



*City of Arts & Innovation*

# Utility Services / Land Use / Energy Development Committee

**TO: UTILITY SERVICES / LAND USE/ENERGY DEVELOPMENT COMMITTEE MEMBERS** **DATE: NOVEMBER 26, 2018**

**FROM: COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT** **WARD: 1**

**SUBJECT: P18-0643 CERTIFICATE OF APPROPRIATENESS – AN APPEAL, ON BEHALF OF THE CITY OF RIVERSIDE HOUSING AUTHORITY, OF A DENIAL BY THE CULTURAL HERITAGE BOARD FOR THE DEMOLITION OF AN EXISTING DUPLEX LOCATED AT 3337-3339 FIFTH STREET, LISTED AS A NON-CONTRIBUTOR TO THE HERITAGE SQUARE HISTORIC DISTRICT - DIRECT SUBMITTAL**

## **ISSUE:**

An appeal, by the City of Riverside Housing Authority, of the Cultural Heritage Board's denial of a Certificate of Appropriateness to demolish an existing duplex, listed as a non-contributor to the Heritage Square Historic District, located at 3337-3339 Fifth Street.

## **RECOMMENDATIONS:**

That the Utility Services/Land Use/Energy Development Committee refer the case to City Council and recommend that the City Council:

1. Waive the appeal fee in the amount of \$2,529 for the City of Riverside Housing Authority to facilitate affordable housing development projects;
2. Determine that Planning Case P18-0643 is categorically exempt from the California Environmental Quality Act pursuant to Section 15301(L)(2) (Demolition of a duplex); and
3. Uphold the appeal by the City of Riverside Housing Authority and approve Planning Case P18-0643, based on the findings outlined in the Cultural Heritage Board Staff report and subject to the conditions of approval.

## **CULTURAL HERITAGE BOARD DETERMINATION:**

On September 19, 2018, the Cultural Heritage Board rejected Staff's recommended facts for findings and denied the Certificate of Appropriateness (COA) Request by a unanimous vote.

## **BACKGROUND:**

The duplex located at 3337-3339 Fifth Street was purchased by the City of Riverside Housing

Authority in 2017. It is listed as a non-contributor to the Heritage Square Historic District. The building was evaluated for historic listing eligibility in the Historic Property Survey Report prepared for Phase I of the I-215 Improvement Project (March 1993). Based on this Survey Report, the building is considered ineligible for the National Register under any criteria.

As part of a Section 106 for a Streetlight Project within the Heritage Square Historic District (2002), the duplex was given the National Register Status Code of 6Z1 – Ineligible for National Register with no potential for any listing.

### **DISCUSSION:**

The City of Riverside Housing Authority proposes to demolish the existing duplex and all associated site features, including walkways and planters. No new construction is proposed at this time.

On September 19, 2018, the Cultural Heritage Board held a public hearing on the demolition and rejected Staff's recommendation for the COA. On October 1, 2018, the City of Riverside Housing Authority appealed the decision of the Cultural Heritage Board. Title 20 of the Riverside Municipal code does not have provisions for City Councilmember referral, and as such this project is subject to an appeal fee and the appeals process specified in Section 20.15.010 of the Riverside Municipal Code.

Staff analyzed the proposed project in accordance with Title 20 of the Riverside Municipal Code and the Secretary of the Interior Standards for the Treatment of Historic Properties. Staff finds the project to be consistent with both because the duplex at 3337-3339 Fifth Street is listed as a non-contributor to the historic district and its demolition will have no significant adverse impact on the Heritage Square Historic District.

The Office of Homeless Solutions concurs with the recommendations in this staff report.

### **FISCAL IMPACT:**

If the appeal fee for this case is waived, there will be a negative impact of \$2,529 to the General Fund that will not be collected.

Prepared by:	David Welch, Interim Community & Economic Development Director
Certified as to	
availability of funds:	Edward Enriquez, Interim Chief Financial Officer/City Treasurer
Approved by:	Rafael Guzman, Assistant City Manager
Approved as to form:	Gary G. Geuss, City Attorney

### **Attachments:**

1. City of Riverside Housing Authority Appeal Letter – October 1, 2018
2. Cultural Heritage Board Report and Exhibits – September 19, 2018
3. Cultural Heritage Board Minutes – September 19, 2018
4. Presentation