

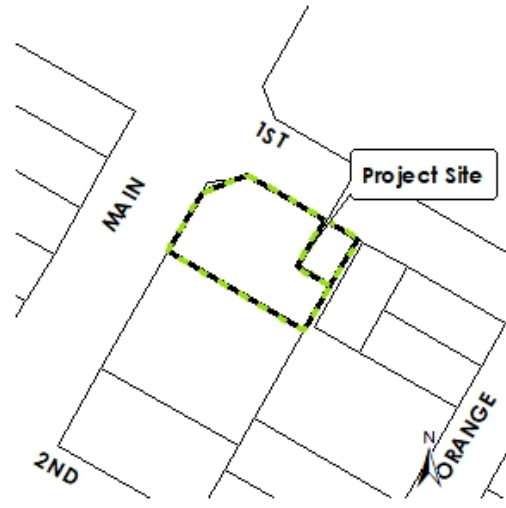


Community & Economic Development Department
3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

Planning Division

CULTURAL HERITAGE BOARD MEETING DATE: DECEMBER 15, 2021
AGENDA ITEM NO.: 4

PROPOSED PROJECT

Case Numbers	DP-2021-01377 (Certificate of Appropriateness)	
Request	To consider a Certificate of Appropriateness for the adaptive reuse of the former Texaco Service Station, construction of an approximately 500 square foot accessory building, and various site improvements.	
Applicant	Angela Ponce of Integrity Housing	
Project Location	3102 Main Street; situated at the southeast corner of Main and First Streets	
APN	213-031-002; 213-031-003	
Ward	1	
Neighborhood	Downtown	
Historic District	Not Applicable	
Historic Designation	Not Applicable	
Staff Planner	Scott Watson, Historic Preservation Officer 951-826-5507 swatson@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Cultural Heritage Board:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15301 (Existing Facilities), 15303 (New Construction of Small Structures), and 15331 (Historic Resource Restoration/Rehabilitation), as it constitutes rehabilitation of a historic resource that is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties; and
2. **APPROVE** Planning Case DP-2021-01377 (Certificate of Appropriateness), based on the facts for findings outlined and summarized in the staff report, and subject to the recommended conditions of approval (Exhibit 1).

BACKGROUND

The subject property is located at 3102 Main Street (Exhibit 2). The 0.38-acre subject property was developed with a single-story Streamline Moderne style service station in 1936. No major alterations have occurred to the property, but it appears that the glazing has been replaced.

Character-defining features of the structure include: a rectangular ground plan; flat roof with flat parapet; a projecting architectural canopy with curved corner supported by two slender round metal posts; smooth stucco cladding with grooved molding (speedlines) that wrap the building; wood slab doors with transoms; steel sash, divided light windows that wrap the corners; two auto service bays; and free-standing pole sign with original lighting and signboard.

The former Texaco Service Station was found eligible for designation as a City Landmark as part of the City of Riverside Downtown Specific Plan and West Side Update/Reconnaissance Surveys in 2003. The landmark eligibility of the building was later confirmed by the 2013 Modernism Survey (Exhibit 3).

PROJECT DESCRIPTION

The applicant is requesting a Certificate of Appropriateness for the adaptive reuse of the former Texaco building into a café, construction of a 500 square foot accessory building for a kitchen, and various site improvements (Exhibit 4).

The proposed project includes:

1. Rehabilitation and reuse of the historic service station, consisting of:
 - a. Repair or replacement in-kind of all windows, as necessary.
 - b. Repair or replacement in-kind of all doors, as necessary.
 - c. Installation of two new vertical bifold glass garage doors within existing opening.
 - d. Re-painting of the structure to match existing historic colors.
2. Construction of a 24-foot by 21-foot accessory building behind the existing structure, consisting of:
 - a. Stucco cladding with speedlines to match the existing structure.
 - b. Two slab doors, one with a transom.
 - c. An aluminum framed window similar in design to the existing.
 - d. An automotive themed mural on the west elevation, mural design to be determined.
3. Site improvements, consisting of:
 - a. An asphalt paved parking lot with curb and gutter.
 - b. Concrete walkways between the existing structure and the proposed accessory building.
 - c. Two patio areas between the historic service station and Main Street, one with pavers and one with artificial turf.
 - d. A 5-foot-tall glass enclosure along parking lot and west property line.
 - e. A 4-foot-tall green screen fence along the south property line.
 - f. A 6-foot-tall block wall along the east property line.
 - g. An approximately 195 square foot concrete block trash enclosure with metal doors painted green to match historic colors.
 - h. New landscaping throughout the site.
 - i. Rehabilitation and reuse of the original pole sign.

A Cultural Resources Assessment (CRA), dated January 2021, was prepared by Casey Tibbet of LSA Associates, Inc, for the project (Exhibit 5). The analysis found the project to be consistent with the Secretary of the Interior Standards.

At a future date, the Development Review Committee (DRC) will consider three entitlements related to historic Texaco service station, as required by Title 19 – Zoning. For the proposed project, entitlements required include: 1) a Design Review of project plans; 2) a Variance to allow a reduced landscape setback along the rear yard; and 3) a Variance to allow a reduced parking lot landscape setback. At that future meeting, the DRC will also consider the adjacent multi-family residential project entitlements for the development of 85-units that include: 1) a Design Review of project plans; 2) a Variance to allow a reduction in the number of required covered parking stalls; 3) a Variance to allow greater than 15 percent of the required parking spaces to be compact; 4) a Variance to allow a reduced landscape setback along the rear yard; and 5) a Variance to allow a reduced parking lot landscape setback.

The adjacent multi-family residential project is not subject to Title 20 and a Certificate of Appropriateness is not required. The multi-family project is being developed on vacant land and is not located within a historic district. The CRA included a CEQA analysis of the adjacent multi-family residential project to assess any potential impacts to historical resources and found that the multi-family project will have no impacts on any historical resources.

PROJECT ANALYSIS

FACTS FOR FINDINGS

Pursuant to Chapter 20.25.050 of Title 20 (Cultural Resources) of the Riverside Municipal Code, the Cultural Heritage Board and Historic Preservation Officer must make applicable findings of specific Principles and Standards when approving or denying a Certificate of Appropriateness. Staff was able to make the applicable findings for the proposed project as follows:

Chapter 20.25.050 – Principles and Standards of Site Development and Design Review			
<i>The application proposal is consistent or compatible with the architectural period and the character-defining elements of the historic building.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed project is consistent with the character-defining features of the historic service station as the existing windows and doors will be repaired or replaced in-kind. No alteration to the structure or openings is proposed as part of this project. The existing service bay openings will remain and new vertical bifold glass garage doors will be installed. The glass doors will be similar in design to the existing windows. The proposed accessory building will be clad in stucco with speedlines to match the existing building. The door and windows of the accessory building will be similar in design to those of the existing building. 			
<i>The application proposal is compatible with existing adjacent or nearby Cultural Resources and their character-defining elements.</i>	N/A	Consistent	Inconsistent
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The project is not located within a historic district; therefore, this finding is not applicable as the project only needs to be compatible with the historic former services station. 			

<i>The colors, textures, materials, fenestration, decorative features and details, height, scale, massing, and methods of construction proposed are consistent with the period and/or compatible with adjacent Cultural Resources.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> • The height and massing of the existing structure will not be altered as part of this project. • Windows and doors will be repaired or replaced in-kind. • The proposed glass garage doors are operable and will allow the existing service bays to be expressed. • The proposed accessory building will match the massing and material of the existing building and will be smaller in size. 			
<i>The proposed change does not adversely affect the context considering the following factors: grading; site development; orientation of buildings; off-street parking; landscaping; signs; street furniture; public areas; relationship of the project to its surroundings.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> • The proposed accessory building will be located behind the existing building, allowing the historic service station building to remain the prominent structure on the site. • Site improvements such as patios, landscaping, parking lot and glass enclosure will be completed in a manner that allows the historic service station to maintain its relationship with Main and First Streets. • The existing pole sign will remain in its original location. 			
<i>The proposed change does not adversely affect an important architectural, historical, cultural, or archaeological feature or features.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> • No important architectural, historic, or cultural features will be altered as part of the project. If window and door replacement is necessary, they will be replaced to match the existing. • There are no known archaeological features within or nearby the project site and minimal grading will occur resulting in less than significant impact to archaeological features. 			
<i>The application proposal is consistent with the Citywide Residential Historic District Design Guidelines and the separate guidelines for each Historic District.</i>	N/A	Consistent	Inconsistent
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> • This project is not located within a historic district. This finding is not applicable • The project is consistent with Design Standards and Guidelines for the Downtown Specific Plan Raincross District, which specify existing buildings should be restored/maintained in a historic style that reflects the actual, historic appearance of the building at its period of historic significance. 			

<i>The application proposal is consistent with the Principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> A complete Secretary of the Interior Standards consistency analysis is included in the attached CRA by Tibbets (Exhibit 6, pages 22-25). Staff concurs with the findings of this analysis. In summary, the CRA finds the project consistent with the Standards, as follows: <ul style="list-style-type: none"> The historic service station will become a new use with minimal changes to character-defining feature of the building. None of the character-defining features is proposed to be removed or substantially altered. Distinctive features, such as flat roofline and flat canopy, stucco exterior, curved corners, speedlines, pump island, and pole sign, will all be preserved. Many of the original windows and doors have been destroyed or are beyond repair. The project proposes to repair when possible and replace in-kind, matching the existing. New construction, including the proposed accessory building and various site improvements, will be differentiate from the original building through the use of modern materials, but will be compatible with the massing, size, scale, and architectural features of the historic service station. New construction will be completed in a manner to allow the essential form and integrity of the historic service station to be unimpaired if the new construction were to be removed in the future. 			

AUTHORIZATION AND COMPLIANCE SUMMARY

Regulatory Codes	Consistent	Inconsistent
<i>Historic Preservation Code Consistency (Title 20)</i> The proposed project is consistent with Section 20.25.050 of the City of Riverside Municipal Code because the historic service station will be rehabilitated to match existing and the proposed accessory building is compatible with the massing, size, scale, materials, and use of architectural features of the historic service station. <ul style="list-style-type: none"> The proposed accessory structure will match the massing of the historic service station and will be similar height. The accessory structure will be clad in stucco with speedlines and have similar windows and doors to those of the existing building. Windows and doors will be repaired or replaced in-kind, matching the design of the existing building. The existing service bay openings will be maintained. The proposed glass doors will be differentiated from the original doors, but similar in design to the windows of the historic building Site improvements will not alter the existing structure's relationship to its surrounding neighborhood. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL REVIEW

The proposed project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and therefore is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Sections 15301 (Existing Facilities), 15303 (New Construction of Small Structures), and 15331 (Historic Resource Restoration/Rehabilitation) of the CEQA Guidelines.

PUBLIC NOTICE AND COMMENTS

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

APPEAL INFORMATION

Actions by the Cultural Heritage Board, including any environmental finding, may be appealed to the Land Use, Sustainability and Resilience Committee (formerly the Land Use Committee) within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Division by calling 951-826-5371.

EXHIBITS LIST

1. Staff Recommended Conditions of Approval
2. Aerial Photo/Location
3. 2013 DPR Form
4. Project Plans (Proposed Site Plan, Floor Plan, Roof Plan, Proposed Elevations, Rendering, Materials Board, Conceptual Landscape Plans)
5. Cultural Resource Assessment by Casey Tibbet, dated January 2021
6. Site Photos

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



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT PLANNING DIVISION

EXHIBIT 1 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

PLANNING CASE: DP-2021-01377

MEETING DATE: September 15, 2021

CASE SPECIFIC CONDITIONS OF APPROVAL

1. All applicable conditions of related Planning Cases DP-2021-01378 (Design Review), DP-2021-01379 (Variance), and DP-2021-01380 (Variance) shall apply. Failure of the Development Review Committee, or Planning Commission on appeal, to approve all related planning cases shall render this approval null and void without prejudice. Action by the Development Review Committee, or Planning Commission on appeal, on the related planning cases that results in significant modifications to the project may require submittal and review of a revised Certificate of Appropriateness application.

Prior to Building Permit Issuance:

2. The applicant shall submit landscape and irrigation plans to Cultural Heritage Board (CHB) staff for review and approval. Separate application is required.
3. The applicant shall submit an exterior lighting plan including a photometric study and manufacturer's cut sheets of all exterior lighting and within the common open space areas to Historic Preservation staff for review and approval. All on-site lighting shall provide a minimum intensity of one foot-candle and a maximum intensity of ten foot-candles at ground level throughout the areas serving the public, with a ratio of average light to minimum light of four to one (4:1). The light sources shall be shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-way. If lights are proposed to be mounted on buildings, down-lights shall generally be utilized.

Prior to Release of Occupancy:

4. A sign program, in accordance with Chapter 19.620 of the Riverside Municipal Code and the Downtown Specific Plan, shall be developed and submitted for review and approval to Historic Preservation staff. A separate application and additional sets of plans will be necessary prior to sign permit issuance.
5. The applicant shall submit to Historic Preservation staff for review and approval any proposed outdoor furniture on the ground floor level exterior (i.e., tables and chairs for the outdoor dining) and any proposed railing around said seating.
6. The applicant shall submit a Public Art Application to the Community & Economic Development Department - Arts & Cultural Affairs Division for review of proposed mural.
7. Upon completion of the project, Historic Preservation staff inspection must be requested to ensure that the approved plans have been executed and that all conditions have been implemented. Contact Scott Watson at (951) 826-5507 or swatson@riversideca.gov.

GENERAL CONDITIONS

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

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

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