



MEMORANDUM

Housing Authority of the City of Riverside

Date: October 1, 2018

To: Mary Kopaskie-Brown, City Planner
Community and Economic Development Department

From: Jeff McLaughlin, Project Manager
Housing Authority 

RE: NOTICE OF APPEAL FOR CERTIFICATE OF APPROPRIATENESS – 3337 TO 3339 FIFTH STREET (P18-0643)

The Housing Authority of the City of Riverside is in receipt of your memorandum dated 20 September 2018 regarding the denial of a Certificate of Appropriateness issued by the City's Cultural Heritage Board regarding the demolition of 3337 to 3339 Fifth Street. The Authority had planned to present its rebuttal to the Cultural Heritage Board when a replacement project was proposed for the site. However as the appeal period is limited, we are presenting our rebuttal at this time. The Housing Authority's reasons for this appeal are as follows:

- The Housing Authority of the City of Riverside is chartered under State of California Health and Safety Code Sections 34200 et. seq., with the mission of, "...the clearance, replanning, and reconstruction of the areas in which insanitary or unsafe housing conditions exist and the providing of safe and sanitary dwelling accommodations for persons of low income...", which are declared a necessity to the public interest and of legislative determination and therefore of priority importance as the Authority carries out its health and safety mandate. The Authority is incorporated separately from the City (albeit not at arms-length) for the above purpose.
- The Housing Authority of the City of Riverside purchased the properties located at 3337 to 3339 Fifth Street via Resolution No. 8, adopted on 19 December 2017 (attached), making a finding in its purchase that the above mentioned properties would require demolition.
- The Staff Report approved by the City Council and Housing Authority Board's on 19 December 2017 notes that the Property was generally substandard with, "non-conforming improvements," and an "unpermitted living space" (a converted garage) as one living space.
- An additional on-site inspection was conducted on 26 September 2018 confirming that the structure is in substandard condition and presents a danger to persons accessing the site with a related liability to the Housing Authority, as well as ongoing costs for maintenance and security of the structure.

- In 1993, the structure was found to be ineligible for the National Register of Historic Places and a non-contributor to the Downtown historic district.

In conclusion, our appeal to the Cultural Heritage Board is that the priority mission of the Housing Authority, previously approved findings by the City Council and Housing Authority Boards, lack of historic significance based on past analysis, and a recent on-site inspection, provide a basis of findings that the demolition on the 3337-3339 Fifth Street structure should continue. With great deference to the City's Cultural Heritage Board and the work it accomplishes, the Housing Authority respectfully submits this appeal.

Contact me at x5189 with any questions. Thank you.

CC: Emilio Ramirez
Michelle Davis
Scott Watson
Robert Lewis

1 RESOLUTION NO. 8

2 A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF
3 RIVERSIDE, CALIFORNIA, ADOPTING THE REPLACEMENT PLAN FOR
4 3337-3339 5th STREET.

5 WHEREAS, the Housing Authority of the City of Riverside ("Authority") is acquiring
6 property within the City located at 3337-3339 5th Street ("Property") that is improved with a
7 duplex; and

8 WHEREAS, with the purchase of this Property will require the demolition of two
9 residential units; and

10 WHEREAS, pursuant to section 33413 et seq. of the California Health and Safety Code,
11 the Authority has prepared a project specific Replacement Plan to more fully address the
12 replacement of housing units; and

13 WHEREAS, it has been determined, and it is so set forth in the Replacement Plan, that
14 the units will be replaced at the following sites: 3490 Lime Street, 3478 Lime Street, 3337 5th
15 Street, and/or 3344 4th Street; and

16 WHEREAS, the Authority, under the Replacement Plan, will provide or cause to be
17 provided replacement units to be made available to extremely low income and low income
18 households.

19 NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED by the
20 Housing and Authority of the City of Riverside as follows:

21 Section 1. That the Governing Board hereby finds and declares that the above recitals are
22 true and correct.

23 Section 2. That the Governing Board hereby approves and adopts the Replacement Plan
24 prepared for the 3337-3339 5th Street attached hereto as Exhibit "A" and incorporated herein by
25 reference.

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1 APPROVED AND ADOPTED, this 19th day of December, 2017.

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3 
4 MIKE GARDNER

5 Chair of the Housing Authority of the
6 City of Riverside

7 
8 COLLEEN J. NICOL

9 Secretary of the Housing Authority
10 of the City of Riverside

11 I, Colleen J. Nicol, Secretary of the Housing Authority of the City of Riverside,
12 California, hereby certify that the foregoing resolution was duly and regularly adopted at a
13 meeting of the City Council on the 19th day of December, 2017, by the following vote, to wit:

14 Ayes: Councilmembers Gardner, Melendrez, Soubirous, Conder, Mac Arthur,
15 Perry, and Adams

16 Noes: None

17 Absent: None

18 Abstained: None
19

20 IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of
21 the City of Riverside, California, this 20th day of December, 2017.

22 
23 COLLEEN J. NICOL

24 Secretary of the Housing Authority
25 of the City of Riverside
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