



City of Riverside

Cultural Heritage Board

3900 Main St.
Riverside, CA 92522
Planning Division
(951) 826-5371

City of Arts & Innovation

Agenda - Final

Meeting Date: Wednesday, November 21, 2018
Publication Date: Friday, November 9, 2018

9:00 AM

City Hall - Art Pick Council Chamber

MISSION STATEMENT

The City of Riverside is committed to providing high quality municipal services to ensure a safe, inclusive, and livable community

PLEASE NOTE: The scheduled hearing times are approximate. No item will be heard before its scheduled time but may be heard later in the meeting.

Oral communications from the audience relating to any of the agenda items are limited to three minutes, and you will be asked to state your name and city of residence.

Cultural Heritage Board action on all items may be appealed to the City Council within ten calendar days after the decision. Contact the Planning Division for further information.

The City of Riverside wishes to make all of its public meetings accessible to the public. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by 42 U.S.C. §12132 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City's ADA Coordinator at (951) 826-5427 or TDD at (951) 826-5439 at least 72 hours before the meeting, if possible.

CHAIR CALLS MEETING TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

- 1 Public Comments: This portion of the agenda will be limited to a cumulative total of 15 minutes, with individual speakers limited to a maximum time limit of 3 minutes. Further discussion of any matter beyond 15 minutes will be continued later in the agenda. If there is no one from the audience wishing to speak, the Board will move to the next order of business.

DISCUSSION CALENDAR

This portion of the Cultural Heritage Board Agenda is for all matters where staff and public participation is anticipated. Individual audience participation is limited to 3 minutes.

- 2 Planning Cases P15-0989 (GPA), P15-0987 (RZ), P17-0543 (SPA), AND P15-0990 (EIR): Proposal by California Baptist University (CBU) to consider a Specific Plan Amendment to facilitate campus expansions to accommodate the projected student population through 2025, entailing a maximum of 400,000 square feet of academic, recreation, and student housing facilities and a maximum student enrollment of 12,000 students. This proposal involves the following entitlements: 1) a General Plan Amendment to change the underlying General Plan land use designation for the Health Sciences Campus and Wellness Center from PF – Public Facilities/Institutional to CBUSP – California Baptist University Specific Plan (CBUSP); 2) a Zoning Code Amendment to change the CBUSP Zones from MU/A - Mixed Use/Academic Planning Area, MU/R - Mixed Use/Residential Planning Area, MU/U - Mixed Use/Urban Planning Area, A - Athletics Planning Area, and OS - Open Space Planning Area to CBUSP - California Baptist University Specific Plan Zone, to rezone the CBUSP-MU/A-CR – CBUSP Mixed Use/Academic Planning Area and Cultural Resources Overlay Zones and CBUSP-MU/R-CR – CBUSP Mixed Use/Residential Planning Area and Cultural Resources Overlay Zones to CBUSP-CR – California Baptist University Specific Plan and Cultural Resources Overlay Zones, and to rezone the Health Science Campus and Wellness Center from R-1-7000 – Single Family Residential Zone to CBUSP - California Baptist University Specific Plan Zone; 3) two Specific Plan Amendments to remove the Health Sciences Campus and Wellness Center from the Magnolia Avenue Specific Plan and add it into the California Baptist University Specific Plan; and 4) an Environmental Impact Report related to the project. The property is located at 8432 Magnolia Avenue, generally bounded by Adams Street, Monroe Street, Magnolia Avenue, and State Route (SR-91), in Ward 5. The City of Riverside has prepared a Draft Environmental Impact Report for this project. All significant effects of the proposed project have been reduced to less than significant with implementation of mitigation measures with the exception of impacts to traffic. Contact Planner: Candice Assadzadeh, Senior Planner, (951) 826-5667, cassadzadeh@riversideca.gov

Attachments: [Memo P15-0989](#)
 [Exhibit 1 - Location Map](#)
 [Exhibit 2 - Proposed Specific Plan Map](#)
 [Exhibit 3 - Proposed Specific Plan Zones and Subdistricts](#)
 [Exhibit 4 - Cultural Resources Map](#)
 [Presentation](#)

- 3 Planning Case P18-0585 (COA): Continued from October 17, 2018. Certificate of Appropriateness request by Riverside Public Utilities for the continued replacement/reconfiguration of historic street light standards that are in poor condition and inefficient related to energy use with Corsican replica street light standards and Acorn 23-watt LED luminaires, as approved for the previous phases of Area 1 (2012) and Area 2 (2015). Of 1,225 existing historic light standards, 808 are proposed for replacement, and all but monumental standards will receive improved lighting. As lead agency, the City of Riverside (City), through its Community & Economic Development Department, Planning Division, prepared a Draft Initial Study/Mitigated Negative Declaration for the proposed project. Contact Planner: Jennifer Mermilliod, Historic Preservation Contract Senior Planner, (951) 233-6897 or jennifer@jmrc.biz

Attachments: [Report P18-0585](#)
 [Ex 3 - Project Map](#)
 [Ex 4 - Project Plan Maps & Details](#)
 [Ex 5 - Streetlight Photos](#)
 [Ex 6 - RPU Pilot Program](#)
 [Ex 7 - CEQA Docs MND and MMRP](#)
 [Presentation](#)

- 4 Planning Case P18-0810 (COA): Certificate of Appropriateness request, by Rob Dodman of Imperial Hardware Lofts LLC, to modify the existing Conditions of Approval for the previously approved Certificate of Appropriateness, Planning Case P15-0249. The project site is located at 3750 Main Street, situated on the northeast corner of Main Street and University Avenue, in the DSP-RC-CR – Downtown Specific Plan – Raincross District and Cultural Resources Overlay Zones, in Ward 1. It is recommended that the Cultural Heritage Board determine the proposal is categorically exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15331, because the project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Contact Planner: Scott Watson, Assistant Planner, (951) 826-5507, swatson@riversideca.gov

Attachments: [Report P18-0810](#)
 [Ex 3 - CHB Staff Report P15-0249](#)
 [Ex 4 - Minutes](#)
 [Ex 5 - Aerial](#)
 [Ex 6 - Photos](#)
 [Ex 7 - IHL Loudon Field Memo 08-14-18](#)
 [Presentation](#)

PUBLIC HEARINGS

Individual audience participation is limited to 3 minutes.

- 5 Planning Case P18-0673 (HD): Proposed historic designation by Lori Stephenson to designate “The Harbor”, located at 3014 Pine Street in the R-1-7000 – Single Family Residential and Cultural Resources (City Structure of Merit and North Hill Historic District) Zones, as a City Landmark, in Ward 1. It is recommended that the Cultural Heritage Board recommend that the City Council determine the proposal is categorically exempt from California Environmental Quality Act (CEQA) review pursuant to per Sections 15061(b)(3) and 15308 of the CEQA Guidelines as it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment, said action is intended to preserve the historic character of the building and site, and to provide notice of the historic status. Contact Planner: Scott Watson, Assistant Planner, (951) 826-5507, swatson@riversideca.gov

Attachments: [Report P18-0673](#)
 [Ex 2 - Application](#)
 [Ex 3 - Aerial](#)
 [Ex 4 - Photos](#)
 [Presentation](#)

COMMUNICATIONS

- 6 Items for future agendas and updates from Historic Preservation staff and Cultural Heritage Board Members.

CONSENT CALENDAR

The following items will be acted upon with one motion and without discussion as recommended by the Planning Division unless a member of the Cultural Heritage Board requests that an item be considered individually. Prior to voting on the Consent Calendar, the Chairperson will ask the Board if any item need be discussed.

- 7 The minutes of October 17, 2018 to be presented for approval.

Attachments: [Minutes 10-17-18](#)

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*The next regular Cultural Heritage Board meeting is scheduled for Wednesday,
December 19, 2018.*

*Art Pick Council Chamber
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