



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: OCTOBER 20, 2015**

FROM: COMMUNITY & ECONOMIC DEVELOPMENT **WARD: 3**
DEPARTMENT

SUBJECT: PLANNING CASE P15-0530 – ON BEHALF OF LANA HAPEMAN, DESIGNATION OF THE FRANK AND KATHERINE WELLS-PATSY O'TOOLE HOUSE LOCATED AT 1945 ARROYO DRIVE AS A CITY LANDMARK AND A REZONING TO APPLY THE CR—CULTURAL RESOURCES OVERLAY ZONE

ISSUE:

The issues for City Council consideration are to: 1) On behalf of Lana Hapeman, designate the Frank and Katherine Wells–Patsy O'Toole House located at 1945 Arroyo Drive as a City Landmark; and 2) Rezone the subject 2.36-acre property to apply the CR – Cultural Resources Overlay Zone to the existing R-1-13000 – Single Family Residential Zone.

RECOMMENDATIONS:

That the City Council:

1. Determine that Planning Case P15-0530 (City Landmark Designation), on behalf of Lana Hapeman, is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to 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;
2. Approve Planning Case P15-0530 based on and subject to the Cultural Heritage Board facts for findings outlined in the attached staff report;
3. Adopt the attached Resolution designating 1945 Arroyo Drive as a City Landmark;
4. Approve the attached findings for the Zoning Code Map Amendment (Rezoning) to apply the CR – Cultural Resources Overlay Zone to the property at 1945 Arroyo Drive; and,
5. Introduce and subsequently adopt the attached 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.

STAFF/CULTURAL HERITAGE BOARD RECOMMENDATIONS:

Staff recommended approval of Planning Case P15-0530, on behalf of Lana Hapeman, to the Cultural Heritage Board (CHB). On September 16, 2015, the CHB recommended that the City Council approve Planning Case P15-0530 by a vote of 5 ayes, 0 noes and 0 abstentions.

BACKGROUND:

There may be numerous reasons why an individual property owner would seek historic designation for their property, but generally, designation is a way for owners to be stewards of Riverside's rich history and to help preserve and interpret this past for the future. The Frank and Katherine Wells-Patsy O'Toole House is an excellent example of Spanish Colonial Revival residential architecture in Riverside. It was designed and built in 1926 by noted local architect and contractor Robert H. Spurgeon, Jr., for original owners Frank and Katherine Wells. The home exemplifies the style of architecture from its period of construction. The home is also associated with noted local artist Patsy O'Toole whose activism in the 1960s established the Friends of the Mission Inn which ultimately spurred preservation and restoration of the Mission Inn National Historic Landmark. The home is situated on a prominent site above the arroyo and Victoria Club golf course, thereby retaining its integrity of context, setting and feeling. The home has had minor alterations at the side and rear that are not visible to the public, and retains its architectural integrity.

Please refer to the September 16, 2015, CHB staff report and minutes for additional information with respect to the historic designation.

FISCAL IMPACT:

There is no fiscal impact to the General Fund resulting from the Landmark designation.

Prepared by:	Rafael Guzman, Community & Economic Development Director
Certified as to	
availability of funds:	Brent A. Mason, Finance Director/Treasurer
Approved by:	Al Zelinka, FAICP, Assistant City Manager
Approved as to form:	Gary G. Geuss, City Attorney

Attachments:

1. Cultural Heritage Board Staff Report – September 16, 2015
2. Cultural Heritage Board Minutes – September 16, 2015
3. Proposed Findings for CR Overlay Zone
4. Resolution
5. Ordinance