

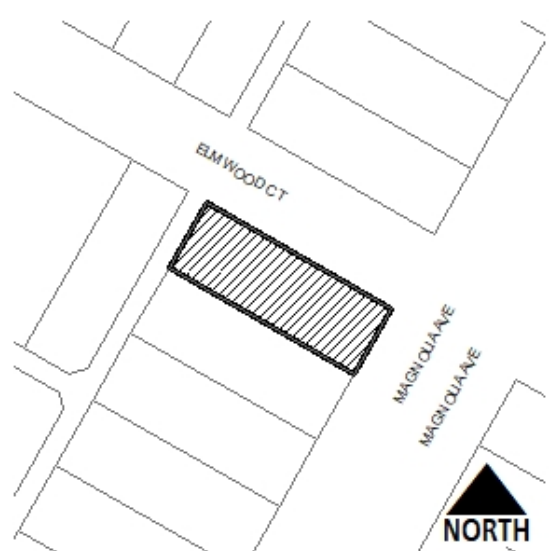


Community & Economic Development Department
3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

Planning Division

CULTURAL HERITAGE BOARD MEETING DATE: JULY 17, 2019
AGENDA ITEM NO.: 3

PROPOSED PROJECT

<i>Case Numbers</i>	P19-0288 (Certificate of Appropriateness)	
<i>Request</i>	To consider a Certificate of Appropriateness for the removal of an existing cypress tree to facilitate the installation of a new driveway approach and reconfiguration of the existing driveway.	
<i>Applicant</i>	Joseph Miller	
<i>Project Location</i>	5311 Magnolia Avenue, situated on the southwest corner of Magnolia Avenue and Elmwood Court	
<i>APN</i>	217-272-022	
<i>Ward</i>	1	
<i>Neighborhood</i>	Downtown	
<i>Historic District</i>	Wood Streets Neighborhood Conservation Area	
<i>Historic Designation</i>	District Contributor	
<i>Staff Planner</i>	Scott Watson, Historic Preservation Officer 951-826-5507 swatson@riversideca.gov	

RECOMMENDATIONS

Staff Recommends that the Cultural Heritage Board:

1. **DETERMINE** that Planning Case P19-0288 (Certificate of Appropriateness) is exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15301 (Existing Facilities) and 15331 (Historic Resource Restoration/Rehabilitation) of the CEQA Guidelines, as the proposed project is consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties; and
2. **APPROVE** Planning Case P19-0288 (Certificate of Appropriateness) based on the findings outlined in the staff report and summarized below and subject to the recommended conditions (Exhibit 1).

BACKGROUND/HISTORY

The subject 7,841 square foot property was developed in 1912 with a Craftsman style residence and a detached two-car garage, which appears to be constructed at the same time. Access to the garage is provided from a driveway that forks off the adjacent alley along the rear of the property. A cypress tree, originally planted in the residential subdivision, is situated in front of the two-car garage. Surrounding uses include single-family residences (Exhibit 2).

Character-defining features of the residence include: a rectangular ground plan; a medium pitch crossed gable roof with wide eaves, exposed rafter tails, and brackets; two stucco clad chimneys, one internally and one externally placed; a combination of wood clapboard and wood single siding; a deep, offset, partial wrap around porch with stucco clad battered columns and outlookers; and a combination of wood fixed and casement windows with wood sills and trim. The detached garage incorporates character-defining feature of the residence, including a gable roof with exposed rafter tails, and wood clapboard siding.

The property is listed as a contributor to the Wood Streets Neighborhood Conservation Area (NCA), which encompasses a group of residential subdivisions that make up almost a square mile in area. The Wood Streets Neighborhood Conservation Area is bounded by Ramona Drive, Rosewood Place, Palm Avenue, and Olivewood Avenue. These streets represent Riverside's most coherent examples of 1920s and 1930s residential neighborhoods in terms of style, scale, setbacks, and turfed front yards. The neighborhood also features sidewalks, curbs, street trees, streetlights, and street entry markers.

PROJECT DESCRIPTION

The proposed project consists of the removal of a cypress street tree in front of the two-car garage to facilitate the construction of a new driveway approach for direct access to the garage from Elmwood Court.

The proposed driveway approach will be 12 feet in width with a 3-foot 6-inch wing on the east side of the approach. A 3-foot wide planter, consisting of 6-inch curbs and a 2-foot wide landscape area, is proposed on the west side of the approach. It will extend from edge of street to the front of sidewalk. New concrete curbs and gutter will be installed with the new approach. As part of this project, the existing driveway will be reconfigured to connect to the driveway approach. A 30-inch wide planter will remain between the existing wall and the reconfigured driveway (Exhibit 3).

PROJECT ANALYSIS

FACTS FOR FINDINGS

The Board and Historic Preservation Officer shall make findings of the following standards when applicable to approving or denying a Certificate of Appropriateness. (From Section 20.25.050 of the Riverside Municipal Code)			
	N/A	Consistent	Inconsistent
<i>The application proposal is consistent or compatible with the architectural period and the character-defining elements of the historic building.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facts: This finding is not applicable because it does not modify the historic building.			

<p>The Board and Historic Preservation Officer shall make findings of the following standards when applicable to approving or denying a Certificate of Appropriateness.</p> <p>(From Section 20.25.050 of the Riverside Municipal Code)</p>			
	N/A	Consistent	Inconsistent
<p><i>The application proposal is compatible with existing adjacent or nearby Cultural Resources and their character-defining elements.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Facts: Throughout the Neighborhood Conservation Area (NCA), there are a variety of driveway approach styles, historic styles with curb returns and modern styles with sloped wings. The proposed approach will be a combination of both.</p> <p>The cypress tree is original to the neighborhood. The street trees in the NCA were planted in a pattern primarily consisting of alternating palm and cypress trees lining both sides of all east/west oriented streets. There are examples along this segment of Elmwood Court, and elsewhere in the NCA, where the street tree pattern is interrupted by a driveway approach or walkway. Records show that a cypress tree, located directly across the street from project site, was removed at an unknown date prior to 1993. The cypress tree proposed for removal, will be consistent with the pattern already established across the street and other examples along the block.</p>			
<p><i>The colors, textures, materials, fenestration, decorative features and details, height, scale, massing and methods of construction proposed are consistent with the period and/or compatible with adjacent Cultural Resources.</i></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Facts: The proposed driveway and approach will be gray concrete without modern finishes, matching the material of the driveway, sidewalk, curbs, and other driveway approaches in the neighborhood. The curbs will match other existing curbs, and the gutter will match existing gutters.</p>			
<p><i>The proposed change does not adversely affect the context considering the following factors: grading; site development; orientation of buildings; off-street parking; landscaping; signs; street furniture; public areas; relationship of the project to its surroundings.</i></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Facts: The new approach will not affect the orientation of the site. The new approach and driveway reconfiguration will provide direct access to the garage from the street, as is common throughout the neighborhood.</p>			

<p>The Board and Historic Preservation Officer shall make findings of the following standards when applicable to approving or denying a Certificate of Appropriateness.</p> <p>(From Section 20.25.050 of the Riverside Municipal Code)</p>			
	N/A	Consistent	Inconsistent
<i>The proposed change does not adversely affect an important architectural, historical, cultural or archaeological feature or features.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Facts: Street trees are listed as a character-defining feature of the Wood Streets NCA. Throughout the NCA, the street trees can be primarily found in a pattern of alternating cypress and palm trees, with some irregularities in the pattern. The removal of this specific cypress tree will not adversely impact the character of the NCA as it relates to the street trees, because there are other examples of cypress trees missing due to driveway approaches or walkways throughout the NCA. There are no modifications to building and no grading will occur so there will be no impact to architectural or archaeological features.</p>			
<i>The application proposal is consistent with the Citywide Residential Historic District Design Guidelines and the separate guidelines for each Historic District.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Facts: Chapter 10 of the Citywide Residential Historic District Design Guidelines state, "historic trees in all areas of a district, whether public or privately owned, are considered character-defining features of a Historic District and should be preserved." This cypress tree, proposed to be removed, is not considered historic, but is historic as part of a pattern of street trees. The removal of this specific tree will not adversely impact this pattern, as it will be consistent with existing conditions throughout the NCA, where cypress trees are sometimes missing. As the overall pattern of street trees will remain, this portion of the Guidelines has been met.</p>			
<i>The application proposal is consistent with the Principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Facts: The principles of the Secretary of the Interior's Standards are applied to the overall NCA, as it is the historic resource. The proposed project was determined to be consistent with the Standards based on the following: 1) it consists of the removal of a small amount of historic material, including cypress tree, curb and gutter, to facilitate the construction of a driveway approach and driveway reconfiguration; 2) the style of the new driveway approach will be compatible with other driveway approaches throughout the NCA because of the consistent use of concrete material; and 3) it will be slightly differentiated from historic driveway approaches by the use of a modern style approach wing.</p>			

AUTHORIZATION AND COMPLIANCE SUMMARY

Regulatory Codes	Consistent	Inconsistent
<p><i>Historic Preservation Code Consistency (Title 20)</i></p> <p>The proposed project is consistent with section 20.25.050 of the City of Riverside Municipal Code because the project is compatible in terms of style, detailing, and material.</p> <p>The proposed driveway approach is consistent with the material, and style of other driveway approaches throughout the neighborhood. The tree removal is consistent with the previously removed tree directly across the street and other examples throughout the NCA. Therefore, the proposed project will be compatible with aesthetics of the NCA and will not adversely affect the historic character of the neighborhood.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL REVIEW

Minor additions and alterations to historic resources, consistent with the Secretary of the Interiors Standards for the Treatment of Historic Properties, are categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines and Section 15331 (Historical Resource Restoration/Rehabilitation) of the CEQA Guidelines.

PUBLIC NOTICE AND COMMENTS

Public notices were mailed to property owners adjacent to the site. As of the writing this report, no comments have been received by Staff.

APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Department Public Information Section, 3rd Floor, City Hall.

EXHIBITS LIST

1. Staff Recommended Conditions of Approval
2. Aerial Photo/Location
3. Project Plans (Site Plan)
4. Site Photos

Report and Recommendations Prepared by:	Scott Watson, Historic Preservation Officer
Report and Recommendations Reviewed by:	Patricia Brenes, Principal Planner
Report and Recommendations Approved by:	Mary Kopaskie-Brown, City Planner



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

EXHIBIT 1 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

Case Number: P19-0288

MEETING DATE: July 17, 2019

GENERAL CONDITIONS

1. The project must be complete per the Cultural Heritage Board's approval, including all conditions listed below. Any subsequent changes to the project must be approved by the Cultural Heritage Board or the Cultural Heritage Board staff. Upon completion of the project, a CHB staff inspection must be requested to ensure that the approved plans have been executed and that all conditions have been implemented before the FINAL INSPECTION hold can be released.
2. This approval shall expire on July 17, 2020.
3. This approval is for design concept only, and does not indicate the project has been thoroughly checked for compliance with all requirements of law. Approval is not a substitute for the formal Public Works Construction Permit, and other changes may be required during the plan check process.
4. The granting of this request shall in no way exclude or excuse compliance with all other applicable rules and regulations in effect at the time this permit is exercised.

CASE SPECIFIC CONDITIONS

1. Driveway, approach, curbs, and gutter shall be gray concrete without any modern finishes.
2. The driveway approach, curbs, and gutter shall be constructed in compliance with Public Works Department standards.
3. Existing sidewalk shall remain without modifications.
4. Prior to installation, the applicant shall submit to Historic Preservation Staff, for review, a landscaping plan for the new parkway planter and planter to the east of the driveway. The landscaping plan shall include appropriate water efficient landscaping.
5. All improvement costs related to the project, including tree removal, installation of the new driveway approach and planter with curb and gutter, installation of water efficient landscaping and irrigation in the new planter, and straighten of the driveway, are the responsibility of the applicant.