



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: JUNE 4, 2019

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 2
DEPARTMENT

SUBJECT: PLANNING CASE P19-0073 – REQUEST BY ALYSSA DIGANGI OF BAILEY CALIFORNIA PROPERTIES, LLC TO DESIGNATE THE FARM HOUSE MOTEL, LOCATED AT 1393 UNIVERSITY AVENUE, AS A CITY LANDMARK

ISSUE:

Adopt a Resolution to designate the Farm House Motel, located at 1393 University Avenue, as a City Landmark, and adopt an Ordinance to apply a Cultural Resources Overlay Zone.

RECOMMENDATIONS:

That the City Council:

1. Determine that Planning Case P19-0073 (City Landmark Designation) is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Sections 15061(b)(3) and 15308, as it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment and that said action is intended to preserve the historic character of the building and site;
2. Approve Planning Case P19-0073 based on, and subject to, the Cultural Heritage Board facts for findings outlined in the attached Cultural Heritage Board Staff Report;
3. Adopt the attached Resolution designating the Farm House Motel, located at 1393 University Avenue, as a City Landmark;
4. Approve the attached findings for the Zoning Code Map Amendment to apply the CR — Cultural Resources Overlay Zone to the subject property; and
5. Introduce, and subsequently adopt, the attached Ordinance to rezone 1393 University Avenue from the CR – Commercial Retail Zone to the CR-CR - Commercial Retail and Cultural Resources Overlay Zones.

CULTURAL HERITAGE BOARD RECOMMENDATIONS:

On April 17, 2019, the Cultural Heritage Board (CHB) unanimously voted (9 Ayes and 0 noes) to recommend that the City Council approve Planning Case P19-0073 and designate the Farm House Motel, located at 1393 University Avenue, as a City Landmark.

LEGISLATIVE HISTORY:

In the Riverside Municipal Code, Title 20, Section 20.50.010 (U), “Landmark” means any improvement or natural feature that is an exceptional example of a historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains a high degree of integrity, and meets one or more of the following criteria:

1. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
2. Is identified with persons or events significant in local, state or national history;
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;
4. Represents the work of a notable builder, designer, architect, or important creative individual;
5. Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation;
6. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning, or cultural landscape;
7. Is one of the last remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type of specimen; or
8. Has yielded or may be likely to yield, information important in history or prehistory.

DISCUSSION:

Alyssa Digangi of Bailey California Properties, LLC is requesting designation of the Farm House Motel, located at 1393 University Avenue, as a City Landmark.

The Farm House Motel was constructed in 1953 and features a variant of the California Ranch style of architecture. In 1998, the City of Riverside Development Department hired consultants, Lauren Weiss Bricker and Janet L. Tearnen, to complete a Historic Resources Survey for the Hacienda and Farm House Motels. The final report determined that the Farm House Motel is eligible for designation as a local landmark and for listing in the National Register of Historic Places as an excellent example of a motor court in the City of Riverside. The report stated: “It [the Farm House Motel] is exceptional for its architectural quality and integrity and evidences the once important role University Avenue (historically Eighth Street) played as a segment of State Highway 60.”

The Farm House Motel is eligible for Landmark Designation under Criterion 1 and 6, as defined in Title 20, as it exemplifies the auto-related economic development along University Avenue in the Eastside Neighborhood of the City. It is also eligible under Criterion 3 as an excellent example of the motor court type of construction in the City of Riverside. Staff has determined the property retains the high degree of integrity required for Landmark designation.

FISCAL IMPACT:

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

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

Attachments:

1. Cultural Heritage Board Staff Report – April 17, 2019
2. Resolution
3. Proposed Findings for CR Overlay Zone
4. Ordinance
5. Cultural Heritage Board Minutes – April 17, 2019
6. Presentation