

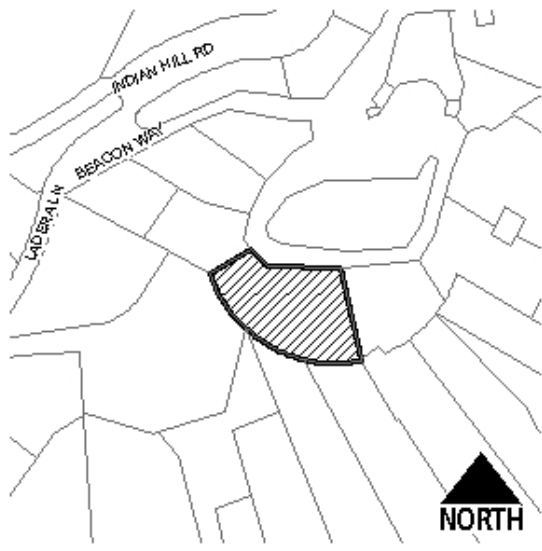


Community & Economic Development Department  
3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

Planning Division

**CULTURAL HERITAGE BOARD MEETING DATE: MARCH 18, 2020**  
**AGENDA ITEM NO.: 3**

**PROPOSED PROJECT**

<i>Case Numbers</i>	<b>P19-0487</b> (Certificate of Appropriateness)		
<i>Request</i>	To consider forming a Subcommittee to work with the applicant on architectural modifications of the proposed plans for a replacement to a demolished non-contributing structure of the Mount Rubidoux Historic District with a new single-family residence main level, two-car garage, and expansion of the basement for consideration of a Certificate of Appropriateness		
<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. **ESTABLISH** a subcommittee that will meet with the applicant, within 30 days of formation, to work on architectural modifications of the proposed plans for a replacement of a demolished non-contributing structure of the Mount Rubidoux Historic District with a new single-family residence main level, two-car garage and expansion of the basement that will be considered by the CHB for a Certificate of Appropriateness by May 2020.

## BACKGROUND/DISCUSSION

On November 27, 2020, the applicant submitted a timely appeal of the Cultural Heritage Board (CHB) denial of the Certificate of Appropriateness request for the after-the-fact demolition of a building listed as a non-contributing structure of the Mount Rubidoux Historic District and replacement of the single-family residence main level, two-car garage and expansion of the basement.

Per Section 20.15.090 of the Riverside Municipal Code (RMC), the appeal of CHB actions are to first be heard by the Utility Service/Land Use/Energy Development Committee (LUC) to provide a recommendation to the City Council for final action. On January 13, 2020, the Appeal was considered by the LUC.

Following discussion, the LUC, by unanimous vote, recommended City Council bifurcate the project. The first recommendation was to approve the retroactive demolition of the non-contributing structure of the Mount Rubidoux Historic District.

The second part of the recommendation was to provide the CHB the opportunity to work with the applicant on the design of the single family residence replacement for better compatibility with the Mount Rubidoux Historic District. The recommendation included a stay of the final approval for the Certificate of Appropriateness for the single-family residence main level, two-car garage and expansion of the basement until all fines are paid in full.

On February 11, 2020, City Council considered the recommendation by the LUC and approved the retroactive demolition of the single-family residence and provided the following direction to the CHB (Exhibit 1 and Exhibit 2):

1. Form a subcommittee to work with the applicant on design modifications of the single-family residence main level, two-car garage and expansion of the basement with the following direction:
  - a. The subcommittee must be formed no later than the CHB's March 2020 meeting; and
  - b. The subcommittee must meet with the Applicant within 30 days of formation to address architectural concerns.
2. The CHB must consider, for final action, a Certificate of Appropriateness for the single-family residence main level, two-car garage and expansion of the basement by May 2020.
3. Should the CHB fail to take final action on the Certificate of Appropriateness of the single-family residence main level, two-car garage and expansion of the basement by May 2020, the case will return to the City Council for final action.

## EXHIBITS LIST

1. City Council Report – February 11, 2020
2. City Council Minutes – February 11, 2020.

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Prepared by: Scott Watson, Historic Preservation Officer

Reviewed by: Patricia Brenes, Principal Planner

Approved by: Mary Kopaskie-Brown, City Planner