent Domain, was presented; and the title having been read, and further reading waived by the unanimous consent of Councilmembers present, was adopted.

ZONING CASE R-14-878 - 3673 ARLINGTON - APPEAL - CONTINUED
3:00 P.M.--Hearing was called on the appeal of D. B. and Kazuko Buhrmester from the decision of the City Planning Commission in denying the request of Dorothy H. Miller to place the approximately .16 acre of land at 3673 Arlington Avenue, developed with a residence, situated on the northerly side of Arlington Avenue westerly of Yellowstone Drive, in Zone RO and remove the same from Zone R-1-65; with the City Council to also consider supplementing the requested zoning with Zones S and X, Zoning Case R-14-878. As heretofore directed by the City Council, the minutes of the City Planning Commission pertaining to this case are on file and are a part of the evidence submitted at this hearing, whether or not any portion thereof is read or discussed. The communication from the

9-22
3 PM

July 21, 1987

	COUNCILMEMBERS: LOVERIDGE	CLARKE	MAINSTIELD	BOWERS	RENCK	DIGATI	PETERSON
WARDS	1	2	3	4	5	6	7

CITY MANAGER

REQUEST FOR PROPOSALS - PERFORMING ARTS CENTER STUDY - REFERRED TO COMMITTEE
A written report was submitted from the City Manager and the Assistant City Manager recommending that the City Council (1) approve the final Request for Proposal and authorize the solicitation of proposals to prepare a performing arts center study; and (2) appoint a panel to review the submitted proposals and make recommendations to the City Council. Following a brief discussion, Recommendation (1) was approved as presented; and the City Council Governmental Affairs Committee was requested to nominate a proposed panel to be submitted to the City Council for approval.

Motion		X					
Second						X	
All Ayes							

CITY CLERK

REQUEST FOR EVENING HEARING - TRACT MAP 22527 - BRADLEY AND GOLDEN STAR
A written report was submitted from the City Clerk advising that a request had been received for an evening public hearing for Tract Map 22527, the proposal to divide approximately 20.5 acres of land into approximately 48 lots for residential purposes, located on the northerly side of Bradley Street (extended) and both sides of Golden Star Avenue (extended), in Zone R-1-130. Following a brief discussion, the hearing was set for August 4, 1987, at 6:30 p.m.

Motion					X		
Second		X					
All Ayes							

CITY COUNCIL

A.I.D.S. EPIDEMIC - REFERRED TO COMMITTEE
In consideration of the recommendation of Councilman Clarke, the City Council Governmental Affairs Committee was requested to consider the many aspects of the A.I.D.S. epidemic, including a possible antidiscrimination ordinance, and present its recommendations to the City Council.

Motion		X					
Second			X				
All Ayes							

ANNOUNCEMENTS REGARDING CITY COUNCIL COMMITTEE MEETINGS
The following announcements were made regarding City Council standing committee meetings: The Governmental Affairs Committee will hold its regular meeting this date during the noon recess, in the City Council Board Room. The regular meeting of the Public Safety Committee will be held on Friday, July 24, 1987, at 12 noon, in the City Council Board Room. The Utility Services/Land Use/Energy Development Committee will meet on Thursday, July 30, 1987, at 2 p.m., in the City Council Board Room. The regular meeting of the Finance Committee will be held on Monday, August 3, 1987, at 3:30 p.m., in the Seventh Floor Conference Room. The Governmental Affairs Committee will hold its regular meeting on Tuesday, August 4, 1987, at 12 noon, in the City Council Board Room.

RECESS FOR PARKING AUTHORITY, INDUSTRIAL DEVELOPMENT AUTHORITY AND ECONOMIC DEVELOPMENT AUTHORITY
The City Council recessed for the purpose of sitting as the Parking Authority, the Industrial Development Authority and the Economic Development Authority.

There being no business to be conducted, the meetings were adjourned; and the body reconvened as the City Council of the City of Riverside.

CLOSED SESSION
Mayor Brown announced that the City Council would recess to a closed session to meet with its designated representatives regarding labor relations matters pursuant to Government Code Section 54957.6.

The Mayor and Members of the City Council recessed to the Conference Room adjoining the Council Chamber.

RECESS
At 12:45 p.m., following completion of the closed session, the City Council recessed; and reconvened at 1:30 p.m., with all Members present except Councilman Clarke, who was excused to attend the League of California Cities Mayors' and Councilmen's Forum; and with Mayor Pro Tempore Bowers presiding in the absence of Mayor Brown.

		A					X

PUBLIC HEARINGS BEFORE THE CITY COUNCIL AT 1:30 P.M.

James D. Ward, Thompson & Colegate, P.O. Box 1299 (02)

FURTHER HEARING - DESIGNATION OF PRESERVATION DISTRICT - PROSPECT PLACE AREA - APPEAL - CONTINUED
1:30 P.M.--Further hearing was called on the appeal of T & C Building of the decision of the Cultural Heritage Board in designating the Prospect Place area, generally bounded by

Gary L. McGavin, Chairman, Cultural Heritage Board, 5625 Mag. Ave. (06)

July 21, 1987

		COUNCILMEMBERS						
		LOVERIDGE	CLARKE	MANSFIELD	BOWERS	RENCK	DIGATI	PETERSON
	WARDS	1	2	3	4	5	6	7
Fourteenth Street, Orange Grove Avenue, Prospect Avenue and Main Street, as a Preservation District. The hearing had been continued from time to time since November 25, 1986, when it was referred to the City Council Utility Services/Land Use/Energy Development Committee to meet with interested property owners, inspect the structures included in the proposed District, and review the traffic study being done for the Riverside Community College area. In consideration of the recommendation of the Committee, the hearing was further continued to September 22, 1987, at 3 p.m., to allow time for the study to be reviewed and evaluated.	Motion	X						
	Second					X		
	All Ayes							
FURTHER HEARING - ZONING CASE R-74-856 - 2037 IOWA - APPEAL - CONTINUED 1:30 P.M.—Further hearing was called on the appeal of Robert K. McKernan, McKernan & Associates, on behalf of The Westway Group, Inc., relative to the failure of the City Planning Commission to take either negative or affirmative action regarding their request to place the approximately 6.5 acres of land at 2037 Iowa Avenue, developed with a residence and accessory buildings, situated on the westerly side of Iowa Avenue northerly of Spruce Street, in Zones MP-BP and remove the same from Zone MP, Zoning Case R-74-856. The hearing had been continued from time to time since March 25, 1986. In consideration of the recommendation of the staff, the hearing was further continued to December 15, 1987, at 1:30 p.m., pending completion and adoption of the Hunter Industrial Park Specific Plan.	Motion	X						
	Second			X				
	All Ayes							
FURTHER HEARING - ZONING CASE C-31-867 - 2285 SIXTH - APPEAL GRANTED IN PART - REVISED DESIGN 1:30 P.M.—Further hearing was called on the appeal of David S. Bail, Assistant Superintendent-Business, Riverside Unified School District, of certain of the conditions of approval by the City Planning Commission of their request for a conditional use permit to establish an approximately 40-space parking lot on approximately .4 vacant acre of land at 2285 Sixth Street, situated on the northeasterly corner of Sixth Street and Eucalyptus Avenue, in Zone R-1-65, Zoning Case C-31-867. This lot is intended to replace parking on the adjacent Longfellow School site which will be used for portable classrooms. The hearing had been previously continued and referred to the City Council Utility Services/Land Use/Energy Development Committee. A written report was submitted from the Land Use Committee recommending that the City Council approve the applicant's revised design and the conditional use permit subject to the pertinent conditions as previously recommended by the Planning Commission. No one was present wishing to speak on the matter. No written protests were presented. Following a brief discussion, the public hearing was officially closed. The City Council granted the appeal in part by approving the applicant's revised design and the conditional use permit, subject to the applicable conditions as previously recommended by the Planning Commission; determined that the conditional use permit will not have a significant adverse environmental effect; and adopted the staff report and the environmental assessment as findings.	Motion	X						
	Second						X	
	All Ayes							
AMENDMENT TO THE LAND USE ELEMENT AND ARLINGTON HEIGHTS PLAN OF THE GENERAL PLAN - CASE GP-33-867 - NORTH OF BRADLEY EAST OF GOLDEN STAR 1:30 P.M.—Hearing was called on the request of The Manning Company, Case GP-33-867, to amend the Land Use Element and Arlington Heights Plan of the City of Riverside General Plan by deleting the existing Very Low Density-B Residential (average 0.5 dwelling unit per acre) land use designation from approximately 10.0 vacant acres of land situated north of Bradley Street approximately 760 feet east of Golden Star Avenue and placing this property in the Very Low Density-A Residential (average 1.5 dwelling units per acre) land use designation or other land use designations deemed more appropriate by the City Council. As heretofore directed by the City Council, the minutes of the City Planning Commission and the Environmental Protection Commission pertaining to this case are on file and are a part of the evidence submitted at this hearing, whether or not any portion thereof is read or discussed. The communication from the City Planning Commission stated that the Commission, by a vote of 7 ayes to 0 noes, approved the Very Low Density-A Residential designation, and requested that the City Council be advised that the arroyo is an environmentally-sensitive area. The communication from the Environmental Protection Commission advised that the Commission, by a vote of 10 ayes to 0 noes, determined that approval of the Very Low Density-A Residential land use designation would not have a significant adverse effect on the environment. The Planning Director presented departmental recommendations, together with maps of the area. No one was present wishing to speak on the matter. No written protests were presented. Following a brief discussion, the hearing was officially closed. It was determined that the General Plan amendment would not have a significant adverse environmental effect; and the staff report and the environmental assessment were adopted as findings. The proposed General Plan amendment was approved, deleting the existing Very Low Density-B Residential land use designation on the subject property, and placing it in the Very Low Density-A Residential land use designation; and the City Attorney was requested to prepare the appropriate resolution for adoption.	Motion				X			
	Second	X						
	All Ayes							

COUNCILMEMBERS: LOVERIDGE, CLARKE, MANSFIELD, BOWERS, RENCK, DIGATI, PETERSON

WARDS: 1, 2, 3, 4, 5, 6, 7

conditions the staff alternate to the request of Jacques Yeager for an industrial plot plan consisting of an approximately 33,000-square-foot building, parking and outdoor storage of vehicles on approximately 79.6 acres of land in the 6100-6500 blocks of Fremont Street, developed with an existing industrial building, parking area and vacant land, situated on the easterly and westerly sides of Fremont Street, the northerly side of Central Avenue and the southerly side of Mountain View Avenue. The initial development would encompass about 24 acres. The applicant proposes to establish an automobile wholesaling business which is expected to include large-scale weekly auctions. Automobile wholesaling has been previously determined by the Planning Commission to be a permitted use in Zone MP. In consideration of the recommendation of Councilwoman Mansfield, the matter was set for hearing on July 7, 1987, at 7 p.m.

Motion				X				
Second			X					
All Ayes								

INTERPRETATION RE AUTOMOBILE AUCTIONS - REFERRED TO COMMITTEE

In consideration of the recommendation of Councilwoman Mansfield, the City Council requested the City Council Utility Services/Land Use/Energy Development Committee to consider the interpretation made by the Planning Commission regarding automobile auctions, Case INT-8-867, and present its recommendation to the City Council on July 7, 1987.

Motion			X					
Second				X				
All Ayes								

ANNOUNCEMENTS REGARDING CITY COUNCIL COMMITTEE MEETINGS

The following announcements were made relative to the meetings of the City Council standing committees: The Governmental Affairs Committee will meet at 12 noon, this date, in the City Council Board Room. The Finance Committee will meet on Monday, June 22, 1987, at 3:30 p.m., in the Seventh Floor Conference Room. The Recreation and Cultural Committee will meet on Wednesday, June 24, 1987, at 2 p.m., in the Mayor's Ceremonial Room.

RECESS FOR PARKING AUTHORITY, INDUSTRIAL DEVELOPMENT AUTHORITY AND ECONOMIC DEVELOPMENT AUTHORITY

The City Council recessed for the purpose of sitting as the Parking Authority, the Industrial Development Authority and the Economic Development Authority.

Following completion of business, the meetings were adjourned; and the body reconvened as the City Council of the City of Riverside.

CLOSED SESSION

Mayor Pro Tempore Digati announced that the City Council would recess to a closed session to meet with its designated representatives regarding labor relations matters pursuant to Government Code Section 54957.6.

The Members of the City Council recessed to the Conference Room adjoining the Council Chamber.

RECESS

Upon completion of the closed session, the City Council recessed; and reconvened at 1:30 p.m., with all Members present except Councilmen Bowers and Peterson, and with Mayor Pro Tempore Digati presiding in the absence of Mayor Brown.

PUBLIC HEARINGS BEFORE THE CITY COUNCIL AT 1:30 P.M.

FURTHER HEARING - DESIGNATION OF PRESERVATION DISTRICT - PROSPECT PLACE AREA - APPEAL - CONTINUED

1:30 P.M.--Further hearing was called on the appeal of T & C Building of the decision of the Cultural Heritage Board in designating the Prospect Place area, generally bounded by Fourteenth Street, Orange Grove Avenue, Prospect Avenue and Main Street, as a Preservation District. The hearing had been continued from time to time since November 25, 1986, when it was referred to the City Council Utility Services/Land Use/Energy Development Committee to meet with interested property owners and inspect the structures included in the proposed District. In consideration of the recommendation of the Committee, the hearing was further continued to July 21, 1987, at 1:30 p.m.

Motion		X						
Second						X		
All Ayes								

CASE VAC-10-867 - VACATION OF PORTION OF ALLEY NORTH OF SPRUCE AND EAST OF CHICAGO - APPROVED - RESOLUTION

1:30 P.M.--Hearing was called on Resolution No. 16467, adopted May 19, 1987, relating to the proposed vacation of a portion of a 20-foot-wide alley located approximately 275 feet north of Spruce Street and 440 feet east of Chicago Avenue, Case VAC-10-867. As heretofore directed by the City Council, the minutes of the City Planning Commission and the Environmental Protection Commission pertaining to this matter are on file and

6-16
1:30 P.M.

May 12, 1987

COUNCILMEMBERS: LOVERIDGE, CLARKE, MANSFIELD, BOWERS, RENCK, DIGATI, PETERSON

WARDS: 1 2 3 4 5 6 7

WRITTEN COMMUNICATION

NEW TRASH RECEPTACLES - SUPPLEMENTAL BUDGET
A communication was presented from the Beautification Committee and the Clean Community Subcommittee of the Greater Riverside Chambers of Commerce recommending that the City add to the supplemental budget of the Public Works Department, Streets Division, sufficient funds to purchase 100 trash receptacles of the type described in the communication for placement at bus stops and other locations in the street right-of-way. Mr. Bob Stewart, Chairman of the Beautification Committee, spoke in support of the recommendation. Following discussion, the recommendation was approved; and the City staff was requested to place the item in the supplemental budget for consideration. Further, the City Council Governmental Affairs Committee was requested to determine what logo or name should appear on the receptacles.

Motion — X
Second — X
All Ayes

CLOSED SESSION
Mayor Pro Tempore Digati announced that the City Council would meet in closed session to consider personnel matters.

The Members of the City Council recessed to the Conference Room adjoining the Council Chambers.

RECESS
At 12 noon, upon completion of the closed session, the City Council recessed for lunch, and reconvened at 1:30 p.m. with all Members present except Councilman Peterson.

PUBLIC HEARINGS BEFORE THE CITY COUNCIL AT 1:30 P.M.

James D. Ward, Thompson and Colegate, P.O. Box 1299 (02)

Doug L. McDavis, Chmn., Cultural Heritage Board, 5625 Mag. Ave. (06)

FURTHER HEARING - DESIGNATION OF PRESERVATION DISTRICT - PROSPECT PLACE AREA - APPEAL - CONTINUED
1:30 P.M.--Further hearing was called on the appeal of T & C Building of the decision of the Cultural Heritage Board in designating the Prospect Place area, generally bounded by Fourteenth Street, Orange Grove Avenue, Prospect Avenue and Main Street, as a Preservation District. The hearing had been continued from time to time since November 25, 1986, when it was referred to the City Council Utility Services/Land Use/Energy Development Committee to meet with interested property owners and inspect the structures included in the proposed District. In consideration of the recommendation of the Committee, the hearing was further continued to June 16, 1987, at 1:30 p.m., to allow time for completion and review of the traffic study for the Riverside Community College area.

Motion — X
Second — X
All Ayes

FURTHER HEARING - PROPOSED AMENDMENT TO THE LAND USE ELEMENT AND NORTHSIDE COMMUNITY PLAN OF THE GENERAL PLAN (CASE GP-47-845) AND ZONING CASE R-82-845 - TERMINUS OF BUBBLING WELLS BETWEEN SANTA ANA RIVER AND FAIRMOUNT PARK - CONTINUED
1:30 P.M.--Further hearing was called on the proposal of Tavaglione Construction/Albert A. Webb Associates to (1) amend the Land Use Element and Northside Community Plan of the City of Riverside General Plan by deleting the planned Park designation from approximately 20.65 acres of land, situated at the terminus of Bubbling Wells Road between the Santa Ana River and Fairmount Park, and redesignating this property to the Medium Low Density Residential (average four dwelling units per acre) land use designation or other land use designations deemed more appropriate by the City Council, Case GP-47-845; and (2) place the above-described property in Zone R-1-65 and remove the same from Zone O, Zoning Case R-82-845. The hearing had been continued from July 23, 1985, when the City Council denied the appeal of Wayne Ewing, Albert A. Webb Associates, on behalf of Tavaglione Construction, and upheld the decision of the Environmental Protection Commission that a full Environmental Impact Report be prepared. The hearing has been continued from time to time awaiting submission of the Environmental Impact Report by the applicant and its review by the Environmental Protection Commission. A supplemental report dated May 12, 1987, was submitted by the Planning Department, recommending that the City Council further continue the hearing until the meeting of August 4, 1987, pending Environmental Protection Commission review of and recommendations on the draft EIR. Accordingly, the hearing was continued to August 4, 1987, at 1:30 p.m.

Motion — X
Second — X
All Ayes

ZONING CASE R-53-867 - COLE (EXTENDED) NORTHERLY OF COTTONWOOD AND ALESSANDRO - REZONING - ORDINANCE INTRODUCED
1:30 P.M.--Hearing was called on the proposal of Gibbs Realty Company, Zoning Case R-53-867, to place the approximately ten vacant hilly acres of land situated on the northerly side of Cole Avenue (extended) northerly of Cottonwood Avenue and Alessandro Boulevard in Zone R-1-100 and remove the same from Zone RA. As heretofore directed by

5-12
1:30 p.m.

April 21, 1987

		COUNCILMEMBERS						
	WARDS	LOVERIDGE 1	CLARKE 2	MANSFIELD 3	BOWERS 4	RENCK 5	DIGATI 6	PETERSON 7
It was the decision of the City Council not to support holding tanks for areas annexed since 1968 as a policy.	Motion	X						
	Second					X		
	All Ayes							
The City Council referred the Mission Grove project and a possible development agreement to the City Council Utility Services/Land Use/Energy Development Committee for a report within 30 days.	Motion	X						
	Second					X		
	All Ayes							
STUDY FOR JOINT FUNDING OF MUSEUM ACTIVITIES A written communication was submitted from Councilman Loveridge recommending that (1) the City join the County of Riverside to fund a feasibility study designed to make recommendations as to how the City and County might integrate, fund and manage Museum activities; and (2) the City Council refer the matter to a committee consisting of Supervisor Younglove, County Park Director Romero, Councilman Loveridge, City Park and Recreation Director Bachman, and Mr. Tom Patterson to determine cost and more finite parameters and report to the City Council and County Board of Supervisors for final concurrence by May 5, 1987. Following discussion, the City Council approved the recommendations, with Historic Resources Director Dougall being appointed in the place of the City Park and Recreation Director and Chairman William Jones of the City Museum Board appointed as an additional committee member.	Motion	X						
	Second		X					
	All Ayes							
RECESS FOR PARKING AUTHORITY, INDUSTRIAL DEVELOPMENT AUTHORITY AND ECONOMIC DEVELOPMENT AUTHORITY The City Council recessed for the purpose of sitting as the Parking Authority, the Industrial Development Authority and the Economic Development Authority. There being no business to be conducted, the meetings were adjourned; and the body reconvened as the City Council of the City of Riverside.								
ANNOUNCEMENTS REGARDING CITY COUNCIL COMMITTEE MEETINGS The following announcements were made relative to the meetings of the City Council standing committees: The regular meeting of the Governmental Affairs Committee, scheduled for this date, has been cancelled. The Recreation and Cultural Committee will meet on Wednesday, April 22, 1987, at 2:30 p.m., in the Seventh Floor Conference Room. The Utility Services/Land Use/Energy Development Committee will meet on Thursday, April 23, 1987, at 3 p.m., in the Mayor's Ceremonial Room. The Public Safety Committee meeting, scheduled for April 24, 1987, has been cancelled. The Economic Development Committee will meet on Tuesday, May 5, 1987, at 7 a.m., in the Mayor's Ceremonial Room.								
CONSIDERATION OF MATTER NOT ON THE PRINTED AGENDA - MAYOR'S AUTHORIZED ABSENCE Mayor Brown advised the City Council that he will be undergoing surgery in the very near future, and requested authorization to be absent from an indefinite number of City Council meetings. The City Council found that the need to take action on the pending absence of the Mayor for surgery arose after the posting of the agenda.	Motion							X
	Second						X	
	All Ayes							
The City Council, pursuant to Section 404 of the City Charter, excused the Mayor from City Council meetings during his absence caused by surgery.	Motion							X
	Second						X	
	All Ayes							
RECESS Following completion of the morning's agenda, the City Council recessed, and reconvened at 1:30 p.m. in the Mayor's Ceremonial Room, Seventh Floor, City Hall, with all Members present except Councilman Digati.							A	
PUBLIC HEARINGS BEFORE THE CITY COUNCIL AT 1:30 P.M. Gary L. McGavin, Chmn. Cultural Heritage Bd., 5625 Magnolia Av. (06)								
(2) FURTHER HEARING - DESIGNATION OF PRESERVATION DISTRICT - PROSPECT PLACE AREA - APPEAL - CONTINUED 1:30 P.M.--Further hearing was called on the appeal of T & C Building of the decision of the Cultural Heritage Board in designating the Prospect Place area, generally bounded by Fourteenth Street, Orange Grove Avenue, Prospect Avenue and Main Street, as a Preservation District. The hearing was continued from November 25, 1986, and referred to the City Council Utility Services/Land Use/Energy Development Committee to meet with interested property owners and inspect the structures included in the proposed District. At the recommendation of the Committee, the hearing was further continued from March 3, 1987, and to this date. In consideration of the request of the City Council Utility Services/Land Use/Energy Development Committee, the hearing was further continued to May 12, 1987, at 1:30 p.m.	James D. Ward Thompson and Colegate P.O. BOX 1299 (02)							
	Motion	X						
	Second		X					
	All Ayes							

	COUNCILMEMBERS: LOVERIDGE	CLARKE	MANSFIELD	BOWERS	REINCK	DIGATI	PETERSON
WARDS	1	2	3	4	5	6	7

that unagendized issues cannot be discussed or acted on, but may be referred to staff, placed on the next week's agenda or referred to an appropriate City Council committee. Further, the Committee voted to encourage any City Councilmember submitting agenda items to provide a support statement and/or report if City Council action is required. Following a brief discussion, the recommendations were approved as presented.

Motion, Second, All Ayes — X (Bowers), X (Peterson)

ANNOUNCEMENT REGARDING CITY COUNCIL COMMITTEE MEETING
Chairman Peterson announced the regular meeting of the Governmental Affairs Committee today at 12 noon in the City Council Board Room.

LEGAL DEPARTMENT

CLOSED SESSION
Mayor Brown announced that the City Council would recess to a closed session pursuant to Government Code Section 54956.9(a) to confer with its attorney regarding pending litigation which has been initiated formally and to which the City is a party—the title of the litigation being Georgia B. Kelley v. City of Riverside, et al., Case No. 165154, Riverside County Superior Court.

The Mayor and Members of the City Council recessed to the Conference Room adjoining the Council Chamber.

The Mayor and Members of the City Council returned to the Council Chamber.

RECESS FOR PARKING AUTHORITY, INDUSTRIAL DEVELOPMENT AUTHORITY AND ECONOMIC DEVELOPMENT AUTHORITY
The City Council recessed for the purpose of sitting as the Parking Authority, the Industrial Development Authority and the Economic Development Authority.

At the conclusion of business, the meetings were adjourned; and the body reconvened as the City Council of the City of Riverside.

RECESS
At the conclusion of the morning agenda, the City Council recessed; and reconvened at 1:30 p.m., with all Members present except Councilwoman Mansfield.

PUBLIC HEARINGS BEFORE THE CITY COUNCIL AT 1:30 P.M.

FURTHER HEARING - ABATEMENT AND REMOVAL OF ABANDONED VEHICLES - 4320 ALAMO - PROCEEDINGS ABANDONED
1:30 P.M.—Further hearing was called in the matter of the proposed abatement, the assessment of the costs of removal of abandoned, wrecked, dismantled or inoperative vehicles or parts thereof, and to consider the assessment of the administrative costs and the cost of removal of the vehicles or parts thereof as a lien against the property on which said vehicles or parts thereof are located at 4320 Alamo Street. The hearing had been continued to this date to permit Ms. Kirsten Schirmer additional time in which to have the vehicles repaired or removed. Officer Walters of the Police Department advised the City Council that it appeared proper notification of the property owner had not been accomplished. Accordingly, the City Council abandoned the proceedings.

Motion, Second, All Ayes — X (Bowers), X (Peterson)

FURTHER HEARING - DESIGNATION OF PRESERVATION DISTRICT - PROSPECT PLACE AREA - APPEAL - CONTINUED
1:30 P.M.—Further hearing was called on the appeal of T & C Building of the decision of the Cultural Heritage Board in designating the Prospect Place area, generally bounded by Fourteenth Street, Orange Grove Avenue, Prospect Avenue and Main Street, as a Preservation District. The hearing was continued from November 25, 1986, when the City Council Utility Services/Land Use/Energy Development Committee was requested to meet with interested property owners, inspect the structures included in the proposed District, and present its recommendations to the City Council. In consideration of the recommendation of the Committee, the hearing was further continued to April 21, 1987, at 1:30 p.m., to allow time for the Committee to review the traffic study being done for the Riverside Community College area.

Motion, Second, All Ayes — X (Clarke), X (Mansfield)

FURTHER HEARING - ZONING CASE R-58-789 - 4012 AND 4016 VAN BUREN - TIME EXTENSION REQUEST - GRANTED
1:30 P.M.—Further hearing was called on the request of John Jordan, Albert A. Webb Associates, on behalf of Dale Sexton, for a retroactive time extension in which to complete

3-3
1:30 P.M.

January 20, 1987

	COUNCILMEMBERS						
	LOVERIDGE	CLARKE	MANSFIELD	BONNERS	RENCK	DIGATI	PETERSON
WARDS	1	2	3	4	5	6	7

PUBLIC HEARINGS BEFORE THE CITY COUNCIL AT 1:30 P.M.

FURTHER HEARING - DESIGNATION OF PRESERVATION DISTRICT - PROSPECT PLACE AREA - APPEAL - CONTINUED

James D. Ward, Thompson and Colegate P.O. Box 1299 (03)

2. (Chairman) Gary L. McHarris 5625 Magnolia Ave. (06)

1:30 P.M.--Further hearing was called on the appeal of T & C Building of the decision of the Cultural Heritage Board in designating the Prospect Place area, generally bounded by Fourteenth Street, Orange Grove Avenue, Prospect Avenue and Main Street, as a Preservation District. The hearing had been continued from November 25, 1986, when the City Council Utility Services/Land Use/Energy Development Committee was requested to meet with interested property owners, inspect the structures included in the proposed District, and present its recommendations to the City Council. In consideration of the recommendation of the Committee, the hearing was further continued to March 3, 1987, at 1:30 p.m.

Motion				X			
Second		X					
All Ayes							

CASE VAC-5-867 - VACATION OF EXCESS RIGHT-OF-WAY ALONG VIA VISTA BETWEEN RYCROFT AND CLARIDGE - APPROVED - RESOLUTION

1:30 P.M.--Hearing was called on Resolution No. 16343, adopted December 23, 1986, relating to the proposed vacation of a portion of excess right-of-way along Via Vista Drive approximately 4 feet wide by 1,152 feet long, located between Rycroft and Claridge Drives, Case VAC-5-867. As heretofore directed by the City Council, the minutes of the City Planning Commission and the Environmental Protection Commission pertaining to this matter are on file and are a part of the evidence submitted at this hearing, whether or not any portion thereof is read or discussed. The communication from the City Planning Commission stated that the Commission, by a vote of 9 ayes to 0 noes, approved the proposed vacation subject to the conditions listed in full in the communication. The communication from the Environmental Protection Commission advised that the Commission, by a vote of 9 ayes to 0 noes, determined that the proposed vacation would not have a significant adverse effect on the environment. The Planning Director presented departmental recommendations, together with maps of the area. No one was present wishing to speak on the matter. No written protests were presented. The hearing was officially closed. The vacation was approved subject to the recommended conditions; it was determined that the proposed vacation would not have a significant adverse environmental effect; and the staff report and the environmental assessment were adopted as findings. Resolution No. 16365 of the City Council of the City of Riverside, California, Making Its Findings and Determinations in the Matter of Resolution of Intention No. 16343; and Making Its Order Vacating Certain Excess Right-of-Way Along Via Vista Drive Between Rycroft and Claridge Drives, was presented; and the title having been read, and further reading waived by the unanimous consent of Councilmembers present, was adopted; and the City Clerk was instructed that the resolution of vacation is not to be recorded until the conditions have been satisfied.

Motion					X		
Second			X				
All Ayes							

TRACT 20312-1 APPROVAL - SOUTHERLY SIDE OF VIA VISTA BETWEEN RYCROFT AND CANYON CREST

The Letter of Credit from Provident Federal Savings Bank, in the amounts of $1,774,800 to secure performance of Agreement for Construction of Improvements and $887,400 for labor and materials; together with the Agreement of Via Vista Associates, Ltd., guaranteeing the completion of streets, curbs, gutters, and all other improvements described on the Final Map of Tract 20312-1, located on the southerly side of Via Vista Drive between Rycroft Street and Canyon Crest Drive, were approved and accepted.

Motion					X		
Second			X				
All Ayes							

Resolution No. 16366 of the City Council of the City of Riverside, California, Accepting the Official Map of Tract 20312-1, consisting of five sheets, being a subdivision of a portion of Blocks 3 and 4, and a portion of Iowa Avenue, Olive Ridge Road and Lilac Street, all being vacated, all being in Olive Heights as shown by map on file in Book 5 of Maps at Page 163 thereof, Records of Riverside County, California; also a portion of Parcel 2 of Parcel Map 8335 as shown by map on file in Book 35 of Parcel Maps at Pages 9 and 10 thereof, Records of Riverside County, California - in Section 6, T.3 S., R.4 W., S.B.M.; together with the streets and easements as shown thereon; together with any variances as to lot area, building area or yard requirements approved by the Planning Commission; and authorizing the City Clerk to attest said Map, was presented; and the title having been read, and further reading waived by the unanimous consent of Councilmembers present, was adopted; and the City Clerk was instructed that the tract map is not to be released without the accompanying Covenant and Agreement and letter of instruction from the Legal Department.

Motion					X		
Second		X					
All Ayes							

ACCEPTING BARRIER STRIPS - TRACT 20312-1 - MILLWOOD, CANYON CREST AND MILLBRAE - RESOLUTION ADOPTED

Concurrent with approval of Tract 20312-1, Resolution No. 16367 of the City Council of the City of Riverside, California, Accepting Certain One-Foot Barrier Strips Within

	COUNCILMEMBERS: LOVERIDGE	CLARKE	MANSFIELD	BOWERS	PENICK	DIGATI	PETERSON
	WARDS: 1	2	3	4	5	6	7

(1) include a requirement that it be subject to formal City Council review at a public hearing; and (2) also reflect provision for horse trails. Further, the City Council determined that changing the zoning from Zone RC to Zones R-1-100 and R-1-80, as shown on Exhibit A presented with the revised request, and subject to the applicable conditions, would not have a significant adverse effect on the environment; the Planning Department was requested to publish the necessary notice of negative declaration; and the hearing was continued to December 23, 1986, at 3 p.m.

Motion					X		
Second				X			
All Ayes							

DESIGNATION OF PRESERVATION DISTRICT - PROSPECT PLACE AREA - APPEAL - CONTINUED

7:00 P.M.--Hearing was called on the appeal of T & C Building of the decision of the Cultural Heritage Board in designating the Prospect Place area, generally bounded by Fourteenth Street, Orange Grove Avenue, Prospect Avenue and Main Street, as a Preservation District. A written report was submitted from the City Manager and the Historic Resources Director recommending that the City Council determine whether it wishes to affirm, reverse or modify the Cultural Heritage Board's designation of the Prospect Place Historic District. As heretofore directed by the City Council, the minutes of the Cultural Heritage Board pertaining to this case are on file and are a part of the evidence submitted at this hearing, whether or not any portion thereof is read or discussed. The minutes of the Cultural Heritage Board pertaining to this matter stated that the Board had adopted the resolution designating the area generally bounded by Fourteenth Street, Orange Grove Street, Main Street and Olivewood Avenue, and more specifically identified by the map attached to the resolution, as Historic District No. 2, the Prospect Place Historic District, by a vote of 4 ayes, 1 no, and 1 abstention. Historic Resources Director Dougall briefly outlined the procedure followed by the Cultural Heritage Board in reaching its decision, and answered questions from the City Council. Mr. James D. Ward, attorney representing T & C Building, spoke in support of the appeal--requesting that the Historic District not be established or that his company's property be excluded. Others present spoke in support and in opposition to establishment of the District. Following discussion, the public hearing was continued to January 20, 1987, at 1:30 p.m.; and the City Council Utility Services/Land Use/Energy Development Committee was requested to meet with interested property owners, inspect the structures included in the proposed District, and present its recommendations to the City Council.

Motion					X		
Second			X				
All Ayes							

Councilman Peterson was excused at this time.

							A

CITY MANAGER

CANYON SPRINGS PLAZA - SEWER CAPACITY - REFERRED TO COMMITTEE

A written report was submitted from the City Manager and the Assistant City Manager-Development recommending that the City Council authorize the purchase of sewer capacity in the amount of 79,550 gallons per day for the Canyon Springs project with the understanding that the capacity will be borrowed by the Edgemont Community Services District to provide capacity for the Canyon Springs Plaza project, subject to the agreement of all three parties. Following a brief discussion, the matter was referred to the City Council Utility Services/Land Use/Energy Development Committee for study and recommendation to the City Council.

Motion				X			
Second					X		
All Ayes							

SEWER ALLOCATIONS - MULTIFAMILY

A written report was submitted from the City Manager and the Assistant City Manager-Development recommending that the City Council request the Legal Department to prepare the necessary amendment to the Sewer Allocation Ordinance to provide 14 additional sewer connections in the multifamily category for the 1986 calendar year. Following a brief discussion, the recommendation was approved as presented.

Motion			X				
Second				X			
All Ayes							

SOLID WASTE RATES - LANDFILL COST INCREASE - RESOLUTIONS

A written report was submitted from the City Manager and the Assistant City Manager-Development recommending that the City Council (1) adopt the appropriate resolutions to increase the gate fees for all private contract refuse haulers by 21.4 percent, effective January 1, 1987; (2) adopt the necessary resolution amending the City residential rates, as outlined in the report, to be effective with billings rendered after January 1, 1987; and (3) authorize the insertion of a utility bill stuffer advising all customers of these increases on the next billing cycle. Following discussion, the recommendations were approved as presented, except that it was determined City residential rates would be increased by 30 cents a month for all levels of service; and

Resolution No. 16313 of the City Council of the City of Riverside, California, Establishing Monthly Residential, Commercial and Industrial Refuse Collection Rates to

11-25 7 p.m.

COUNCILMEMBERS: LOVERIDGE, CLARKE, MANSFIELD, BOWERS, RENCK, DIGATI, PETERSON

WARDS: 1, 2, 3, 4, 5, 6, 7

interior lighted price sign where only unlighted price signs are permitted. A variance to permit a smaller secondary freestanding identification sign was previously approved in 1971. It was determined that the City Council would set the matter for public hearing on December 2, 1986, at 1:30 p.m.

Motion		X					
Second			X				
All Ayes							

PERSONAL APPEARANCE

ELMER N. MARSHALL, JR. - YOUTH ADVISORY COUNCIL - REFERRED TO STAFF AND COMMITTEE
Mr. Elmer N. Marshall, Jr., appeared relative to a proposal to establish a Youth Advisory Council; and also requested a Charter amendment to change the name of the Park and Recreation Commission to Park, Recreation and Youth Activities Commission. Following discussion, the City Council referred the proposal to the City Manager, the City Attorney and the City Council Governmental Affairs Committee for consideration and recommendations to the City Council.

Motion						X	
Second			X				
All Ayes							

CITY MANAGER

PILOT PROGRAM - LEARN NOT TO BURN - FUND TRANSFER
A written report was submitted from the City Manager and the Fire Chief recommending that the City Council (1) approve the implementation of the National Fire Protection Association's Learn Not to Burn school curriculum starting in February, 1987, as a pilot program in the Alvord Unified School District; (2) request a final report detailing the results of the pilot program; and (3) approve the transfer of $3,000 from the General Fund Contingency Reserve Account to the appropriate Fire Department account. Mrs. Joan Breeding, Public Education Specialist, discussed the proposed program and answered questions from the City Council. Following discussion, the recommendations were approved as presented.

Motion			X				
Second				X			
All Ayes							

CITY COUNCIL

ANNOUNCEMENTS REGARDING CITY COUNCIL COMMITTEE MEETINGS
The following announcements were made relative to meetings of the City Council standing committees: The Governmental Affairs Committee will meet this date, at 12 noon, in the City Council Board Room. The meeting of the Transportation Committee, scheduled for November 13, 1986, has been cancelled for lack of business. The Utility Services/Land Use/Energy Development Committee will meet on Thursday, November 13, 1986, at 2 p.m., in the City Council Board Room. The Finance Committee will hold its regular meeting on Monday, November 17, 1986, at 3:30 p.m., in the Seventh Floor Conference Room. The regular meeting of the Economic Development Committee will be held on Tuesday, November 18, 1986, at 7 a.m., in the Mayor's Ceremonial Room. The Governmental Affairs Committee will hold its regular meeting on Tuesday, November 18, 1986, at 12 noon, in the City Council Board Room.

CONSIDERATION OF MATTERS NOT ON THE PRINTED AGENDA

CULTURAL DEVELOPMENT FEE - CONTINUED
A written report was submitted from Chairman Clarke of the City Council Recreation and Cultural Committee presenting the Committee's recommendation that the City Council set a public hearing for December 9, 1986, at 7 p.m., to discuss the adoption of a Cultural Development Fee. The City Attorney requested an opportunity to discuss the matter with the Committee prior to the hearing being set. Accordingly, the matter was continued until after the City Attorney has met with the Recreation and Cultural Committee.

Motion			X				
Second	X						
All Ayes							

REMOVAL OF CAMPAIGN SIGNS
Without formal motion, the City Council complimented Councilman Digati on his efforts to remove his campaign signs; and requested the City Manager and the City Attorney to take all appropriate actions to encourage other candidates to do the same.

oral

APPEAL OF PROSPECT PLACE HISTORIC DISTRICT - TIME OF HEARING
In consideration of the recommendation of Councilman Loveridge, the City Council set the hearing on the appeal of the Prospect Place Historic District for November 25, 1986, at 7 p.m.

Motion	X						
Second					X		
All Ayes							

STREET TREE REMOVAL
Councilman Renck warned the staff of a tree broker who is offering to remove City-owned street trees at no cost to the homeowner, in violation of City regulations.

Letter of Appeal

(a)

THOMPSON & COLEGATE

ATTORNEYS AT LAW

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

3610 FOURTEENTH STREET

P. O. BOX 1299

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(1906-1960)

JAMES M. WORTZ
OF COUNSEL

R. H. MATHESON, JR.
OFFICE ADMINISTRATOR

FAX (714) 781-4012

REPLY
ATTENTION:

October 30, 1986

City of Riverside
Cultural Heritage Board
3720 Orange Street
Riverside, CA 92501

Attention: Mr. Alan Curl
Administrative Curator

Gentlemen:

I am writing to formally request an appeal from the action of the Cultural Heritage Board taken on October 15, 1986, as it applied to the proposed Prospect Place Historic District.

After careful review of the minutes of the above meeting and being a landowner within the designated district, there are many objections to this designation. It is not popular with the landowners and those in favor of the district do not appear to be landowners. Visual inspection of the area certainly supports the position that such a designation is "too late." There are several structures within the area that are indeed historic homes but commercial and industrial encroachment has already precluded such an action by the board.

For the above reasons, it is respectfully requested that this letter constitute an appeal of the Cultural Heritage Board action and that this matter be referred to the City Council for further hearings.

Robert H. Matheson, Jr.
for T & C BUILDING

RHM:la

Copies: CC
Press

CITY OF Riverside CULTURAL HERITAGE BOARD • 3720 Orange Street • Riverside, California 92501
714/787-7273

RECEIVED
NOV 5 - 1986
Alice A. [illegible]
CITY CLERK

November 3, 1986

Honorable Mayor and City Council:

Attached please find a letter from Robert H. Matheson, Jr. --representing Thompson & Colgate, Attorneys At Law--appealing the Cultural Heritage Board's designation of the Prospect Place Historic District. Please also find documentation relevant to the Board's deliberation of this nomination, culminating in a 10/15/86 public hearing.

Although I was unable to attend the 10/15/86 public hearing, I am in absolute agreement with the Board's action. As documented in this appeal packet, the Cultural Heritage Board seriously considered its charge in terms of the responsibilities outlined in the City's Cultural Resources Ordinance as well as in recognition of the commercial encroachment surrounding the nominated district.

I think that you will find the Board's decision in this case to be well-reasoned. As Mr. Matheson concedes, the designated area is one of historic homes and one which--in the opinion of the Cultural Heritage Board--can be eventually integrated into its commercial surroundings through the adaptive re-use of these homes.

The serious consideration that the Cultural Heritage Board demonstrated in reaching a decision is emphasized by its unanimous motion to review the impact of its designation in two years, at its October 1988 meeting. The Cultural Heritage Board is confident that the Prospect Place Historic District can be fully incorporated within the future of downtown while retaining its historic character. The Board's willingness to closely and publicly scrutinize the success of this process demonstrates sincere concern that property owners--and the City in general--benefit from the historic district designation.

I urge the City Council to not only support the Cultural Heritage Board's designation of the Prospect Place Historic District, but to also join the Board in monitoring the effects of the designation to insure that it benefits owners, residents, and the citizenry as a whole.

Sincerely,

Gary McGavin
Chairman

r.

Resolution Designating Prospect
Place Historic District

A Resolution of the Cultural Heritage Board of the City of Riverside, California, Designating Historic District #2

WHEREAS the Cultural Heritage Board has considered the historic residential architecture concentrated within the area generally bounded by Fourteenth Street, Orange Grove Street, Main Street, and Olivewood Avenue; and

WHEREAS the Cultural Heritage Board has recognized this area as one of the oldest residential neighborhoods in the city; and

WHEREAS residents and property owners have petitioned the Cultural Heritage Board to designate this area a Historic District; and

WHEREAS the Cultural Heritage Board has identified the boundaries of a Prospect Place Historic District as depicted on the attached map;

~~THEREFORE BE IT RESOLVED by the Cultural Heritage Board~~ that the area, as depicted by the boundaries on the attached map, and including all properties and structures located within those boundaries, be designated as Historic District #2, the Prospect Place Historic District, of the City of Riverside, California.

BE IT FURTHER RESOLVED that this designation includes the exterior surfaces of all structures as visible from any public thoroughfare, exclusive of paint color and of any minor maintenance projects not requiring a City building permit.

BE IT FURTHER RESOLVED that this designation explicitly includes all street trees and essential landscape patterns (meaning the continued emphasis upon grass, trees, shrubs, and flowers) as visible from any public thoroughfare.

BE IT FURTHER RESOLVED that this designation explicitly includes all streetlighting throughout the District.

ADOPTED by the Cultural Heritage Board of the City of Riverside, California, and signed by its Chairman and attested by its Secretary this 15th day of October, 1986.

Kenneth E. Stacey

Acting Chairman of the Cultural Heritage Board

ATTESTED:

Kathryn M. Maddox

Acting Secretary of the Cultural Heritage Board

I, Kathryn Maddox, Acting Secretary of the Cultural Heritage Board of the City of Riverside, California, hereby certify that the foregoing resolution was duly and regularly introduced by the Cultural Heritage Board of the City of Riverside at its meeting held on the 15th day of October, 1986, by the following vote, to wit:

Ayes: Maddox, Tobin, Pillitter, Anderson

Noes: Stacey

Abstain: Savage

Absent: McGavin, Vanderzyl, Chance

IN WITNESS WHEREOF I have set my hand this 15th day of October, 1986.

Kathryn M. Maddox

Acting Secretary of the Cultural Heritage Board

r.

Petition Nominating
Prospect Place Historic District

RS
D
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& TRAILERS

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CLASSIC CARS
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FOR SALE

115–Notices—Clubs & Organizations

IMPORTANT

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for errors the first day it appears. The Press-Enterprise assumes no responsibility after the first insertion.

If you are placing an ad, correcting one or canceling one, PLEASE check your ad! All claims for adjustment must be made within 15 days after expiration of ad.

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1. GUNS and/or ammunition are not to be advertised as available through mail order chanels.
2. GUNS and/or ammunition are not to be advertised by private parties. In essence, gun advertising is acceptable only when placed by responsible retail firms or by the manufacturer. The advertising of hand guns is unacceptable.
3. COPY and/or illustrations of all gun advertising are subject to the approval of the Press-Enterprise department managers.

115–Notices—Clubs & Organizations

NOTICE

NOTICE IS HEREBY GIVEN that copies of the proposed Amendments to the City Charter of the City of Riverside to be submitted to the electors of the City at the Special Municipal Election to be held in said City on November 4, 1986, which election is consolidated with the Statewide Election to be held on the same date, may be had upon application therefor at the office of the City Clerk in the City Hall, 3900 Main Street.

ALICE A. HARE
City Clerk of the
City of Riverside, California

HOLIDAY BAZAAR

5801 Chicago, Riverside
Sat., Oct. 4, 9 - 5
Luncheon 11:30 - 2. $3.50 donation

115–Notices—Clubs & Organizations

PUBLIC NOTICE

On 10/15/86, the Cultural Heritage Board of the City of Riverside will conduct a Public Hearing to consider the nomination of that neighborhood generally bounded by 14th, Orange Grove, Prospect, and Main as a Historic District of the City of Riverside. The Public Hearing will take place in the small auditorium of the Riverside Municipal Museum, 3720 Orange Street, at 7:00 PM.

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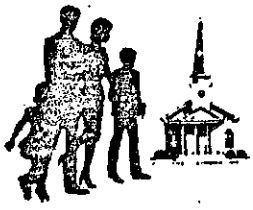

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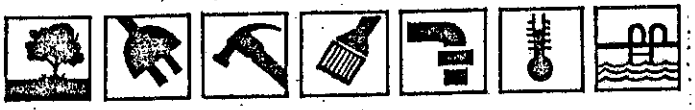

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We, the undersigned, request that the Cultural Heritage Board initiate proceedings as soon as possible to establish a thematic district in the area identified as the Twogood Orange Grove Tract by Riverside's Downtown Historic Preservation Study for the following reasons:

Implementation of the thematic district as recommended by the study has been given a lower priority than other proposed historic districts.

The area suddenly is threatened with the wholesale destruction through demolition of distinctive structures representative of architural styles used in the city's early history.

The undersigned believe that a thematic district would help to stabilize the area and possibly save historic architectural resources that might otherwise be lost.

Norman Cantrell	4481 main st.
[illegible] Kurath	4481 Main
David Brigman	4481 Main Riverside Cal.
[illegible]	3685-15th Rw Ca 92501
[illegible]	4586 Olivewood Avenue
[illegible] C. [illegible]	4386 [illegible] 92501
[illegible]	4586 [illegible] 92501

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NAME	ADDRESS
Judy A. Morrison	4525 ORANGE ST. RIV. CALIF 92501
Jim Morrison	4525 Orange St. RIV 01
[illegible]	4493 Orange St. Riv. Ca. 92501 owner
[illegible]	4493 Orange St. Riv. CA 92501 owner
[illegible]	3620 15th ST Riv. Cal 92501
[illegible]	~~3501~~ 4509 & 4539 Main St. Riv Ca 92501
[illegible]	408 A Mare Ave Riverside Calif 92507
[illegible]	3155 - 15th St Riverside Ca. 92501
[illegible]	[illegible]

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[illegible]	4493 Orange Riverside Ca 92501
[illegible]	4493 Orange Riv. Ca 92501
[illegible]	3643 15th Riverside 92501
[illegible]	4478 Orange
[illegible]	4489 Orange
[illegible]	550 Massachusetts Ave. Riverside 92507
[illegible]	4522 Orange Riverside 92501
[illegible]	3641 - 15th Street - Riverside
[illegible]	3682 - 15th Str. 4A Riv. Ca
[illegible]	4536 [illegible] Riverside 92501
[illegible]	4483 - Orange St Riverside 92501
[illegible]	4480 - Orange St Riverside 92501
[illegible]	4480 Orange St Riverside 92501
[illegible]	4489 Orange St Riv. 92501

Cultural Heritage Board
Minutes

House, 3451 Prospect Avenue. At Stacey's request, staff read aloud the committee's report to the City Council.

Stacey suggested that he and Maddox--being the Board members most closely associated with the relocation program--act as a committee to draft a permanent historic structures relocation policy to be suggested to the City Council. He advised that this draft could be available for review at the Board's 11/19/86 meeting.

Staff advised that interest in the program--partly fueled by a recent interview with radio station KFWB--remains high.

Vice-Chairman Vanderzyl appointed Stacey and Maddox as a committee to prepare, in draft form, a permanent historic structures relocation program to suggest to the City Council.

DISCUSSION OF PROPOSED PROSPECT PLACE HISTORIC DISTRICT

At the suggestion of Savage, it was the consensus of the Boad to discuss the proposed Prospect Place Historic District.

Vice-Chairman Vanderzyl, advising that neither he nor Chairman McGavin, will be able to attend this date's public hearing on the District nomination, appointed Stacey to chair this session.

Savage said that she has received several telephone calls in opposition to the proposed historic district. She said that she feels that a designation might be both unpopular with property owners and ultimately futile in preserving the neighborhood's historic character.

Stacey and Vice-Chairman Vanderzyl urged Board members to listen carefully to opinions stated at the public hearing, to search their consciences, and to state their opinions with candor.

Stacey said that the nominated neighborhood is already in transition from its historic character and suggested that the individual designation, and perhaps, relocation of key structures might be an alternative to a historic district. Savage asked Maddox for her opinion. Maddox said that most worthy structures could be relocated but that others--notably the H. L. A. Jekel stone house at 3563 Prospect--would not survive a conventional move.

Vice-Chairman Vanderzyl stated his concern that, despite support from the vast majority affected, the Mount Rubidoux Historic District designation was overturned by the City Council. He said that this district would be harder to defend in the event of an appeal.

Anderson said that, in touring the neighborhood, she rated structures--in terms of both maintenance and district compatibility--on a scale ranging from "depressed" to "excellent". She advised that she found only one "depressed" structure and that most were either "good" or "excellent". She suggested that these results demonstrate a sensitivity on the parts of owners and residents. Maddox advised that most of the current residences could be ideal for adaptive re-use.

RECESS

Vice-Chairman Vanderzyl recessed the meeting to 7:00 p.m. at the Riverside Municipal Museum.

CALL TO ORDER

Acting Chairman Stacey called the meeting back to order--with him, Savage, Maddox, Pillitter, and Anderson in attendance --at 7:04 p.m.

PUBLIC HEARING: PROPOSED PROSPECT PLACE HISTORIC DISTRICT

MOTION: Savage moved that the public hearing to consider the proposed Prospect Place Historic District be opened.

Maddox seconded. Unanimous.

Barry Weiss, 3296 Redwood, advised that the Old Riverside Foundation supports the proposed designation of the "last and only large concentration of Victorian houses in the City".

Tobin joined the meeting for the first time at this point.

Ellen McPeters, 3324 Brockton, spoke on behalf of Downtown Renaissance. She said that the proposed district will preserve, "for the entire City", a sense of history and documentation of the changes in residential architecture at the turn-of-the-century. After reading aloud from the Cultural Resources Ordinance regarding the responsibilities of the Cultural Heritage Board, she said that the Board's responsibility to the subject neighborhood appeared clear.

Sue Guess, 3620 Fifteenth, advised that she had just returned from a National Register historic district in Connecticut. She reported property values in that district are "much higher than in neighboring areas with new construction". When the past is valued, she said, it becomes more economically valuable.

She endorsed adaptive re-use of residences for commercial purposes and the use of the 1981 Economic Recovery Tax Act to accomplish this. She said that her exposure to historic districts in other cities has convinced her that they encourage economic viability.

Paul Nicely, representing the Nelson House Foundation at 3685 Fifteenth and 4481 Main, said that he stood by his 9/17/86 statements to the Board opposing inclusion within the proposed historic district. Ms. Guess asked why he believed that a historic district designation could limit the Foundation's property assets. Mr. Nicely explained that the Foudnation's property is essentially bounded on one side by a medical center and on another by the Bank of America. He said that if the property were rezoned for a higher density, the Foundation would realize more--perhaps twice as much--from a sale. Ms. McPeters suggested that if an economic hardship really developed, perhaps the houses could be relocated.

Phil Osborne, 4480 and 4484 Main said that he would like his properties excluded "if at all possible" from the proposed designation.

Russell Gross, 4493 Orange, advised that he owns five properties within the proposed district. He said that his own home might merit preservation, but that he is not convinced that his rentals do. He said that he is worried about whether a district designation would impede the sale of his properties at the time he retires and moves out of the area.

Dorothy Orr, Secretary of the Nelson House Foundation, advised that that Foundation takes good care of its property and will continue to do so without a district designation.

Tom Shanley, 3620 Fifteenth, advised that he favors the district designation.

Ms. McPeters said that being included within a historic district is "an honor".

Pillitter inquired as to how many in the gallery actually live in the proposed district. Four people responded that they did.

Tobin said that he had discussed with staff the possiblity of a poll of all property owner's opinions. Acting Chairman Stacey spoke against delaying a decision after people had given up an evening to address the Board's ultimate decision.

MOTION: Pillitter moved that the public hearing be closed.

Anderson seconded. Unanimous.

Acting Chairman Stacey asked for Board member's individual reactions to the proposed designation.

Anderson advised that she was considering two factors--1) whether a designation merited today and 2) whether all the justifications for a district were liable to remain true in the future. She said that she has observed that far more of the historic homes in this neighborhood have been maintained than have not. She said that she favored designation and does not think that such action will adversely affect those who are using property as investments.

Tobin said that he had considered the proposed district from a "hard-headed economic viewpoint" and is impressed that he can find no case anywhere in the country where anyone lost money because of inclusion of their property within an historic district. He pointed out that the nomination of the Mission Inn Historic District was scrutinized by a group of businessmen who ultimately felt that designation was in their "economic self-interest". Through its influence upon the design of in-fill architecture, he suggested that a district designation can be a means toward the end of enhancing the neighborhood's strengths. He emphasized that such a designation does not affect zoning or the demolition of non-complementary structures. He said that he cannot find an "economic negative" relative to designation.

Savage said that she could understand the points of view of both proponents and opponents. She said that she had had telephone calls over the previous two weeks from people who objected to designation. She also said that she has strong feelings about the preservation of the neighborhood, having served on the Board's committee that established proposed boundaries. She advised that she is left with very mixed feelings.

Pillitter said he was disappointed that only four residents of the neighborhood had attended the public hearing. Like Savage, he said that he could understand the points of view of both proponents and opponents.

Maddox said that she feels that the enforcement of the ordinance referring to historic districts can be reasonable so as not to require undue financial hardships upon property owners or developers. She said that all research indicates that Tobin's remarks about the positive economic impacts of district designations are correct. She said that she had come to favor designation.

Acting Chairman Stacey said that he had--despite his desire for the preservation of what remains of Riverside's oldest residential subdivisions--come to believe that the Board's consideration for a district may be"too late".

MOTION: Maddox moved acceptance of the Draft #3 suggested resolution designating a Prospect Place Historic District.

Anderson seconded.

Acting Chairman Stacey asked for discussion on the motion.

Tobin asked Stacey why he had characterized the nomination of this area as being "too late". Stacey responded that his appraisal was based upon the amount of non-complementary encroachment that has occurred all around the neighborhood. Tobin argued that "no one can turn back the clock, but a significant historic neighborhood still remains". Anderson agreed. Stacey said that "other vehicles" for protection of the historic resources in this neighborhood exist. Maddox argued that without a historic district designation, there is "no guarantee that complementary in-fill will take place". She said that she felt this designation to be "an obligation" on the part of the Board.

At the request of Acting Chairman Stacey, staff read aloud section 20.25.100 of the Cultural Resources Ordinance as it applies to the process for appealing a decision of the Cultural Heritage Board to the City Council.

Acting Chairman Stacey called for the question.

AYES:	NOES:	ABSTAIN:
Maddox	Stacey	Savage
Tobin		
Pillitter		
Anderson		

MOTION: Savage moved that the Cultural Heritage Board review the impact of its designation of the Prospect Place Historic District in two years, at its October 1988 meeting.

Tobin seconded. Unanimous.

ABSENCE MOTION

Chairman McGavin (business), having complied with the rules of the Board, was excused.

ADJOURNMENT

Acting Chairman Stacey adjourned the meeting at 8:05 p.m.

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CULTURAL HERITAGE BOARD
Minutes

September 17, 1986 — City Council Chambers

PRESENT:

Ken Stacey, Chairman
Marge Savage
Kathy Maddox
Chuck Tobin
Lewis Vanderzyl
Paul Pillitter
Gailya Chance
Jolene Anderson

ABSENT:

Gary McGavin

STAFF PRESENT:

William Dougall, Historic Resources Director
Alan Curl, Administrative Curator

GUESTS:

Randy Neal, 4465 Orange Grove
Russell Gross, 4493 Orange
James D. Ward, Thompson and Colgate
Paul Nicely, Nelson House Foundation
Knox Mellon, Mission Inn Foundation

CALL TO ORDER

ACCEPTANCE OF MINUTES

MOTION: Maddox moved acceptance of the minutes of 9/17/86, as prepared by staff.

Savage seconded. Unanimous.

COMMITTEE REPORT: PROPOSED PROSPECT PLACE HISTORIC DISTRICT

Tobin spoke on behalf of the committee that hosted the informational session. He said that the two major concerns that came out of this session were revised wording for the suggested resolution and requested changes in the proposed district boundaries.

Pillitter and Chance joined the meeting at this point.

Tobin called the Board's attention to revised wording in the suggested resolution (as attached to the staff report) and said that--excepting the exclusion of 3582 Prospect Avenue--the committee had left the issue of boundary revision to the whole Board.

Chairman Stacey asked if anyone in the gallery wished to address the Board on this matter.

Randy Neal, 4465 Orange Grove, said that he opposes the historic district nomination. He characterized the nomination

as "a good idea, ten years too late". He said that in the seven years that he has owned his home, he has seen eight neighborhood houses demolised for new office and commercial development. He said that the neighborhood is no longer a residential environment and that a historic district designation could hinder office and commercial investments in property.

Russell Gross, 4493 Orange, said that he owns five properties in the proposed district. He said that he believes his own home may merit preservation but he is unsure about the other properties he owns on Orange Street. He wondered how such a designation could affect the marketability of his properties. Tobin responded that, property values generally stabilize and property even increases in marketability within a historic district. Mr. Gross asked whether a historic district designation could force absentee landlords to more adequately maintain their rentals. Tobin answered that when these properties come on the market, the historic district designation--and the stability that it encourages in terms of maintaining the neighborhood's historic character--should attract more responsible property owners.

James D. Ward, representing the law firm of Thompson and Colgate, encouraged the Board to exclude two properties owned by his firm, at 4472 and 4480 Orange Street, from the proposed district boundaries. He said that 4480 Orange Street is currently being developed as a parking lot and that the old house at 4472 Orange is being converted into an office facility. He said that even after the office conversion, Thompson and Colgate does not view the house at 4472 Orange as a "permanent structure." Mr. Ward advised the Board of his background in historic preservation and of his service on the Riverside County Historical Commission. He said that his personal values make him reluctant to urge the Board against designation of the entire district, but that in this case he must do so. He said that preservation battles must be chosen carefully and that the proposed designation is "overwhelmed, perhaps doomed," by the potential for development on the three sides bounded generally by Magnolia Avenue, Fourteenth Street, and Riverside City College.

Vanderzyl joined the meeting at this point.

Paul Nicely, representating the Nelson House Foundation, advised that that entity's Board of Directors has asked him to advise that the Foundation opposes the inclusion of either of its properties within the proposed historic district. Mr. Nicely advised that the Nelson House Foundaiton has operated a non-profit alcoholics rehabilitation facility at 3685 Fifteenth Street and at 4481 Main Street for eighteen years. These properties represent the sole assets of the Foundation and the Board of Directors feels that they could ultimately be sold at a much higher value for commercial development without the restraint of a historic district designation. Mr. Nicely asked whether

the Cultural Heritage Board has the power of eminent domain. Chairman Stacey said that it does not. Mr. Nicely asked how the "Duty to Maintain" clause of the City's Cultural Resources Ordinance works. Staff explained that most sections of the Municipal Code involving property includes a "duty to maintain" clause. Complaints regarding properties not maintained are ultimately referred to the City Legal Department which makes determinations on how to proceed. Mr. Nicely said that, since Nelson House Foundation property is well-maintained, the Foundation would only benefit if neighboring properties were maintained as well.

Chairman Stacey suggested that the Board's committee might digest the information provided at this meeting and return to the October meeting with a final recommendation. Tobin said that he would rather proceed toward a public hearing and--if advisable--revise district boundaries or resolution wording at that time. Savage agreed.

It was the consensus of the Board that a public hearing to consider the nomination of a Prospect Place Historic District be scheduled for 10/15/86 at 7:00 pm.

NOMINATION OF A MILE SQUARE EAST HISTORIC DISTRICT

The staff report, originally included in the Board's 8/20/86 meeting packet, was reviewed.

Chairman Stacey asked Maddox whether, because of property ownership, she is in conflict of interest regarding this issue. Maddox advised that she is in conflict of interest and will abstain from discussion as a Board member.

The remainder of the Board, by consensus, concurred with the staff recommendation that a committee of the Board survey boundaries--as suggested both by the nomination petition and by the consultants' report, Restoration Riverside: A Plan For Downtown Historic Districts--for the proposed district.

Chairman Stacey appointed himself, Anderson, and Pillitter as a boundary review committee to report back to the Board at the 10/15/86 meeting.

PROPOSED DOWNTOWN SHOPPING MALL PROJECT

The staff report, originally included in the Board's 8/20/86 meeting packet, was reviewed.

After discussion, it was the consensus of the Board that Vanderzyl and Chairman Stacey will draft a letter--the contents of which will be reviewed at the Board's regular 10/15/86 meeting --for the signature of all members, advising the Riverside Redevelopment Agency, its staff, and the mayor of preservation designations

Chairman Stacey spoke in favor of the staff recommendation, suggesting that public hearings for this proposed historic district might be used as a "trial run" for the larger Wood Streets Historic District.

MOTION: Maddox moved acceptance of the staff recommendation, to wit:

That the Cultural Heritage Board--in deference to a petition from residents--request staff to prepare an informational packet, for review at the Board's 8/20/86 meeting, preparatory to scheduling a public hearing to consider a Rosewood Place West Historic District.

Vanderzyl seconded. Unanimous.

SCHEDULING OF PUBLIC INFORMATIONAL SESSION REGARDING NOMINATION OF THE PROPOSED PROSPECT PLACE HISTORIC DISTRICT

McGavin rejoined the meeting at this point.

Sue Guess of the Prospect Place Neighborhood Association advised that proposed boundaries--as depicted in the staff report --appear in compliance with the intentions of neighborhood residents who petitioned the Board for historic district designation.

Staff shared a slide presentation of all properties within the proposed district.

Anderson, McGavin, and Chairman Stacey spoke in favor of the proposed boundaries.

MOTION: Anderson moved that the Board approve the proposed informational packet, as presented by staff, and schedule an informational session on the proposed Prospect Place Historic District for 7:00 pm on 8/20/86.

McGavin seconded. Unanimous.

FUTURE OF THE HISTORIC STRUCTURES RELOCATION PROGRAM WITHIN THE PRESS-ENTERPRISE EXPANSION AREA

Staff updated the information in the meeting packet. Staff advised that--with the successful re-zoning of the property to the "parking" zone--the law firm of Thompson and Colgate is offering the house at 4480 Orange Street for relocation. Further, the Board was advised that the large Victorian at 3451 Prospect Avenue may not be moved into the proposed Citrus Heritage Park and may be available for relocation.

Staff read to the Board four recommendations for its consideration.

1) That all paint and stain colors be approved by CHB staff prior to application;

2) That the chase door at the front elevation be faced with stained 1" tongue-and-groove boards to complement the Mission Revival style;

3) That a door pull on the front elevation's chase door be approved by CHB staff for consistency with the Mission Revival style;

4) That further architectural embellishment of facade walls and the incorporation of any signage be subject to the approval of CHB staff.

Pillitter seconded. Unanimous.

PROPOSED LANDMARK PLAQUES FOR CASTING IN FY 85-86

The staff report was reviewed.

MOTION: Pillitter moved that Landmark plaques for Fairmount Park and the Fairmount Park Bandshell be cast for dedication on 4/19/86, as recommended by staff.

Maddox seconded. Unanimous.

Suggested plaque statements as prepared by staff and the Fairmount Park Citizens' Committee were reviewed. Word changes for each plaque were suggested for greater clarity and readability.

MOTION: Maddox moved acceptance of the suggested Landmark plaque statements, as amended, for Fairmount Park and the Fairmount Park Bandshell.

Chance seconded. Unanimous.

DISCUSSION: PROPOSED TWOGOOD ORANGE GROVE TRACT HISTORIC DISTRICT

The staff report was reviewed. Staff offered a recommendation --not listed in the staff report--that a committee comprised of members of the Board, representative petitioners for a historic district, and one of Riverside's avocational historians draft a list of homes recommended for relocation from the Press-Enterprise expansion area and from the site of adjacent proposed office development. It was advised that this committee work would best be accomplished in time to be provided as information at a 3/6/86 Planning Commission hearing regarding related amendments to the City's General Plan.

Sue Guess, representing the petitioners for a Twogood Orange Grove Tract Historic District, stated that working for the relocation of threatened homes will not save the neighborhood but that--with the apparent inevitability of the Press-Enterprise

expansion--it would be a benefit. She said that she is "disgusted that certain major property owners may be rewarded" with Redevelopment Agency assistance in acquiring additional properties "for creating a slum". She also said that she fears that the proposed development will reopen discussion of a Fifteenth Street extension that would further impact the remaining residences.

Tobin drew a map of the project area on the blackboard. He reminded the Board that the proposed development would disrupt the City's oldest residential subdivisions. He said that he agreed with staff regarding the development of a list of residences that should be relocated from the project area. He also urged the consideration of recognizing the remaining portion of the Twogood Orange Grove Tract as a historic district.

MOTION: Maddox moved that the Cultural Heritage Board take the following actions regarding the protection of complementary structures within the Twogood Orange Grove Neighborhood Conservation Area:

1) That a committee comprised of members of the Board, representative petitioners for a historic district, and one of Riverside's avocational historians advise on a smaller historic district and draft a list of names recommended for relocation from the Press-Enterprise expansion area and from the site of an adjacent proposed office development; and

2) That the Chairman be requested to address in writing the City Council Land Use Committee with a request that, before the Redevelopment Agency assists in the further acquisition of land for the Press-Enterprise expansion/office development project, a plan be developed through the City, the Redevelopment Agency, and the developers for the relocation and re-use of specific residential structures.

Chance seconded. Unanimous.

Maddox called the Board's attention to the 2/10/86 memo from Redevelopment Agency Director Bob Hill which was attached to the staff report. She advised that the Board should be aware of inaccuracies implied in this memo having to do with programs to encourage the conversion of existing houses from rentals to owner-occupancy. Such a program in Heritage Square did enjoy moderate success--two homes in a 6-block area were converted to owner-occupancy in two years--despite the program's many restrictions. The program was not discontinued for lack of success, she said, but to use its Community Development Block Grant funds to increase police surveillance in White Park.

Chairman Stacey requested that Savage, Tobin, and Maddox represent the Board on a committee for drafting a house relocation inventory. He further requested that staff invite Sue Guess, Ron Morris, and Esther Klotz to serve on this committee.

Mr. Hlubik advised that all alternatives call for the sundial to be relocated directly in front of the library building. Advising that Alternative #2 comes "closest to representing the thoughts of the Library Board", Mr. Nurre said that he hoped the increased landscaping could be adequately maintained.

Mr. Hlubik explained that the maintenance for landscaping in Alternative #2--with perhaps a dozen new trees--would not necessarily be onerous, depending upon tree selection. Mr. Bachman expressed his department's commitment to maintaining the proposed additional landscaping. He also explained that the proposed flora as seen in plan views appears more dense than it would in elevation or on site.

Vanderzyl asked whether any change is proposed for the library's fountains. Mr. Hlubik advised that refinishing the exterior walls of the pools and the introduction of new fountain pieces should be considered.

Chairman Stacey asked whether final drawings, specifications, and plant lists would be ultimately reviewed by the Board. Staff advised that they would.

MOTION: McGavin moved that the Cultural Heritage Board endorse the adoption of Alternative #2, with no additional conditions.

Savage seconded. Unanimous.

PRESENTATION: STATUS OF THREATENED VICTORIAN HOME AT 3451 PROSPECT

Maddox advised that--as reported in the newspaper--the Victorian home currently at 3451 Prospect is to be stored at the City's corporation yard until it is ultimately moved into the proposed State Citrus Heritage Park. She said that she felt that the efforts of the Old Riverside Foundation and of the Cultural Heritage Board had placed the future of this house in the public spotlight and kept it there. She urged all concerned to keep attention toward the security and maintenance of this structure high on their agendas until the house is moved into the Citrus Heritage Park.

Chairman Stacey advised that, in the Chairman's annual report to the City Council--delivered on 1/14/86--he had specifically requested the Council, as the Riverside Redevelopment Agency, to develop a program for re-using, as complementary in-fill, old homes threatened with demolition. He said that Councilman Peterson and Loveridge had assured him that the development of such a program is in process.

COMMITTEE REPORT: BOUNDARIES FOR PROPOSED TWOGOOD ORANGE GROVE TRACT HISTORIC DISTRICT

The 1/14/86 memo from staff, reporting on the committee meeting on this matter, was reviewed.

Sue Guess, representing the petitioners, advised that the petitioners have not yet discussed as a group the alternatives presented in the staff memo.

Tobin joined the meeting at this point.

Chairman Stacey encouraged staff to communicate with the petitioners regarding inclusions within the proposed Historic District and to report on progress at the Board's 2/19/86 meeting.

COMMITTEE REPORT: ADDITIONAL CDBG GRANT CONSIDERATIONS FOR FY 86-87

The 1/14/86 memo from staff, reporting on conversations with the committee members, was reviewed. Staff advised that estimates taken in 8/85 indicated that the fabrication and installation of Lexan panels to protect stained glass windows at the Riverside Mausoleum should not exceed $4600 in cost.

Anderson inquired as to the status of the conservation needs assessment at the Municipal Auditorium. Staff advised that the Riverside Art Museum has been added to this study, with a final report expected near 3/1/86. Preliminary observation, staff said, indicates no conservation needs of critical urgency.

> MOTION: Vanderzyl moved that the Cultural Heritage Board request staff to work with the Riverside Cemetery Association to co-sponsor a request, from FY 86-87 Community Development Block Grant funds, for $4600 to contract the fabrication and installation of Lexan panels to protect stained glass windows at the Riverside Mausoleum.
>
> Anderson seconded. Unanimous.

APPOINTMENT OF A COMMITTEE MEMBER TO CONSIDER BOUNDARIES FOR PROPOSED WOOD STREETS HISTORIC DISTRICT

Chairman Stacey advised that Vanderzyl has consented to join Pillitter on this committee.

APPOINTMENT OF A COMMITTEE TO REPRESENT CHB AT THE PRESENTATION OF PROPOSED DOWNTOWN DESIGN GUIDELINES TO THE CITY COUNCIL

The 1/6/86 memo from staff and the related Report to Council from the Redevelopment Agency were reviewed.

Chairman Stacey suggested that Tobin and McGavin might represent the Board at the consultants' presentation. McGavin inquired whether such representation is necessary. Staff advised that it is not. Both McGavin and Tobin advised that it would be unlikely that they would be able to attend the presentation.

Savage seconded. Unanimous.

REVIEW OF PLANS: COLORS FOR PROPOSED PAGODA ON SEVENTH STREET AT PUBLIC LIBRARY FRONTAGE

The staff report was reviewed. David Chang, who is coordinating the project between the City and the project's Chinese architect, provided a color perspective drawing of the project.

Sam Fong, 1555 Via Tioga, pointed out changes between the current drawing and the one addressed in the staff report: pagoda flooring is now to be of red hexagonal tile and the glazed tile roof is now to be green.

Savage observed that the new perspective drawing shows the pagoda and its colors, as complementing existing Seventh Street architecture. McGavin said that, allowing for the brilliance of glazed tile, the colored drawing appears to give an accurate portrayal of the pagoda's suggest impact.

MOTION: Pillitter moved acceptance of the staff recommendations, to wit:

1) That the Cultural Heritage Board approve colors depicted in a color perspective drawing, submitted at this meeting by David Chang, for a proposed Chinese pagoda on Seventh Street at the frontage of the Riverside Public Library; and

2) That in the Cultural Heritage Board, in order to facilitate a groundbreaking ceremony in time for Chinese New Year (in 2/86), indicate its willingness to schedule a special meeting--if necessary--for consideration of siting and landscape plans.

Anderson seconded. Unanimous.

CONSIDERATION OF PETITION NOMINATING THE TWOGOOD ORANGE GROVE TRACT NEIGHBORHOOD CONSERVATION AREA AS A HISTORIC DISTRICT OF THE CITY OF RIVERSIDE

The staff report was reviewed.

Esther Klotz commended the Board's previous recognition of the Twogood Grove Tract and encouraged the further designation as a Historic District. She recommended that the suggested boundaries be extended a few hundred yards southerly on Olivewood. Mrs. Klotz advised the Board that south of Fourteenth Street, on Olivewood, absentee landlords have--over twenty years--purchased houses and afforded them no maintenance, hastening the decline of the neighborhood. She said that a Historic District designation can help the neighborhood and offered her help toward seeing such a district designation made. Mrs. Klotz commented the research in the staff report, adding that such historically prominent Riversider's as E. W. Holmes and Marcella Craft have made this neighborhood their home.

Tobin suggested that an alternative to a district designation is a strengthening of controls for Neighborhood Conservation Areas. He also said that neither designation is enough without some tangible assistance from the City or the Redevelopment Agency. Tobin expressed the opinion the Board should be seeking

12/15/85

some assurance of special assistance programs for the Twogood Orange Grove Tract as it proceeds toward a Historic District hearing.

MOTION: Tobin moved that the Cultural Heritage Board (1) adopt staff's timeline for processing the Twogood Orange Grove Tract and the Wood Streets toward public hearings to consider Historic District designations; (2) request staff to work with the Legal Department in developing suggested language for strengthening Neighborhood Conservation Area designations; and (3) request staff to seek from the Riverside Redevelopment Agency a report on special assistance programs for targeted residential neighborhoods.

Maddox seconded. Unanimous.

Vice-Chairman McGavin appointed Savage and Tobin as a committee to consider boundaries for a proposed Twogood Orange Grove Tract Historic District.

Vice-Chairman McGavin said that he would like to serve on a boundary committee for the Wood Streets and asked staff if--because he lives in that neighborhood--such an appointment would place him in conflict of interest as a member of the Board. Staff was unsure but recommended a tentative appointment pending a decision from the City Legal Department. Vice-Chairman McGavin appointed Pillitter and, tentatively, himself as a committee to consider boundaries for a proposed Wood Streets Historic District.

DEMOLITION REQUEST: 4064 SEVENTH STREET

The staff report was reviewed, as was the 12/12/85 action of the Environmental Protection Commission recommending a Negative Declaration on the proposed demolition of the structure at 4064 Seventh Street.

MOTION: Pillitter moved acceptance of the staff recommendations, to wit:

1) That the Cultural Heritage Board recommend to the City Council that it approve the demolition of the abandoned Victorian house at 4064 Seventh Street; and

2) That the Cultural Heritage Board request that the City Council instruct the City Legal Department work with CHB staff in making available as salvage to the Old Riverside Foundation and to the Renovator's Club any architectural features or period hardware that those organizations might wish to make available in the restoration of other old Riverside homes.

Anderson seconded. Unanimous.

COMMITTEE REPORT: CONSIDERATION OF FURTHER BLOCK GRANT REQUESTS IN FY 86-87

Staff advised that difficulty in reaching committee members had resulted in no meeting.

Tobin said that the Board needs to support the Park and Recreation Commission capital improvement budget request--to be considered by the City Council in the

Staff Reports To Cultural
Heritage Board

CITY OF RIVERSIDE

INTEROFFICE MEMO

TO: Cultural Heritage Board DATE: October 7, 1986

FROM: Alan Curl, Museum

SUBJECT: Property Owners Within the Proposed Prospect Place Historic District

Lewis Vanderzyl has requested that Board members be provided with lists of property owners within the proposed Prospect Place Historic District. The attached lists indicate property ownership, but do not indicate how many parcels are owned by a given individual.

r.

CITY OF RIVERSIDE — PLANNING DEPARTMENT — PAGE 1 OF
REPORT NO. PLP038-B — ZONE HEARING NOTIFICATION REGISTER — DATE 7/21/86
CASE NO. HD-000-003 — TOTAL NO.

HD-000-003 219-021-002
GARDNER CARLTON LAVA
C/O GARDNER & MCCRACKEN
5710 PEBBLE SPRINGS DR
HOUSTON, TX 77066

HD-000-003 219-021-003
DOSHIER HAROLD J
12270 ROSEDALE
COLTON, CA 92324

HD-000-003 219-021-004
CALDWELL MARILYN
ADA TROTH
4473 MAIN
RIVERSIDE, CALIF. 92501

HD-000-003 219-021-006
NELSON HOUSE FOUNDATION
P O BOX 2615
RIVERSIDE, CA 92516

HD-000-003 219-022-011
OSBORN PHILIP G
9571 MAGNOLIA AVE
RIVERSIDE, CA 92503

HD-000-003 219-022-012
MORRISON DERRELL L
4426 LARCHWOOD PL
RIVERSIDE, CA 92506

HD-000-003 219-022-013
PALANUK WILLIAM S
3893 3RD ST APT G
RIVERSIDE, CA 92501

HD-000-003 219-022-015
WEBER ELIZABETH M
C/O LELAND M HYDE
8871 BRUNSWICK AVE
RIVERSIDE, CA 92503

HD-000-003 219-022-016
EVANS BARBARA J
P O BOX 15
FONTANA, CA 92335

HD-000-003 219-022-025
OSBORN PHILIP G
C/O GEORGE OSBORN
4090 VAN BUREN BLV
RIVERSIDE, CA 92503

HD-000-003 219-023-007
T & C BUILDING
P O BOX 1299
RIVERSIDE, CA 92502

HD-000-003 219-023-008
ELLIS CLAYTON
P O BOX 1299
RIVERSIDE, CA. 92502

HD-000-003 219-023-009
GROSS RUSSELL F
4493 ORANGE
RIVERSIDE, CA 92501

HD-000-003 219-023-011
PRATT DUANE L
4489 ORANGE GROVE
RIVERSIDE, CALIF. 92501

HD-000-003 219-023-012
PRATT DUANE L
4481 ORANGE GROVE
RIVERSIDE, CALIF. 92501

HD-000-003 219-023-013
HAYSLIP JOHN W
4475 ORANGE GROVE
RIVERSIDE, CALIF. 92501

HD-000-003 219-023-014
NEAL RANDALL L
4465 ORANGE GROVE
RIVERSIDE, CALIF. 92501

HD-000-003 219-032-001
PICKARD JON B
4087 HARE AVE
RIVERSIDE, CA 92509

HD-000-003 219-032-004
GUESS MONNIE S
3620 15TH
RIVERSIDE, CALIF. 92501

HD-000-003 219-032-005
MORRISON MARVIN A
P O BOX 20015
RIVERSIDE, CA 92516

HD-000-003 219-032-006
SABICER SCOTT A
66 DEL VISTA CIR
SACRAMENTO, CA 95823

HD-000-003 219-033-001
GROSS RUSSELL F
4493 ORANGE ST
RIVERSIDE, CA 92501

HD-000-003 219-033-002
GROSS RUSSELL F
4526 ORANGE
RIVERSIDE, CALIF. 92501

HD-000-003 219-033-004
MEAGHER JAMES E
STEPHEN A KIRKPATRICK
P O BOX 4273
RIVERSIDE, CA 92514

HD-000-003 219-033-005
WILSON JOE
3593 PROSPECT
RIVERSIDE, CALIF. 92501

HD-000-003 219-033-006
ZUDICIN NICK
3849 EVEREST ST
RIVERSIDE, CA 92503

HD-000-003 219-033-007
WALLIHAN ELLIS F
3563 PROSPECT
RIVERSIDE, CALIF. 92501

HD-000-003 219-033-008
HALLSTROM RALPH W
4561 ORANGE GROVE
RIVERSIDE, CALIF. 92501

HD-000-003 219-033-009
MOORE CHRISTOPHER A
4543 ORANGE GROVE
RIVERSIDE, CALIF. 92501

HD-000-003 219-033-010
PRATT DUANE L
4511 ORANGE GROVE
RIVERSIDE, CALIF. 92501

HD-000-003 219-035-002
BOYAN EDWIN A
3600 PROSPECT
RIVERSIDE, CALIF. 92501

HD-000-003 219-035-003
HAWKINS WILLIAM B
3582 PROSPECT
RIVERSIDE, CALIF. 92501

CITY OF RIVERSIDE

INTEROFFICE MEMO

TO: Cultural Heritage Board DATE: August 25, 1986

FROM: Alan Curl, Museum ALAN

SUBJECT: Proposed Prospect Place Historic District

On the evening of 8/20/86, Board members Tobin, Savage, and Vanderzyl acted as a committee conducting an informational session regarding the proposed Prospect Place Historic District.

At this session, the committee reviewed a letter of support for the nomination from the Old Riverside Foundation and two letters, from Mr. Derrel L. Morrison and from Mr. William B. Hawkins, suggesting narrower boundaries for the proposed district.

Thirteen property owners attended the session. Following is a summary of notable comments from property owners:

Mr. William B. Hawkins said that he was opposed to a historic district designation. He said that he would want to realize a maximum return through the sale of his home and is against any designation which might dissuade potential buyers or developers of the property. He said that the noise from the City College playing fields has, by itself, compromised the proposed district as a residential neighborhood. He also said that a number of minimally maintained rental properties also compromise the value of the proposed designation. He said that he was not in favor of any designation that might discourage the Fifteenth Street extension.

Mr. Leland Hyde said that he agreed with Mr. Hawkins "one hundred per cent". He urged new development in the proposed district with the relocation of worthy homes into other neighborhoods.

Mr. Philip Osborn urged that no designation be made that might discourage the Fifteenth Street extension. He also said that he does not want a potential developer discouraged from building new structures on properties he owns at 4484-88 1/2 and 4480-82 Main Street.

Ms. Sue Guess spoke in favor of the proposed designation. Ms. Guess spoke in favor of the stability that a historic district designation would encourage.

Mr. Duane L. Pratt said that he owns more than one property in the neighborhood, including his home. He said that his family has lived in the neighborhood for 95 years. He said that he is in favor of anything that will protect his home and neighborhood.

Staff explained that the binding document in a historic district designation is the formal resolution which creates the district. Amendments to the suggested resolution were offered which, according to Mr. Hawkins and Mr. Hyde,

made the potential of a designation more acceptable. A copy of the amended suggested resolution is attached.

Regarding boundaries, the committee agreed to bring the Prospect Avenue boundary westward and therefore omit a more modern house at 3582 Prospect from the proposed district. The committee then referred to the entire Board the question of further boundary adjustments -- under particular discussion were properties near the corner of 15th and Main -- and of the suggested resolution with its proposed amendments.

DRAFT #2

SUGGESTED RESOLUTION

A Resolution of the Cultural Heritage Board of the City of Riverside, California, Designating Historic District #_____

WHEREAS the Cultural Heritage Board has considered the historic residential architecture concentrated within the area generally bounded by Fourteenth Street, Orange Grove Street, Main Street, and Olivewood Avenue; and

WHEREAS the Cultural Heritage Board has recognized this area as one of the oldest residential neighborhoods in the city; and

WHEREAS residents and property owners have petitioned the Cultural Heritage Board to designate this area a Historic District; and

WHEREAS the Cultural Heritage Board has identified the boundaries of a Prospect Place Historic District as depicted on the attached map;

THEREFORE BE IT RESOLVED by the Cultural Heritage Board that the area, as depicted by the boundaries on the attached map, and including all properties and structures located within those boundaries, be designated as Historic District #_____, the Prospect Place Historic District, of the City of Riverside, California.

BE IT FURTHER RESOLVED that this designation includes the exterior surfaces of all structures as visible from any public thoroughfare, exclusive of paint color and of any minor maintenance projects not requiring a City building permit.

BE IT FURTHER RESOLVED that this designation explicitly includes all street trees and essential landscape patterns (meaning the continued emphasis upon grass, trees, shrubs, and flowers) as visible from any public thoroughfare.

BE IT FURTHER RESOLVED that this designation explicitly includes all streetlighting throughout the District.

ADOPTED by the Cultural Heritage Board of the City of Riverside, California, and signed by its Chairman and attested by its Secretary this _____ day of _____, 19___.

CITY OF RIVERSIDE

INTEROFFICE MEMO

TO: Cultural Heritage Board DATE: July 2, 1986

FROM: Alan Curl, Museum

SUBJECT: SCHEDULING OF PUBLIC INFORMATIONAL SESSION REGARDING NOMINATION OF THE PROPOSED PROSPECT PLACE HISTORIC DISTRICT

At the Board's 3/19/86 meeting, it was the unanimous vote to "proceed toward public hearings for the historic district designation of the neighborhood bounded by Prospect, Orange Grove, Main and Fourteenth Streets." As you will see in the first attachments, this small area has recently been the subject of interest by several developers. The requests for Conditional Use Permits to adaptively re-use historic homes is certainly in keeping with a proposed historic district; the demolition request (see memo to Barbara Maxson) is not.

Staff recommends that the Board approve attached elements of the proposed informational packet and schedule an informational session on the proposed district as a part of the regular 8/20/86 meeting.

sg

CITY OF RIVERSIDE

INTEROFFICE MEMO

TO: Cultural Heritage Board DATE: ~~May~~ March 8, 1986

FROM: Alan Curl, Museum

SUBJECT: Committee Report Regarding House Removals From Twogood Orange Grove Tract

On 2/22/86, Marge Savage, Sue Guess, and Esther Klotz joined CHB staff in developing committee recommendations to the Cultural Heritage Board regarding mitigating the effects of the proposed Press-Enterprise expansion/Marr-Coil office development upon the Twogood Orange Grove Tract Neighborhood Conservation Area. These recommendations were then reviewed, endorsed, and amplified by the remaining committee members, Chuck Tobin, Ron Morris, and Kathy Maddox.

The recommendations of the committee acknowledge an error in the staff report reviewed at the 2/19/86 meeting--boundaries for the Phase II office development properly extend to Mulberry Street, implying the demolition of all existing housing except for the large restored Victorians at 4586 Olivewood and at 4587 Mulberry.

On 2/26/86, the Environmental Protection Commission required the developers to prepare a focused environmental impact report on the proposed Press-Enterprise expansion addressing impacts on traffic and on historic preservation. The developer's representative, Doug Shackelton of J. F. Davidson and Associates, has indicated to members of the Planning Department staff that this requirement will be appealed to the City Council. On 3/6/86, the Planning Commission continued consideration of a proposed general plan amendment to allow the Press-Enterprise expansion until either the preparation of an environmental impact report or the successful appeal of this EPC requriement to the City Council.

Both the Environmental Protection Commission and the Planning Commission are reviewing only the Phase I portion, the Press-Enterprise expansion, of proposed development at this point. Attached are portions of the staff recommendations to the planning Commission that are of special interest to the CHB.

On 2/27/86, Chairman Stacey and Chuck Tobin--along with representatives of other City departments and of the Old Riverside Foundation--met with the City Council Land Use Committee to discuss the development of a historic structures relocation program with a particular emphasis upon using houses from the proposed Press-Enterprise expansion area as pilots. The following steps were outlined for proceeding in a timely fashion:

1) Development of an inventory of structures recommended by the Cultural Heritage Board for relocation (see attached letter to the City Council Land Use Committee);

2) Analysis of each structure on the inventory to determine which may be moved in a safe and cost-effective manner;

3) Development of an inventory of available downtown lots on which historic houses might be appropriately relocated as in-fill (see attached letter to the City Council Land Use Committee);

4) Development of Requests for Proposals for public/private efforts toward relocations; and

5) Implementation.

The Report to Council from this meeting is attached.

With this background, staff recommends that the Cultural Heritage Board formally accept the recommendations of its committee, to wit:

1) That, in the Phase I (Press-Enterprise expansion) project area, the Cultural Heritage Board identify the following inventory of structures as a starting point for selecting homes for relocation:

4415 Lemon
4416 Lemon
4444 Lemon
4470 Lemon
4476 Lemon
4482 Lemon
4488 Lemon
4494 Lemon
4510 Lemon
4550 Lemon

4429 Olivewood
4435 Olivewood
4459 Olivewood

2) That, in the Phase II (office development) project area, the Cultural Heritage Board identify the following inventory of structures be used as a starting point for selecting homes for relocation:

4465 Olivewood	4465 Mulberry
4480 Olivewood	4473 Mulberry
4481 Olivewood	4509 Mulberry
4482 Olivewood	4523 Mulberry
4489 Olivewood	4537 Mulberry
4508 Olivewood	4551 Mulberry
4509 Olivewood	4565 Mulberry
4537 Olivewood	
4550 Olivewood	3431 Prospect
4551 Olivewood	
4564 Olivewood	
4565 Olivewood	

(This list assumes the relocation of the house at 3451 Prospect into the proposed Citrus Heritage Park.)

3) That the Cultural Heritage Board request of the City Council and the Riverside Redevelopment Agency that a relocation plan be developed for structures cited in recommendations 1 and 2 before the Redevelopment Agency assists in the further acquisition of property for the developers;

4) That the developers be now advised, in the early stages of site planning, that both phases of the project area include several old and majestic trees for which incorporation within the new development is encouraged;

5) That the Cultural Heritage Board request the City Council and the Redevelopment Agency to make it a condition of their assistance in this project that for any structures that are to be demolished rather than relocated, the Old Riverside Foundation and the Renovator's Club will be given the opportunity to salvage--for incorporation within other local vintage homes--any architectural features which those organizations may wish to put into storage;

6) That the Cultural Heritage Board proceed toward public hearings for the historic district designation of the neighborhood bounded by Prospect, Orange Grove, Main, and Fourteenth Streets; and

7) That the Cultural Heritage Board proceed immediately --with, for expediency, the California Historic Resources Inventory forms suggested for use as documentation--with the nomination of the house at 3620 Fifteenth Street and at 4586 Olivewood Street as Landmarks of the City of Riverside.

cc: Bob Hill, Redevelopment
Steve Whyld, Planning
Doug Shackleton, J. F. Davidson and Associates

CITY OF RIVERSIDE

INTEROFFICE MEMO

TO: Bob Hill, Executive Director
Riverside Redevelopment Agency

DATE: January 15, 1986

FROM: Alan Curl, Administrative Curator
Riverside Municipal Museum

SUBJECT: Residential Rehabilitation Programs in the Twogood Orange Grove Tract

The Cultural Heritage Board, at its 12/18/85 meeting, reviewed a petition from residents in the Twogood Orange Grove Tract Neighborhood Conservation Area requesting the designation of that area as a City Historic District. The current Neighborhood Conservation Area designation is comprised of the following addresses:

4447-4587 Mulberry, 3410-3623 Prospect,
4412-4555 Lemon, 4434-4562 Orange,
4429-4561 Orange Grove, 4445-4494 Main,
3620-3685 Fifteenth, 4429-4586 Olivewood.

As a part of its consideration of the proposed Historic District, I have been asked by the Board to inquire of the Redevelopment Agency whether the Agency could develop any special programs to promote residential rehabilitation in this proposed Historic District. Ideally, the Board would like to see district designation and a rehabilitation incentive program go hand-in-hand.

As staff, I wonder if a program to assist renters in buying their homes--as I believe is in place in Heritage Square--would be possible in this neighborhood.

If you could respond to this inquiry--at least tentatively--by 2/5/86, I will pass your response to the Board for discussion at its 2/14/86 meeting.

Thank you.

cc: Cultural Heritage Board

CITY OF RIVERSIDE

INTEROFFICE MEMO

TO: Cultural Heritage Board DATE: January 14, 1986

FROM: Alan Curl, Museum

SUBJECT: Committee Report, Boundaries for Proposed Twogood Orange Grove Tract Historic District

Committee members Marge Savage and Chuck Tobin joined CHB staff and petitioners Ron Morris and Sue Guess on 1/11/86 to discuss potential boundaries for a proposed Twogood Orange Grove Tract Historic District.

Mr. Morris and Ms. Guess advise that the intention of the petitioners is for a thematic district--as outlined in Restoration Riverside: A Plan for Downtown Historic Districts--which would, through resolution, identify some fourteen Victorian (pre-1900 construction) residences as focal points subject to standard plan reviews with all other new in-fill construction subject to CHB review to insure a complementary relationship with the focal points.

Chuck Tobin suggested, as an alternative, that the Board might seek new wording in the City's Cultural Resources Ordinance to provide the Board with review of new construction within Neighborhood Conservation Areas.

The meeting closed with staff offering to contact the City Legal Department for an appraisal of the two alternatives.

Assistant City Attorney Clarice Turney advises that the alternative requested by the petitioners is the most easily realized. Rather than alter the definition of the Neighborhood Conservation Areas--which implies the introduction of public hearings for designation and the reconsideration of existing Neighborhood Conservation Areas--Clarice said that a third designation, along with Historic District and Neighborhood Conservation Area, would be preferable. However, she said, a third designation would seem to offer little new to the Board's jurisdictions.

Communications With Property Owners

CITY OF Riverside HISTORIC RESOURCES DEPARTMENT
3720 Orange Street • Riverside, California 92501 • 714/787-7273

WILLIAM G. DOUGALL
Director

October 1, 1986

Dear Property Owner:

Enclosed please find minutes for the 9/17/86 meeting of the Cultural Heritage Board of the City of Riverside. In these minutes, you will find record of the Cultural Heritage Board's discussion regarding the nomination of a Prospect Place Historic District. As indicated in the minutes, a public hearing to formally consider the nomination will take place on October 15, 1986 at 7:00 pm. This hearing will be held in the small auditorium of the Riverside Municipal Museum, 3720 Orange Street.

Also enclosed is a copy of the suggested resolution that will be considered at the 10/15/86 public hearing. The map on the reverse side of this resolution has been amended to accurately depict the depth of lots between Orange Street and Orange Grove Avenue. For clarity, this document is identified as Draft #3.

Your opinions will definitely play a part in the decision-making of the Cultural Heritage Board which urges your participation in its public hearings.

Sincerely,

Alan Curl
Administrative Curator

r.

DRAFT #3

SUGGESTED RESOLUTION

A Resolution of the Cultural Heritage Board of the City of Riverside, California, Designating Historic District #_____

WHEREAS the Cultural Heritage Board has considered the historic residential architecture concentrated within the area generally bounded by Fourteenth Street, Orange Grove Street, Main Street, and Olivewood Avenue; and

WHEREAS the Cultural Heritage Board has recognized this area as one of the oldest residential neighborhoods in the city; and

WHEREAS residents and property owners have petitioned the Cultural Heritage Board to designate this area a Historic District; and

WHEREAS the Cultural Heritage Board has identified the boundaries of a Prospect Place Historic District as depicted on the attached map;

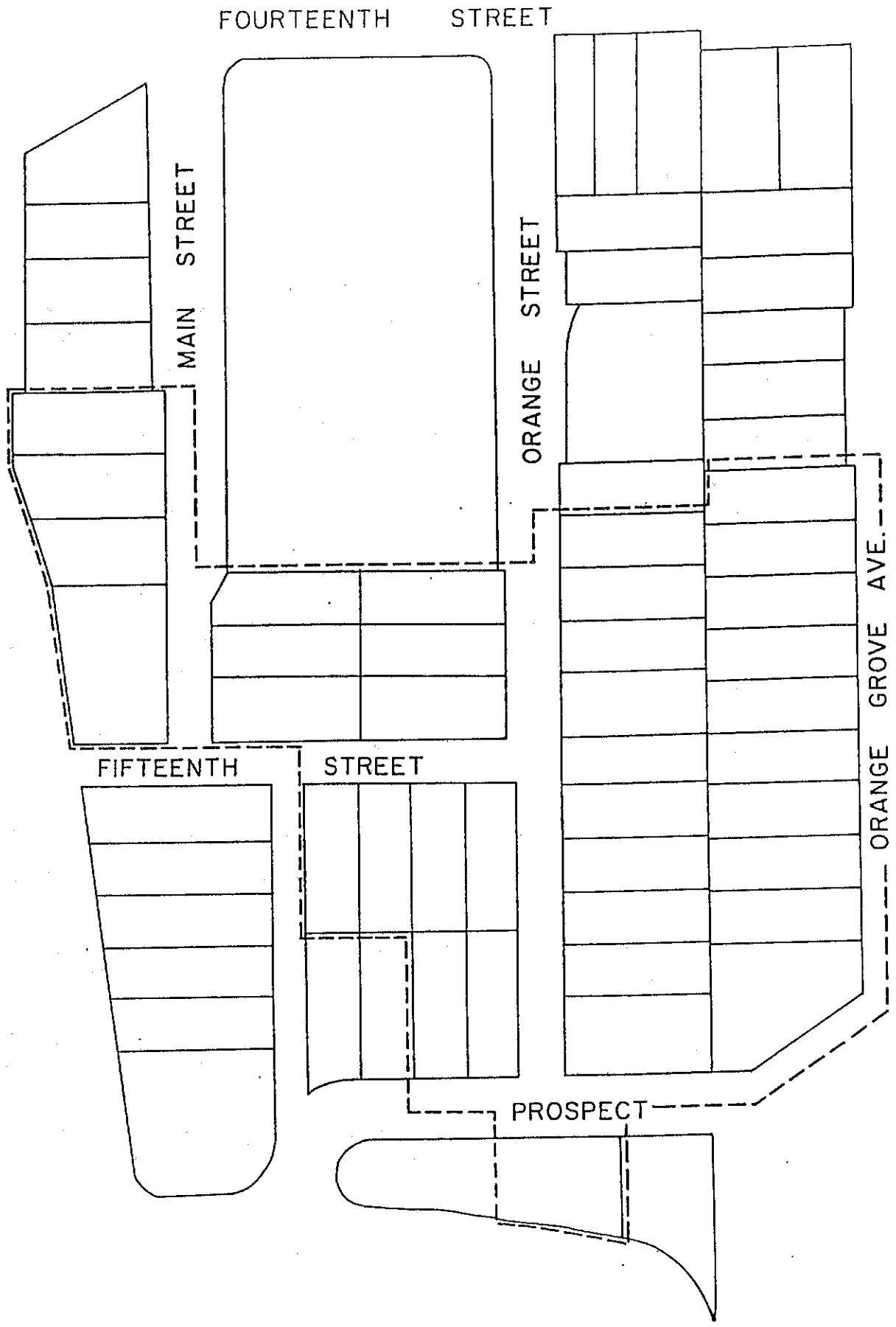
THEREFORE BE IT RESOLVED by the Cultural Heritage Board that the area, as depicted by the boundaries on the attached map, and including all properties and structures located within those boundaries, be designated as Historic District #_____, the Prospect Place Historic District, of the City of Riverside, California.

BE IT FURTHER RESOLVED that this designation includes the exterior surfaces of all structures as visible from any public thoroughfare, exclusive of paint color and of any minor maintenance projects not requiring a City building permit.

BE IT FURTHER RESOLVED that this designation explicitly includes all street trees and essential landscape patterns (meaning the continued emphasis upon grass, trees, shrubs, and flowers) as visible from any public thoroughfare.

BE IT FURTHER RESOLVED that this designation explicitly includes all streetlighting throughout the District.

ADOPTED by the Cultural Heritage Board of the City of Riverside, California, and signed by its Chairman and attested by its Secretary this _____ day of _____, 19___.


FOURTEENTH STREET
MAIN STREET
ORANGE STREET
ORANGE GROVE AVE.
FIFTEENTH STREET
PROSPECT

CITY OF Riverside CULTURAL HERITAGE BOARD • 3720 Orange Street • Riverside, California 92501
714/787-7273

July 25, 1986

Dear Property Owner:

At its March, 1986 meeting, reacting to a petition from several of your neighbors, the Cultural Heritage Board of the City of Riverside unanimously voted to proceed toward public hearings regarding the nomination of the neighborhood generally bounded by Fourteenth Street, Orange Grove Street, Main Street, and Prospect Avenue as a Historic District of the City of Riverside. To this end, the Cultural Heritage Board has scheduled a public informational session, on August 20, 1986 at 7:00 p.m. to discuss this nomination. This informational meeting will be held in City Council Chambers, 3900 Main Street.

As the owner of property within the proposed Historic District, your understanding of -- and advice regarding -- the proposed designation is an important consideration to the Cultural Heritage Board. The exchange of information and ideas intended for the informational session should assist the Cultural Heritage Board in deciding whether to proceed with a formal public hearing, tentatively scheduled for September 17, 1986, to consider the nomination.

As staff to the Cultural Heritage Board, a citizen's commission advisory to the City Council, I have enclosed the following materials regarding the proposed designation:

1) A copy of the City's Cultural Resources Ordinance to the Municipal Code (sections likely to be of special interest to the owners of property within the proposed Historic District have been marked);

2) An informational brochure regarding the proposed City Center Historic District and the effects that designation will have on property owners; and

3) A copy of the suggested resolution, with map, being considered by the Cultural Heritage Board in the nomination of the proposed Prospect Place Historic District.

Please do not hesitate to telephone me at (714) 787-7273, Monday through Friday from 8:00 a.m. to 5:00 p.m., if you have questions or comments that the enclosed materials have not adequately addressed.

Sincerely,

Alan Curl
Administrative Curator

PROPOSED PROSPECT PLACE HISTORIC DISTRICT: INFORMATIONAL BROCHURE

WHAT IS THE PURPOSE OF A HISTORIC DISTRICT?

The purpose of a historic district designation is to protect the character of neighborhoods or areas which have retained historic appearances and which, by virtue of their very existence, help to make Riverside an attractive and unique Southern California city. It is the intent of the City Council that its advisory Cultural Heritage Board, working within the City's Cultural Resources Ordinance, conduct public hearings for consideration of appropriate neighborhoods as "Historic Districts of the City of Riverside" in order to maintain and enhance their historic characters.

HOW DOES A HISTORIC DISTRICT DESIGNATION MAINTAIN OR ENHANCE THE HISTORIC CHARACTER OF A NEIGHBORHOOD?

The City's Cultural Resources Ordinance states that "no person, owner or other entity shall restore, rehabilitate, alter, develop, construct, demolish, remove or change the appearance of any landmark, landmark structure, landmark site, or any structure or site within a preservation district without first having applied for and been granted a permit to do so by the Cultural Heritage Board or by the City Council on appeal... ."

What this means is that any change visible to the general public would, for any property located within a historic district, have to be approved either at a monthly meeting of the Cultural Heritage Board or--if historic standards are clearly being maintained--by Cultural Heritage Board staff upon submission. Therefore, projects like remodeling a front porch, adding a room, building a new garage, or demolishing an existing structure would be subject to Cultural Heritage Board review to insure that such changes are complementary to the historic character of the district designation. Interior modifications would not be subject to review.

When the Board reviews a project within a historic district it is primarily considering two criteria: 1) Does the proposed alteration enhance rather than detract from the historic district; and 2) Is any irreversible change proposed for any historically significant element within the district where some viable alternative might exist.

The designation of a historic district <u>does not</u> affect zoning! Any land use allowed before designation or through established City procedures for rezoning will also be allowed in the historic district.

ISN'T THE QUESTION OF WHETHER AN ALTERATION DETRACTS FROM OR ENHANCES THE HISTORIC DISTRICT RATHER SUBJECTIVE?

It does not need to be. Guidelines for acceptable new in-fill construction and for common rehabilitation or alteration projects, entitled <u>Restoration Riverside: Downtown Rehabilitation and Design Guidelines</u>, is available for $6.00 at the Riverside Municipal Museum Gift Shop or for reference at the Riverside Public Library.

The Cultural Heritage Board also issues, at no charge through staff, a summary of its design guidelines for historic districts.

On projects that clearly coincide with standards established by the Cultural Heritage Board, staff may issue a Certificate of Appropriateness prior to the Board's next meeting.

In all cases, Cultural Heritage Board staff is anxious to work with property owners to develop desired alterations that will suit both the property owner and the historic character of the neighborhood.

LET'S SAY THAT STAFF REFERS MY REHABILITATION OR ALTERATION PROJECT TO THE CULTURAL HERITAGE BOARD FOR REVIEW...HOW LONG WILL THE REVIEW PROCESS TAKE?

Section 20.30.040 of the City's Cultural Resources Ordinance requires that the Cultural Heritage Board consider applications within forty-five days of submission but, barring complications, your plans could be approved in as little as two weeks after submission. The Cultural Heritage Board meets on the third Wednesday of each month. Plans for Board review must be submitted to staff at the Riverside Municipal Museum no later than the first Wednesday to be considered on that month's agenda. Therefore, a set of plans submitted on the first Wednesday of the month could be approved by the Board on the third Wednesday.

For the sake of discussion, however, let's assume that your home improvement project--perhaps enclosing the front porch of your late 19th century Victorian home--is one which the Cultural Heritage Board decides would compromise the overall integrity of the historic district designation. If the Board denies your plans as submitted, and if any special conditions or alterations required by the Board are unacceptable to you, you may--through Cultural Heritage Board staff--appeal, within fifteen (15) days, the Board's decision to the City Council. The City Council may uphold, conditionally uphold, or reverse any decision of the Cultural Heritage Board.

If your plans for alteration progressed through the maximum time limits for submission, review and appeal--as specified by ordinance--as much as three months could pass before a decision is rendered. The City's Cultural Heritage Resources Ordinance allows as much as one year to pass before a decision from the review/appeal process would have to be rendered regarding a demolition within an historic district.

The Cultural Heritage Board requires no application fees for the submission of plans.

WHAT IS IT ABOUT MY NEIGHBORHOOD THAT GIVES IT SUCH "HISTORIC CHARACTER"?

The historical importance of this area is as one of Riverside'sfirst residential neighborhoods--and its architecture suggests this heritage. Despite commercial intrusions on the Fourteenth Street perimeter, the neighborhood as a whole has retained its predominately Victorian and turn-of-the-century character. Noted within the city for its high concentration

of Victorian residences, the neighborhood is fleshed out by stylistically and temporally compatible Classical Revival homes as well as turn-of-the-century cottages and bungalows.

This neighborhood is the last remaining portion of five adjoining 1887 subdivisions which included Victoria Place, Scotia Place, Prospect Place, the Bedford Place Tract, and the Twogood Orange Grove Tract. Historically, this area is significant as evidence of residential growth outside of the Mile Square before the Mile Square was filled in. City founders' plans to the contrary, much of the Mile Square--Riverside's original townsite--remained agricultural until the turn of the century. With Mile Square land dominated by agriculture, residential development had to take place elsewhere, with this neighborhood representing one of the first such developments.

HOW CAN I BENEFIT FROM HISTORIC DISTRICT DESIGNATION?

The design review controls that accompany designation of an historic district provide the property owner with the assurance that the historic qualities of his or her property will be reflected in other neighborhood structures--whether of old construction or new in-fill. Maintenance of a consistent historic ambience may enhance property values.

Designation as a local Historic District will also make your neighborhood eligible for Community Development Block Grant Funds (for such public benefits as street improvements) under Historic Preservation criteria.

HOW CAN MY OPINIONS BE HEARD REGARDING THIS HISTORIC DISTRICT NOMINATION?

The Cultural Heritage Board's informational session and public hearing noted on the enclosed letter are your forums as a property owner to speak for or against the historic district nomination.

HOW CAN I LEARN MORE ABOUT WHAT AN HISTORIC DISTRICT DESIGNATION MIGHT MEAN TO ME?

The Riverside Municipal Museum's Gift Shop sells, for $3.75, a book entitled Restoration Riverside: A Plan for Downtown Historic Districts that will answer many questions about historic districts. This book is also available for reference at the Riverside Public Library.

In addition, Alan Curl, staff to the Cultural Heritage Board, is happy to answer your questions. You may reach him at the Riverside Municipal Museum, 787-7273.

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Chapter 20.05

PURPOSE

Sections:

20.05.010 Purpose.

20.05.010 PURPOSE. The purpose of this title is to promote the public health, safety and general welfare by providing for the identification, protection, enhancement, perpetuation and use of improvements, buildings, structures, signs, objects, features, sites, places, areas, districts, neighborhoods, streets, works of art, natural features and significant permanent landscaping having special historical, archaelogical, cultural, architectural, community, aesthetic or artistic value in the City of Riverside for the following reasons:

(a) To safeguard the city's heritage as embodied and reflected in such resources;

(b) To encourage public knowledge, understanding, and appreciation of the city's past;

(c) To foster civic and neighborhood pride and a sense of identity based on the recognition and use of cultural resources;

(d) To promote the enjoyment and use of cultural resources appropriate for the education and recreation of the people of the city;

(e) To preserve diverse and harmonious architectural styles and design preferences reflecting phases of the city's history and to encourage complementary contemporary design and construction;

(f) To enhance property values and to increase economic and financial benefits to the city and its inhabitants;

(g) To protect and enhance the city's attraction to tourists and visitors, thereby stimulating business and industry;

(h) To identify as early as possible and resolve conflicts between the preservation of cultural resources and alternative land uses;

(i) To integrate the preservation of cultural resources and the extraction of relevant data from such resources into public and private land management and development processes;

(j) To conserve valuable material and energy resources by ongoing use and maintenance of the existing built environment. (Ord. 4782 § 1 (part), 1980).

Chapter 20.15

CULTURAL HERITAGE BOARD

Sections:

20.15.010 Created–Membership.
20.15.020 Powers and duties.

20.15.010 CREATED – MEMBERSHIP. Pursuant to the provisions of Article VII of the city Charter, there is created a cultural heritage board. The board shall be composed of nine members appointed by the mayor and the city council. Members of the board shall be selected and appointed as provided in the city Charter and shall have the duties and functions set forth in this title. Appointees to the board shall be persons knowledgeable in the history, and architectural and cultural traditions of the city and interested in the preservation of historic structures and sites. The city planning director and the redevelopment agency executive director, or their designated representatives, shall meet with and participate in the discussions of the cultural heritage board but shall not have a vote. The board shall elect officers and establish its own rules and regulations which shall be consistent with the Charter and the

municipal code of the city. Copies of the board's rules and regulations shall be kept on file in the office of the city clerk. The board shall keep a record of its resolutions, proceedings and transactions, and the museum department shall be the repository for all such records. The museum department shall provide the necessary staff and budget as approved by the city council to administer the activities of the board. (Ord. 4782 § 1 (part), 1980).

20.15.020 POWERS AND DUTIES. (a) The cultural heritage board shall:

(1) Designate landmarks, preservation districts, structures of merit and neighborhood conservation areas pursuant to the provisions of this title;

(2) Review restoration, rehabilitation, alteration, development and demolition proposals for landmarks and preservation districts pursuant to the provisions of this title;

(3) Compile and maintain a current register of all landmarks, preservation districts, structures of merit and neighborhood conservation areas;

(4) Work for the continuing education of the citizens of Riverside about the heritage of the city and the landmarks, preservation districts, structures of merit and neighborhood conservation areas designated pursuant to this title;

(5) Seek means for the protection, retention and preservation of any landmark, preservation district, structure of merit or neighborhood conservation area, including but not limited to suggesting appropriate legislation, seeking financial support from individuals and local, state and federal governments, and establishing a private funding organization;

(6) Coordinate its activities with the Riverside County historical commission, the state and the federal government;

(7) Consult with and advise the city council in connection with the exercise of the board's duties and functions.

(b) The cultural heritage board may:

(1) Prepare and adopt plans for the preservation of landmarks, preservation districts, structures of merit and neighborhood conservation areas;

(2) Initiate zoning and general plan amendments for the purpose of preserving landmarks, preservation districts, structures of merit and neighborhood conservation areas. (Ord. 4782 § 1 (part), 1980).

Chapter 20.20

LANDMARKS AND STRUCTURES OF MERIT

Sections:

20.20.010 Landmark.
20.20.020 Initiation.
20.20.030 Hearing date.
20.20.040 Hearing notice.
20.20.050 Hearing.
20.20.060 Investigation.
20.20.070 Designation.
20.20.080 Resolution.
20.20.090 Notice of designation.
20.20.100 Appeal.
20.20.110 Duty to maintain.
20.20.120 Structures of merit.

20.20.010 LANDMARK. A landmark is any site, including significant trees or other significant permanent landscaping located thereon, place, building, structure, street, improvement, street furniture, sign, work of art, natural feature or other object having a special historical, archaelogical, cultural, architectural, community, aesthetic or artistic value in the city

and which has been designated a landmark by the cultural heritage board or by the city council on appeal. (Ord. 4782 § 1 (part), 1980).

20.20.020 INITIATION. The designation, repeal or modification of a landmark may be initiated by the cultural heritage board, the city council, the city planning commission or the record property owner. Application shall be made upon such forms and accompanied by such data and information as may be required for that purpose by the cultural heritage board so as to assure the fullest practical presentation of the facts for proper consideration of the request. (Ord. 4782 § 1 (part), 1980).

20.20.030 HEARING DATE. Upon the filing of an application, the matter shall be set for public hearing thereon before the cultural heritage board. The date of such hearing shall be not more than fifty days from the date of filing of the application. (Ord. 4782 § 1 (part), 1980).

20.20.040 HEARING NOTICE. Notice of the date, time, place and purpose of the hearing before the cultural heritage board shall be given by at least one publication of a notice in a newspaper having general circulation in the city not less than ten days prior to the date of such hearing and by depositing in the United States mail, postage prepaid, at least ten days prior to the date of the hearing, a notice addressed to the owner of the property being considered. When the property being considered is not real property, notice shall be given to both the owner and the person in possession of the real property where the object is situated. The last known name and address of each owner as shown on the records of the county assessor may be used for this notice. Failure to send any notice by mail to any property owner where the address of such owner is not a matter

of public record or failure to receive any mailed notice shall not invalidate any proceedings in connection with the proposed designation. (Ord. 4782 § 1 (part), 1980)

20.20.050 HEARING. At the time and place so fixed and noticed, a public hearing shall be conducted before the cultural heritage board. The board may continue such hearing to a time and place certain when such action is deemed necessary or desirable. The board may establish rules for the conducting of public hearings, and the member of the board presiding at such hearings is empowered to administer oaths to any person testifying. (Ord. 4782 § 1 (part), 1980)

20.20.060 INVESTIGATION. The cultural heritage board shall cause to be made by any of its own members or by the museum department such investigation of facts bearing upon such application set for hearing as in the opinion of the board will serve to provide the necessary information to assure board action consistent with the intent and purpose of this title. (Ord. 4782 § 1 (part), 1980).

20.20.070 DESIGNATION. The board may designate a landmark in whole or in part of from the facts presented in the application, at the public hearing or by investigation, the board finds that the site, landscaping, place, buildings, structure, street, improvement, street furniture, sign, work of art, natural feature or other object has special historical, archaeological, cultural, architectural, community, aesthetic or artistic value in the city and that the purpose of this title is maintained by such designation. (Ord. 4782 § 1 (part), 1980).

20.20.080 RESOLUTION. A landmark shall be designated by a numbered resolution of the cultural heritage board which receives the affirmative votes of a majority of the members then

present and voting. A landmark may be repealed or modified in the same manner. (Ord. 4782 § 1 (part), 1980).

20.20.090 NOTICE OF DESIGNATION. Notice of the designation of a landmark shall be transmitted to the city council, the departments of planning, park and recreation, fire, public works, the building division of the planning department, the real property services division of the city manager's office, the redevelopment agency of the city, the assessor and the recorder of Riverside County, and any other interested departments and governmental and civic agencies. Each city department and division shall incorporate the notice of designation as a landmark into its records, so that future decisions or permissions regarding or affecting any landmark made by the city or an official of the city will have been made with the knowledge of the landmark designation, and in accordance with the procedures set forth in this title. Whenever any project to be carried out by the city may have an impact on a designated landmark, reasonable notice shall be given to the cultural heritage board by the city department or division responsible for the project, so that the cultural heritage board may review and make recommendations concerning the project early in the decisionmaking process. (Ord. 4782 § 1 (part), 1980).

20.20.100 APPEAL. Any person aggrieved or affected by a decision of the board in designating, repealing or modifying a landmark may appeal to the city council from such decision at anytime within fifteen days after the date upon which the board announces its decision. An appeal to the city council shall be taken by filing a letter of appeal, in duplicate, with the museum department. Such letter of appeal shall set forth the grounds upon which the appeal is based. Within five days after the receipt of the letter of appeal, the museum department shall transmit to the city council the letter of appeal, copies of the

application and all other papers constituting the record upon which the action of the board was taken. The city clerk shall give notice of hearing upon the appeal in the same manner and time as is required in connection with an application before the board. The date of such hearing upon the appeal shall be not more than thirty days from the date of filing of the appeal. Upon the hearing of such appeal, the city council may by resolution affirm, reverse or modify the determination of the board. The provisions of this title regulating landmarks shall be effective from the date of designation as a landmark and shall become ineffective only after city council action or cultural heritage board action which reverses the determination of the cultural heritage board. (Ord. 4782 § 1 (part), 1980).

20.20.110 DUTY TO MAINTAIN. Every person in possession or control and every owner of a landmark and any appurtenant premises shall maintain and keep in good repair the exterior of such landmark and premises. Good repair is defined as that level of maintenance and repair which clearly insures the continued availability of such structure and premises for lawful reasonable uses and prevents deterioration, dilapidation and decay of such structures and premises. (Ord. 4782 § 1 (part), 1980).

20.20.120 STRUCTURES OF MERIT. The cultural heritage board may encourage the protection, enhancement, appreciation and use of structures of historical, archaelogical, cultural, architectural, community or aesthetic value which have not been designated as landmarks but are deserving of recognition, by designating them as structures of merit so as to emphasize their importance in the past, present and future of the city. (Ord. 4782 § 1 (part), 1980).

Chapter 20.25

PRESERVATION DISTRICTS AND NEIGHBORHOOD CONSERVATION AREAS

Sections:

20.25.010 Preservation district.
20.25.020 Initiation.
20.25.030 Hearing date.
20.25.040 Hearing notice.
20.25.050 Hearing.
20.25.060 Investigation.
20.25.070 Designation.
20.25.080 Resolution.
20.25.090 Notice of designation.
20.25.100 Appeal.
20.25.110 Duty to maintain.
20.25.120 Neighborhood conservation area.

20.25.010 PRESERVATION DISTRICT. A preservation district is any legally described geographic area having historical significance, special character for aesthetic value; serving as an established neighborhood or community center; representing one or more architectural periods or styles typical to the history of the city; or constituting a distinct section of the city, and which has been designated a preservation district by the cultural heritage board or by the city council on appeal. (Ord. 4782 § 1 (part), 1980).

20.25.020 INITIATION. The designation, repeal, or modification of a preservation district may be initiated by the cultural heritage board, the city council, the city planning commission or the record property owner. Application shall be made upon such forms and accompanied by such data and

information as may be required for that purpose by the cultural heritage board so as to assure the fullest practical presentation of the facts for proper consideration of the request. (Ord. 4782 § 1 (part), 1980).

20.25.030 HEARING DATE. Upon the filing of an application, the matter shall be set for public hearing thereon before the cultural heritage board. The date of such hearing shall be not more than fifty days from the date of filing of the application. (Ord. 4782 § 1 (part), 1980).

20.25.040 HEARING NOTICE. Notice of the date, time, place and purpose of the hearing before the cultural heritage board shall be given by at least one publication of a notice in a newspaper having general circulation in the city not less than ten days prior to the date of such hearing and by depositing in the United States mail, postage prepaid, at least ten days prior to the date of the hearing, notices addressed to the owners of all the property being considered for a preservation district. The last known name and address of each owner as shown on the records of the county assessor may be used for this notice. Failure to send any notice by mail to any property owner where the address of such owner is not a matter of public record or failure to receive any mailed notice shall not invalidate any proceedings in connection with the proposed designation. (Ord. 4782 § 1 (part), 1980).

20.25.050 HEARING. At the time and place so fixed and noticed, a public hearing shall be conducted before the cultural heritage board. The board may continue such hearing to a time and place certain when such action is deemed necessary or desirable. The board may establish rules for the conducting of public hearings, and the member of the board presiding at such hearings is empowered to administer oaths to any person testifying. (Ord. 4782 § 1 (part), 1980).

20.25.060 INVESTIGATION. The cultural heritage board shall cause to be made by any of its own members or by the museum department such investigation of facts bearing upon such application set for hearing as the opinion of the board will serve to provide the necessary information to assure board action consistent with the intent and purpose of this title. (Ord. 4782 § 1 (part), 1980).

20.25.070 DESIGNATION. The board may designate a preservation district in whole or in part if from the facts presented in the application, at the public hearing or by investigation, the board finds that the area designated has historical significance, special character or aesthetic value; serves as an established neighborhood or community center; represents one or more architectural periods or styles typical to the history of the city; or constitutes a distinct section of the city and that the purpose of this title is maintained by such designation. (Ord. 4782 § 1 (part), 1980).

20.25.080 RESOLUTION. A preservation district shall be designated by a numbered resolution of the cultural heritage board which receives the affirmative votes of a majority of the members than present and voting. A preservation district may be repealed or modified in the same manner. (Ord. 4782 § 1 (part), 1980).

20.25.090 NOTICE OF DESIGNATION. Notice of the designation of a preservation district shall be transmitted to the city council, the departments of planning, park and recreation, fire, public works, the building division of the planning department, the real property services division of the city manager's office, the redevelopment agency of the city, the assessor and the recorder of Riverside County, and any other interested departments and governmental and civic agencies. Each city

department and division shall incorporate the notice of designation as a preservation district into its records, so that future decisions or permissions regarding or affecting any preservation district made by the city or an official of the city will have been made with the knowledge of the preservation district designation, and in accordance with the procedures set forth in this title. Whenever any project to be carried out by the city may have an impact on a designated preservation district, reasonable notice shall be given to the cultural heritage board by the city department or division responsible for the project, so that the cultural heritage board may review and make recommendations concerning the project early in the decisionmaking process. (Ord. 4782 § 1 (part), 1980).

20.25.100 APPEAL. Any person aggrieved or affected by a decision of the board in designating, repealing or modifying a preservation district may appeal to the city council from such decision at anytime within fifteen days after the date upon which the board announces its decision. An appeal may be taken from the inclusion of a lot or parcel within the district. An appeal to the city council shall be taken by filing a letter of appeal, in duplicate, with the museum department. Such letter of appeal shall set forth the grounds upon which the appeal is based. Within five days after the receipt of the letter of appeal, the museum shall transmit to the city council the letter of appeal, copies of the application and all other papers constituting the record upon which the action of the board was taken. The city clerk shall give notice of hearing upon the appeal in the same manner and time as is required in connection with an application before the board. The date of such hearing upon the appeal shall be not more than thirty days from the date of filing of the appeal. Upon the hearing of such appeal, the city council may by resolution affirm, reverse or modify the determination of the board. The provisions of this title regulating preservation

districts shall be effective from the date of designation as a preservation district and shall become ineffective only after city council action or cultural heritage board action which reverses the determination of the cultural heritage board. (Ord. 4782 § 1 (part), 1980).

20.25.110 DUTY TO MAINTAIN. Every person in possession or control and every owner of property located within a designated preservation district shall maintain and keep in good repair the exterior of any structures and premises located within the district. Good repair is defined as that level of maintenance and repair which clearly insures the continued availability of such structures and premises for lawful reasonable uses and prevents deterioration, dilapidation and decay of such structure and premises. (Ord. 4782 § 1 (part), 1980).

20.25.120 NEIGHBORHOOD CONSERVATION AREA. The cultural heritage board may encourage the protection, enhancement, appreciation and use of areas of historical, architectural, aesthetic, cultural or community value which have not been designated as preservation districts but are deserving of recognition by designating them as neighborhood conservation areas so as to emphasize their importance in the past, present and future of the city. (Ord. 4782 § 1 (part), 1980).

Chapter 20.30

PERMITS FOR RESTORATION, REHABILITATION, ALTERATION, DEVELOPMENT AND DEMOLITION

Sections:

20.30.010 Required.
20.30.020 Application.
20.30.030 Review and standards.
20.30.040 Decision time limit.
20.30.050 Approval required.
20.30.060 Appeal.
20.30.070 Staff approval.

20.30.010 REQUIRED. No person, owner or other entity shall restore, rehabilitate, alter, develop, construct, demolish, remove or change the appearance of any landmark, landmark structure, landmark site, or any structure or site within a preservation district without first having applied for and been granted a permit to do so by the cultural heritage board or by the city council on appeal. (Ord. 4782 § 1 (part), 1980).

20.30.020 APPLICATION. The permit application shall be made on a form and in the manner specified by resolution of the cultural heritage board. The application shall be accompanied by such fee as is required by resolution of the city council. (Ord. 4782 § 1 (part), 1980).

20.30.030 REVIEW AND STANDARDS. (a) The cultural heritage board shall review the following when applicable to the permit applications:

(1) Architectural design;
(2) Scale and proportion;
(3) Construction materials;

(4) Color and texture;
(5) Grading;
(6) Site development;
(7) Orientation of buildings;
(8) Off-street parking;
(9) Landscaping;
(10) Signs;
(11) Street furniture;
(12) Public areas.

(b) The cultural heritage board shall apply the following standards in determining whether to grant or deny a permit:

(1) The proposed change is consistent or not incompatible with the architectural period of the building;

(2) The proposed change is compatible with existing adjacent or nearby landmark structures and preservation district structures;

(3) The colors, textures, materials, fenestration, decorative features and details proposed are consistent with the period and/or compatible with adjacent structures;

(4) The proposed change does not destroy or adversely affect an important architectural feature or features;

(5) Such other standards as are adopted by resolution of the cultural heritage board. (Ord. 4782 § 1 (part), 1980).

20.30.040 DECISION TIME LIMIT. The application shall be considered by the cultural heritage board within forty-five days following its submittal. The hearing may be continued from time to time by the cultural heritage board.

(a) When the application is for permission to restore, rehabilitate, alter, develop, construct or change the appearance of any landmark, landmark structure, landmark site, or any structure or site within a preservation district, the cultural heritage board may approve, conditionally approve or deny the application. The cultural heritage board shall render its decision within

ten days following the conclusion of the hearing.

(b) When the application is for permission to demolish or remove any landmark, landmark structure, landmark site or any structure or site within a preservation district, the cultural heritage board may approve, conditionally approve or object to the proposed demolition or removal. The cultural heritage board shall render its decision within ten days following the conclusion of the hearing. In the event the board objects to the proposed demolition or removal, it shall file its objection with the city council. Upon the filing of objections, the cultural heritage board shall take such steps within the scope of its powers and duties as it determines are necessary for the preservation of the landmark, landmark structure, landmark site, or the structure or site within a preservation district. At the end of forty-five days the cultural heritage board shall report its progress to the city council. The council may, upon review of the progress report, withdraw and cancel the objection to the proposed demolition or removal and approve, conditionally approve or deny the application or it may grant an extension or extensions to the objection, each extension not to exceed ninety days. When the council determines that the granting of an extension or extensions is unlikely to assist in the preservation of the landmark, structure or site it shall deny the request for an extension and approve, conditionally approve or deny the application for demolition or removal. A decision to approve, conditionally approve or deny the application shall be made within one year from the date the application was accepted as complete. (Ord. 4782 § 1 (part), 1980).

20.30.050 APPROVAL REQUIRED. No city permit shall be issued for any purpose regulated by this title for a landmark, landmark structure, landmark site or a structure or site within a preservation district unless and until the proposed work or development has been approved or conditionally approved by

the cultural heritage board or by the city council on appeal, and then shall be issued only in conformity with such approval or conditional approval. (Ord. 4782 § 1 (part), 1980).

20.30.060 APPEAL. Any person aggrieved or affected by a decision of the board to approve, conditionally approve or deny an application, or by the failure of the board to act within the time as required may appeal to the city council from such decision at any time within fifteen days after the date upon which the board announces its decision or is required to announce its decision. An appeal shall be taken by filing a letter of appeal, in duplicate, with the museum department and by concurrently paying to such department a fee in an amount established by city council resolution for such appeals. Such letter shall set forth the grounds upon which the appeal is based. Within five days after the receipt of the letter of appeal and the filing fee, the museum department shall transmit to the city council the letter of appeal, copies of the application and all other papers constituting the record upon which the action of the board was taken. The city clerk shall schedule hearing of the appeal not more than thirty days from the date of filing of the appeal. The city council shall review the application and apply the standards as set forth in Section 20.30.030 in considering the appeal. Upon the hearing of such appeal, the city council may affirm, reverse or modify the determination of the board. (Ord. 4782 § 1 (part), 1980).

20.30.070 STAFF APPROVAL. When the cultural heritage board has prepared and adopted a plan for the preservation of a landmark, preservation district, structure of merit or neighborhood conservation area which sets forth particular development standards, an application to the cultural heritage board to do work consistent with the adopted plan development standards may be approved by the staff person designated by the cultural

heritage board. If such staff person does not approve the application it shall be processed as set forth in this chapter. (Ord. 4782 § 1 (part), 1980).