

AFTER-THE-FACT DEMOLITION AND NEW CONSTRUCTION AT 4674 BEACON WAY P19-0487 (COA)

Community & Economic Development

City Council
February 11, 2020

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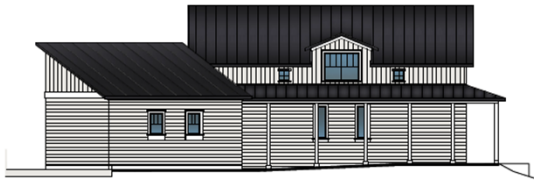
BACKGROUND - LOCATION



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ELEVATIONS



North Elevation
(Facing Beacon Way)



West Elevation



South Elevation



East Elevation

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DISCUSSION – UNPERMITTED DEMOLITION AND FINES/PENALTIES



1. Code Enforcement Administrative Citations for (3) RMC misdemeanor violations: \$300 – paid by owner on 12/13/2019
2. Special Investigation Fee: \$177.08 – paid by the owner on 11/27/2019
3. Penalty Building Permit Fee: \$934.50 - due at permit issuance
4. Penalty Grading Fees without permit: \$4,982.70 - due at permit issuance

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DISCUSSION – CULTURAL HERITAGE BOARD DECISION

1. October 16, 2019:
 - a) Cultural Heritage Board (CHB) formed a subcommittee; and
 - b) Continued the item.
2. November 20, 2019 – CHB acted as follows:
 - a) Withdrew offer of a subcommittee;
 - b) Rejected Staff's recommend Facts for Finding;
 - c) Introduced and accepted substitute Facts for Findings; and
 - d) Denied the Certificate of Appropriateness (COA).



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DISCUSSION - APPEAL

1. Applicant filed an appeal on November 27, 2019;
2. Appeals considered on January 13, 2020 by Utility Services/Land Use/Energy Development Committee first per RMC 20.15.090;
3. Discussion included:
 - a) Fines and penalties
 - b) CEQA Exemptions
 - c) Intent of the Guidelines



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RECOMMENDATIONS

That the City Council:

1. Determine that that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15302 (Replacement or Reconstruction), 15331 (Historic Resource Restoration/Rehabilitation), and 15303 (New Construction or Conversion of Small Structures), as this project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and will not have a significant effect on the environment;
2. Uphold the appeal by Randall Neal and approve the Certificate of Appropriateness for the demolition of the residence only, as part of Planning Case P19-0487, based on the findings outlined in the Cultural Heritage Board staff report and subject to the recommended conditions of approval;



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RECOMMENDATIONS

3. Return the Certificate of Appropriateness for the proposed residence main level and garage and basement expansion, as part of Planning Case P19-0487, to the Cultural Heritage Board with the following directions:
 - a) Establish a subcommittee, no later than at its March 2020 meeting, to work with the applicant on design modifications of the residence.
 - b) Schedule a meeting between the applicant and subcommittee within 30 days of forming the subcommittee;
 - c) Final action by the Cultural Heritage Board on the Certificate of Appropriateness by the May 2020 meeting;
 - d) If no final action is taken by the Cultural Heritage Board by the May 2020 meeting, the Certificate of Appropriateness for the proposed residence main level and basement expansion, as part of Planning Case P19-0487, will be returned to the City Council for final action; and



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RECOMMENDATIONS

4. Direct staff to evaluate remedies for non-contributors in Title 20 – Chapter 20.40.050 for City Council consideration.



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MOUNT RUBIDOUX HISTORIC DISTRICT (FOR REFERENCE)

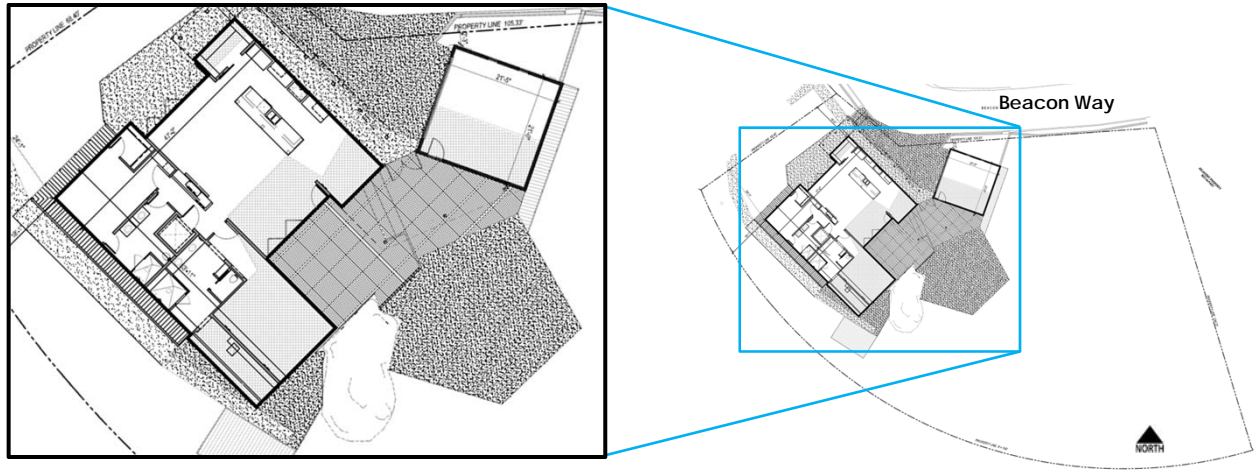


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BACKGROUND - SITE PLAN (FOR REFERENCE)



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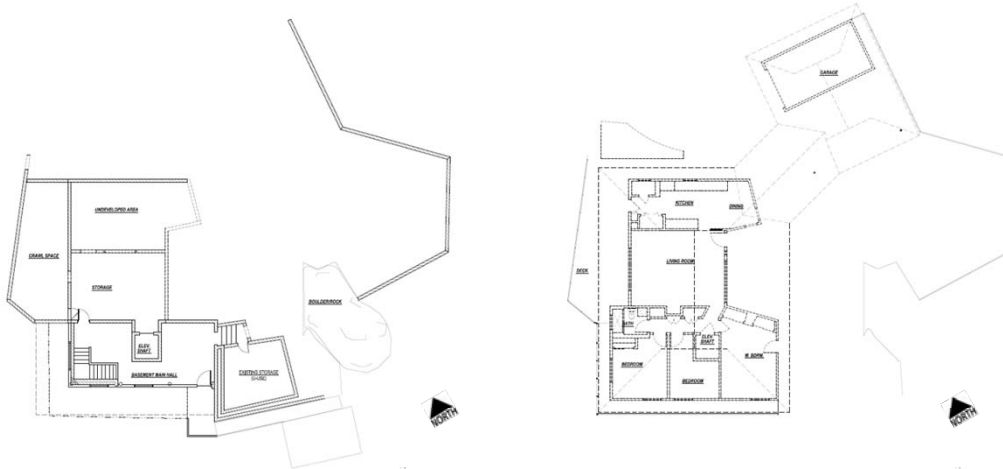
BACKGROUND – SITE AND AREA PHOTOS (FOR REFERENCE)



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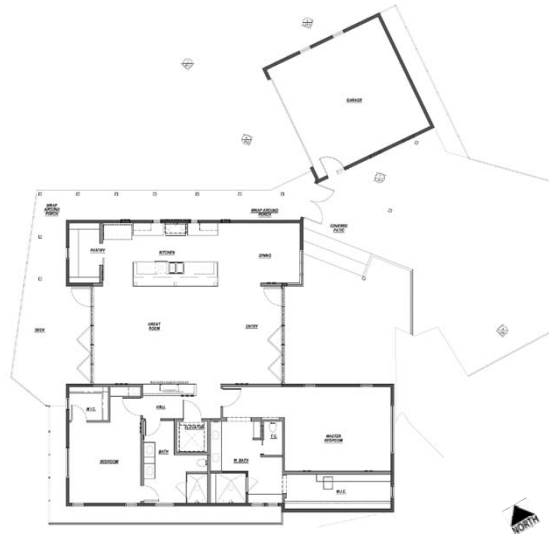
PROPOSED DEMO PLAN (FOR REFERENCE)



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PROPOSED MAIN FLOOR LEVEL PLAN (FOR REFERENCE)



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