



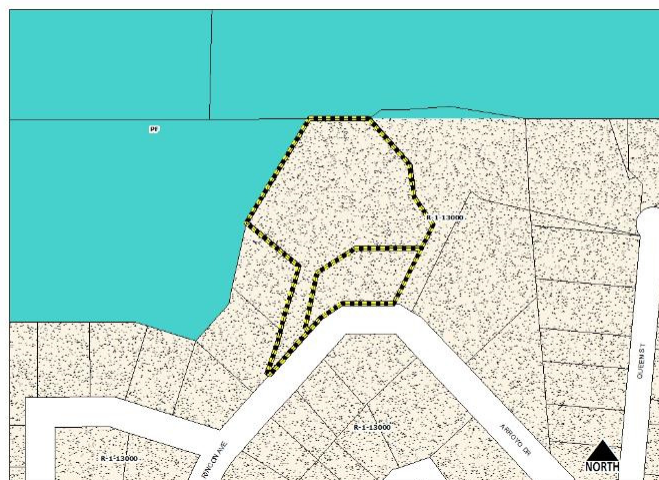
Planning Case P15-0530

Community & Economic Development

City Council
October 20, 2015

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LOCATION / ZONING MAP



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2012 AERIAL PHOTOGRAPH



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FRANK & KATHERINE WELLS-PATSY O'TOOLE HOUSE SIGNIFICANCE

1. Home designed and built by Robert H. Spurgeon, Jr., in 1926 for Wells family, later owned by artist and Mission Inn preservation activist Patsy O'Toole
2. Spanish Colonial Revival style of architecture with minor alterations that do not affect its architectural integrity
3. Original setting on hillside above arroyo and golf course



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CURRENT PHOTOGRAPH



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FRANK & KATHERINE WELLS-PATSY O'TOOLE HOUSE CRITERIA

Evaluated in 2015 and assigned California Historic Resources Status Code 3CS, eligible for California Register and local designation.

Meets four designation criteria listed in RMC Section 20.50.010(U):

Criterion 1, exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;

Criterion 3, embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;

Criterion 4, represents the work of a notable builder, designer, or architect, or important creative individual; and,

Criterion 5, embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation.



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RECOMMENDATION

That the City Council:

1. Determine that P15-0530 (City Landmark Designation) is categorically exempt from the California Environmental Quality Act (CEQA) 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 property, and to provide notice of the historic status;
2. Approve Planning Case P15-0530 based on the facts for findings outlined in the staff report;
3. Adopt the Resolution designating 1945 Arroyo Drive as a City Landmark;
4. Approve the findings for the Zoning Code Map Amendment to apply the CR Overlay Zone to the property at 1945 Arroyo Drive; and
5. Introduce and subsequently adopt the Ordinance to rezone 1945 Arroyo Drive from the R-1-13000—Single Family Residential Zone to the R-1-13000-CR—Single Family Residential and Cultural Resources Overlay Zones.



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