



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: FEBRUARY 23, 2016

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 3
DEPARTMENT

SUBJECT: PLANNING CASE P15-0816 – BY MAX LODER FOR MATTHEW & HILLARY PRUITT TO DESIGNATE THE EUGENE AND MILDRED BEST HOUSE LOCATED AT 5036 MYRTLE AVENUE AS A CITY LANDMARK AND A REZONING TO APPLY THE CR—CULTURAL RESOURCES OVERLAY ZONE

ISSUE:

The issues for City Council consideration is a proposal from Matthew and Hillary Pruitt to: 1) designate the Eugene and Mildred Best House located at 5036 Myrtle Avenue as a City Landmark; and 2) rezone the subject 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 P15-0816 (City Landmark Designation) 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 P15-0816 based on and subject to the Cultural Heritage Board facts for findings outlined in the attached staff report;
3. Adopt the attached Resolution designating 5036 Myrtle Avenue 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 5036 Myrtle Avenue; and,
5. Introduce and subsequently adopt the attached Ordinance to rezone 5036 Myrtle Avenue 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 P15-0816 to the Cultural Heritage Board (CHB). On November 18, 2015, the CHB recommended that the City Council approve Planning Case P15-0816 by a vote of 6 ayes, 0 noes and 0 abstentions.

BACKGROUND:

The residence at 5036 Myrtle Avenue ("Best House") is significant as the home of Eugene Best and his family, who lived there from its construction in 1930 until ca. 1947. It is additionally significant as a reflection of the city's early suburban expansion via subdivisions in the early decades of the twentieth century. The Best House's own subdivision, Country Club Park, was laid out in order to provide easy access to the relatively new Victoria Club and its English style golf course. The property's position on the northwestern slope of Victoria Hill was another selling point, making the home a perfect vantage point from which to witness the growth of Riverside beneath Mount Rubidoux as well as placing it within a neighborhood closely associated with Riverside's early twentieth century expansion. Finally, it is significant as a fine example of the work of its architect, Welmer P. Lamar, and of the Tudor Revival style. The residence is therefore eligible for designation as a City Landmark.

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 – November 18, 2015
2. Cultural Heritage Board Minutes – November 18, 2015
3. Proposed Findings for CR Overlay Zone
4. Resolution
5. Ordinance
6. Presentation