



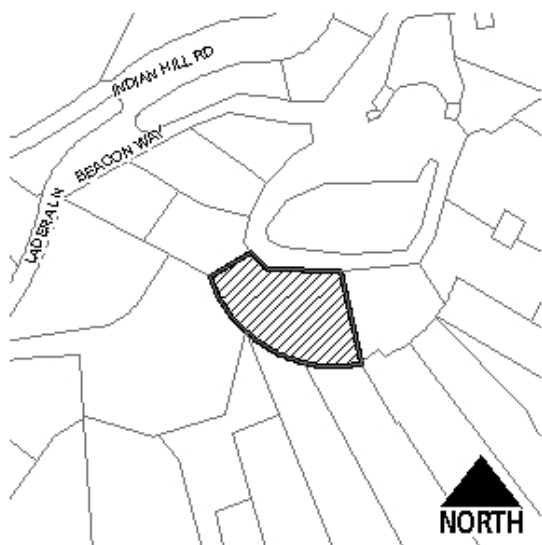
Community & Economic Development Department
3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

Planning Division

CULTURAL HERITAGE BOARD MEETING DATE: OCTOBER 16, 2019
AGENDA ITEM NO.: 3

PROPOSED PROJECT

| | | | |
|-----------------------------|--|----------|-------------------|
| <i>Case Numbers</i> | P19-0487 (Certificate of Appropriateness) | | |
| <i>Request</i> | To consider a Certificate of Appropriateness for the after-the-fact demolition, replacement of the single-family residence main level and two-car garage, and expansion of the basement, listed as a non-contributing structure of the Mount Rubidoux Historic District. | | |
| <i>Applicant</i> | Jim Broeske of Broeske Architects & Associates, Inc. on Behalf of Randall Neal | | |
| <i>Project Location</i> | 4674 Beacon Way, situated on the south side of Beacon Way between Ladera Lane and Redwood Drive | | |
| <i>APN</i> | 207-033-033 | | |
| <i>Ward</i> | 1 | | |
| <i>Neighborhood</i> | Downtown | | |
| <i>Historic District</i> | Mount | Rubidoux | Historic District |
| <i>Historic Designation</i> | Not Applicable | | |
| <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 the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15302 (Replacement or Reconstruction), 15331 (Historic Resource Restoration/Rehabilitation), and 15303 (New Construction or Conversion of Small Structures), as it constitutes the replacement of a single family residence compatible with the historic resource (Historic District), which is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties; and
2. **APPROVE** Planning Case P19-0487 (Certificate of Appropriateness), based on the findings outlined and summarized in the staff report and subject to the recommended conditions (Exhibit 1).

BACKGROUND

The subject 0.49 acre property was developed in 1961 with a 1,340 square foot, one-story, Mid-Century Ranch style residence that included a basement and a 251 square foot two-car garage, connected to the residence by a porch. The property, located within the Mount Rubidoux Historic District, is surrounded by single-family residences. The Mount Rubidoux Historic District is bounded by Redwood Drive to the east, Indian Hill Road to the northwest, and Mount Rubidoux Drive to the southeast (Exhibits 2 and 3).

Records indicate the design of the residence is not attributed to a notable architect or builder. The residence is not associated with any persons or events significant in local, state or national history. The Mid-Century Ranch style of architecture is common throughout the City of Riverside. As such, the residence was not eligible for designation as a City Landmark or Structure of Merit and is listed as a non-contributor to the Mount Rubidoux Historic District, where examples of Craftsman Bungalow, Spanish-Mediterranean Revival, and Period Revival (Tudor and Norman Revivals) architectural styles are predominant.

Unpermitted Demolition

On September 3, 2019, staff became aware that the main level of the residence had been demolished without the necessary permits and approvals, and immediately began an investigation. The demolition and reconstruction of the main level of the residence was scheduled to be considered by the Cultural Heritage Board (CHB) on September 18, 2019. As additional time was needed to investigate the unpermitted demolition, the Cultural Heritage Board approved staff's request for a continuance to the October 16, 2019 meeting.

At the request of the CHB at the September 18, 2019 meeting, staff evaluated the potential application of Moratorium Section 20.40.060 of Title 20. This Section of Title 20 only applies to Cultural Resources defined in Title 20 as follows:

"Cultural Resources means improvements, natural features, sites, cultural landscapes, or other objects, which may reasonably be of scientific, aesthetic, educational, cultural, architectural, social, political, military, historical or archaeological significance. This includes designated cultural resources, eligible cultural resources, and contributing features to Historic Districts and Neighborhood Conservation Areas."

As this property is a non-contributor to a Historic District, and is not individually significant, it does not constitute a Cultural Resource and this Section of Title 20 does not apply.

Please note, the active investigation related to the Code case continues among the various City Departments to determine the remedies consistent with Section 20.40.050 of Title 20, and penalties for violations to other Titles of the Riverside Municipal Code.

PROJECT DESCRIPTION

The applicant is requesting approval of a Certificate of Appropriateness for after-the-fact demolition of the existing residence's main level (street level), replacement of the main level single-story residence and the garage, and expansion of the basement.

The proposed main level single-story residence consists of the original 1,340 square feet and a 707 square foot addition on the east side of the residence, totaling 2,047 square feet. The floor plan has an irregular configuration, similar to the existing residence's building footprint. The proposal includes increasing the two-car garage in area by 197 square feet for a total area of 448 square feet. An 826 square foot addition is proposed on the northeast side of the basement. Basement improvements will be below the street level and will not be visible.

The design of the residence consists of a modern interpretation of the Farmhouse Ranch architectural style. The residence and garage include a combination of gable, shed, and pent

standing seam metal roofs, painted black. Fenestration includes fixed and single-hung wood clad, fiberglass-framed windows, painted black. A variety of materials are proposed including shiplap and vertical board siding, painted white, and stone veneer on the basement level that will be brown and gray colors. Access to the site will be provided from the existing driveway. Existing retaining walls facing Beacon Way and along the west side of the residence will be protected in place.

PROJECT ANALYSIS

FACTS FOR FINDINGS

Pursuant to Chapter 20.25.050 of Title 20 (Cultural Resources) of the Riverside Municipal Code, the Cultural Heritage Board and Historic Preservation Officer must make applicable findings of specific standards when approving or denying a Certificate of Appropriateness. Staff was able to make the applicable findings for the project as follows:

| <i>Chapter 20.25.050 – Principles and Standards of Site Development and Design Review</i> | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|
| <i>The application proposal is consistent or compatible with the architectural period and the character-defining elements of the historic building.</i> | N/A | Consistent | Inconsistent |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Facts: <ul style="list-style-type: none"> This finding is not applicable, because the existing residence is not a historic building. | | | |
| <i>The application proposal is compatible with existing adjacent or nearby Cultural Resources and their character-defining elements.</i> | N/A | Consistent | Inconsistent |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Facts: <ul style="list-style-type: none"> The proposed residence will continue to be a non-contributing structure of the Mount Rubidoux Historic District. It has been designed in a modern interpretation of the Farmhouse Ranch style, consistent with the contemporary styles of other non-contributing structures within the historic district, including Mid-Century Modern, California Ranch, and other styles from the 1970s and 1980s. The proposed residence uses materials consistent with those found throughout the Mount Rubidoux Historic District including siding and stone cladding. | | | |
| <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> | N/A | Consistent | Inconsistent |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Facts: <ul style="list-style-type: none"> The proposed residence features shiplap and vertical board siding and stone cladding, which are also found in the historic district. Residences throughout the Historic District are clad in a variety of materials including brick, stone, stucco, and wood siding. The proposed residence is consistent with the materials of adjacent Cultural Resources. The proposed residence is one-story in height with a basement, matching the height, scale, and massing of the recently demolished residence. The residences adjacent to the subject property are two- and three-stories in height. The proposed project is consistent with the height, scale, and massing of the adjacent Cultural Resources. | | | |

| Chapter 20.25.050 – Principles and Standards of Site Development and Design Review | | | |
|--|--------------------------|-------------------------------------|--------------------------|
| <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> | N/A | Consistent | Inconsistent |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Facts: <ul style="list-style-type: none"> The proposed residence and garage will be situated in the same location of the recently demolished residence; thereby, not changing the residence's relationship to other properties within the historic district. | | | |
| <i>The proposed change does not adversely affect an important architectural, historical, cultural or archaeological feature or features.</i> | N/A | Consistent | Inconsistent |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Facts: <ul style="list-style-type: none"> The recently demolished residence was not designated as a historic resource; therefore, historic, architectural, or cultural features will not be impacted. The site has been previously developed and only a small amount of excavation is proposed; therefore, it is unlikely for the project to impact any archaeological features. | | | |
| <i>The application proposal is consistent with the Citywide Residential Historic District Design Guidelines and the separate guidelines for each Historic District.</i> | N/A | Consistent | Inconsistent |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Facts: <ul style="list-style-type: none"> The proposed project was analyzed for consistency with the Mount Rubidoux Historic District Guidelines, which include: <ul style="list-style-type: none"> New construction should suggest the design principles of the historic district, including size, scale, proportion, color and materials. New designs should allow for an awareness of modern technology and material usage, but in a manner sensitive to surrounding historic structures. New buildings are encouraged to be compatible and complementary with their immediate neighbors and the entire Mount Rubidoux Historic District. Consistency with the Mount Rubidoux Historic District Guidelines includes: <ul style="list-style-type: none"> The proposed single story residence with a basement will not be out scale and proportion because residences throughout the historic district are larger in scale and vary in height between one-, two-, and three-stories. The materials of the proposed residence include shiplap and vertical board siding and stone cladding, consistent with the variety of materials in the historic district, which consist of brick, stone, stucco, and wood siding. The proposed residence features a modern interpretation of Mid-Century Farmhouse Ranch style, and is compatible with the contemporary styles, Mid-Century Modern and 1970s vernacular, of the immediately adjacent residences. Additionally, the proposed residence uses similar exterior finish materials as the adjacent residences, specifically wood siding. <p>Because of the architectural style and use of materials, similar to those found throughout the historic district, the proposed residence will be compatible with the immediate neighboring residences.</p> | | | |

| <i>Chapter 20.25.050 – Principles and Standards of Site Development and Design Review</i> | | | |
|--|--------------------------|-------------------------------------|--------------------------|
| <i>The application proposal is consistent with the Principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.</i> | N/A | Consistent | Inconsistent |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Facts: <ul style="list-style-type: none"> The proposed project is consistent with the Standards for Rehabilitation, as follows: <ul style="list-style-type: none"> The existing residence is not designated as a historic resource; therefore, no historic material will be removed. The proposed residence will be compatible with other residences throughout the district in terms of scale, massing, and use of material, but will be differentiated from other residences in the district by using a contemporary interpretation of an architectural style found in the historic district. | | | |

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 with other residences throughout the historic district in terms of style, scale, massing, and material.</p> <ul style="list-style-type: none"> The historic district is comprised of one-, two-, and three-story single-family residences. The proposed residence is one-story with a basement level, and therefore compatible with the scale of other residences in the historic district. The California Ranch, Mid-Century Modern, and 1970s contemporary styles are present throughout the historic district. The proposed residence is a modern interpretation of the Farmhouse Ranch style, and therefore compatible with the residences in the historic district. The proposed residence features wood siding and stone finishes, which are found throughout the district. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p><i>Zoning Code Consistency (Title 19)</i></p> <p>The proposed residence complies with the development standards of the Zoning Code. As a matter of information, a Variance (VR-0011-601) for the substandard front yard setback was granted in 1961 for this site. The proposed residence and garage comply with the previously approved Variance.</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

ENVIRONMENTAL REVIEW

The replacement of a single family residence, compatible with the historic resource (Historic District) and consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Sections 15302 (Replacement or Reconstruction) of the CEQA Guidelines, 15331 (Historical Resource Restoration/Rehabilitation), and 15303 (New Construction or Conversion of Small Structures) 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, Staff has received one phone call in opposition and one email in support of the project.

Comment: The comment in opposition was received from the property owner at 3587 Mount Rubidoux Drive. He expressed concerns that the increased square footage of the new residence will affect the privacy in his rear yard.

Response: The proposed residence meets the rear yard setback and lot coverage required in the R-1-7000 – Single-Family Residential Zone. Additionally, as the proposed project will replace the recently demolished residence, no impacts to privacy are anticipated.

APPEAL INFORMATION

Actions by the Cultural Heritage Board, including any environmental finding, may be appealed to the Land Use Committee 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. Mt. Rubidoux Historic District Map
4. Project Plans (Site Plan, Demolition Plan, Floor Plan, Demolition Elevations, Proposed Elevations, Color Elevations, Materials Board)
5. Photos (Site and Surrounding Properties)

Prepared by: Scott Watson, Historic Preservation Officer

Reviewed by: Patricia Brenes, Principal Planner

Approved by: Mary Kopaskie-Brown, City Planner



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT PLANNING DIVISION

EXHIBIT 1 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

PLANNING CASE: P19-0487

MEETING DATE: October 16, 2019

CASE SPECIFIC CONDITIONS

1. **Prior to any further approvals or permits being issued, the investigation of the illegal demolition must be complete, including all violations to the Riverside Municipal Code and other applicable State regulations, and all fines and penalties paid.**

Prior to Issuance of Grading Permit:

2. A 40-scale precise grading plan shall be submitted to Public Works and include the following:
 - a. Hours of construction and grading activity are limited to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays;
 - b. Compliance with City adopted interim erosion control measures;
 - c. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems;
 - d. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement; and
 - e. Identification of location, exposed height, material and finish of any proposed retaining walls.

During Grading and Construction Activities:

3. Construction and operation activities on the property shall be subject to the City's Noise Code (Title 7), which limits construction noise to 7:00 a.m. to 7:00 p.m. weekdays, and 8:00 a.m. to 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or federal holidays.
4. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the proposed project site.
5. The Construction Contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the proposed project site during all project construction.
6. To reduce construction related particulate matter air quality impacts of the proposed project the following measures shall be required:
 - a. The generation of dust shall be controlled as required by the AQMD;
 - b. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer;
 - c. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards;

- d. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - e. Wash off trucks and other equipment leaving the site;
 - f. Keep disturbed/loose soil moist at all times;
 - g. Suspend all grading activities when wind speeds exceed 25 miles per hour; and
 - h. Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.
7. The applicant shall be responsible for erosion and dust control during construction phases of the proposed project.
8. To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to the site to eliminate the need for diesel-powered electric generators, or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.

GENERAL CONDITIONS

- 1. There is a one year time limit in which to secure the necessary building permits required by this Certificate of Appropriateness. Approval will one year following the payment of all fines and penalties.
- 2. The project must be completed in accordance with 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.
- 3. This approval for the Certificate of Appropriateness is for design concept only and does not indicate the project has been thoroughly checked for compliance with all requirements of law. As such, it is not a substitute for the formal building permit plan check process, and other changes may be required during the plan check process.
- 4. The granting of this Certificate of Appropriateness shall in no way exclude or excuse compliance with all other applicable rules and regulations in effect at the time this permit is exercised.