



Cultural Heritage Board Supplemental Memorandum

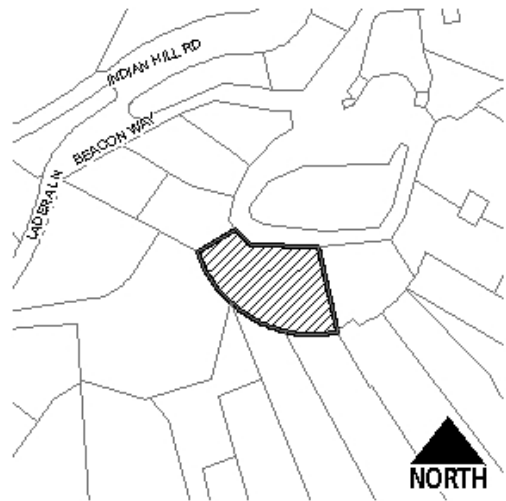
Community & Economic Development Department

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

Planning Division

CULTURAL HERITAGE BOARD MEETING DATE: JULY 15, 2020
AGENDA ITEM NO.: 4

PROPOSED PROJECT

Case Numbers	P19-0487 (Certificate of Appropriateness)		
Request	To consider a Certificate of Appropriateness for replacement of the single-family residence main level, two-car garage, and basement expansion		
Applicant	Jim Broeske of Broeske Architects & Associates, Inc. on behalf of Randall Neal		
Project Location	4674 Beacon Way, situated on the south side of Beacon Way between Ladera Lane and Redwood Drive		
APN	207-033-033		
Ward	1		
Neighborhood	Downtown		
Historic District	Mount Rubidoux Historic District		
Historic Designation	Not Applicable		
Staff Planner	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), 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.

BACKGROUND

On May 20, 2020, the Cultural Heritage Board formed a Subcommittee, in accordance with City Council direction, to meet with the property owner and project architect to discuss the design of the replacement residence. The Subcommittee met on May 28, 2020 and discussed:

- Roofing
 - o Standing seam metal roofing
 - o Compatibility of the shed roof on the garage
- Building Height
- Building Materials and Windows
 - o Stone veneer on the basement level
 - o Proposed colors
 - o Floor to ceiling windows on the east and west elevation
- Landscaping

The applicant clarified the proposed stone cladding on the basement level, use of the floor to ceiling windows with the vaulted ceiling, and the color of the proposed garage and main entry doors. He explained that the replacement residence is approximately 8 feet higher than the original residence and the perceived height difference was due to the change in roof type, from hipped to gabled. He also indicated that the existing landscaping and walls will remain in place.

On June 11, 2020, revised building elevations were provided to the Subcommittee for review and comments. The modifications to the design presented by the applicant included:

- Redesign the garage roof from a shed roof to a modified gabled roof with a dormer to lower the ridge line; and
- Change the proposed roofing material from standing seam metal roofing to asphalt shingle in a dark gray color.

The Subcommittee and applicant agreed that the revised elevations addressed the majority of their concerns and that the design was more compatible.

PROJECT DESCRIPTION

The applicant is requesting approval of a Certificate of Appropriateness for replacement of the single-family residence main level, two-car garage, and basement expansion. Based on the feedback provided by the Subcommittee, the elevations include:

- A contemporary style that is compatible with the scale, massing, and material of other residences in the Historic District;
- Gray asphalt shingle topped gabled roofs with dormers;
- Fixed and single-hung wood clad, fiberglass-framed windows painted black with decorative trim and sills;
- Garage and main entry doors featuring a dark brown faux wood grain finish;
- Shiplap and vertical board siding, painted white, on the main level;
- Rustic stone veneer, compatible with the granite outcropping on the property, on the basement level.

Access to the site will continue to 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. No modification to the landscaping is proposed at this time.

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 applies to individual buildings designated as cultural resources and is therefore not applicable to this project. Compatibility with adjacent resources and the Historic District is analyzed under other findings. 			
<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 has been designed in contemporary style consistent with the height and massing of adjacent Cultural Resources. The proposed project uses shiplap, asphalt shingle roofing, vertical board siding and rusting stone cladding, which are materials consistent with those found throughout the Mount Rubidoux Historic District. 			
<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, asphalt shingle roofing, vertical board siding and rusting 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, asphalt shingle roofing, and wood siding. The proposed project is consistent with the materials of Cultural Resources in the Historic District The proposed residence, one-story in height with a basement, matches 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. The proposed residence and garage are wood framed construction and feature gable roofs with dormer. Residences throughout the Historic District mostly wood framed construction and feature a variety of roof forms including gabled, hipped, and flat roof with a parapet. Although not common, dormers are also a prominent feature on some of the residences in the Historic District. The proposed project is consistent with the method of construction and decorative features of the adjacent Cultural Resources. 			

Chapter 20.25.050 – Principles and Standards of Site Development and Design Review			
<ul style="list-style-type: none"> The proposed residence features a combination of fixed and single hung windows with decorative trim and sills. Residences throughout the Historic District feature a variety of window types, including fixed and vertically hung windows. Decorative trim and windowsills are also common throughout the Historic District. The proposed project is consistent with the fenestration of the adjacent Cultural Resources 			
<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 and will not change the residence's site development or relationship to other properties within the Historic District. There are no alterations to the existing landscaping proposed as part of this project. 			
<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 Mt. Rubidoux Historic District Guideline identifies the areas of the Historic District that have a high archaeological sensitivity as the north western slopes of Indian Hill and along the Santa Ana River. The subject property is located on the southern slope of Indian Hill which has a lower level of archaeological sensitivity. There is a low probability that unique archeological resources, as defined by CEQA, would be discovered on the site, because the site was previously disturbed and developed in 1961. New excavation will occur under the existing foundation. Therefore, there is a less than significant potential for impacts to archaeological research. The remaining architectural features on the site include the basement, retain walls, and garage. The garage will be replaced with a new garage in its current location. The basement will be incorporated into the new residence. The existing retaining walls will continue to remain on the site. Therefore, there will be no impact to important architectural 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 residences are encouraged to work with the sloping site by being placed partially into the site. The maximum height allowed under the guidelines is 35 foot. 			

Chapter 20.25.050 – Principles and Standards of Site Development and Design Review

- o New designs should allow for an awareness of modern technology and material usage, but in a manner sensitive to surrounding historic structures.
- o 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:
 - o 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.
 - o The residence works with the slope of the site and has the basement level below street level and the main level being the visible portion of the residence from the street.
 - o The height of the proposed residence visible from the street level is 22 feet 5 inch. The total height of the residence, including the portion of the basement exposed on the south elevation, is 31 feet 10 inches, as calculated per Section 19.560.020.B of the Riverside Municipal Code
 - o The materials of the proposed residence include shiplap and vertical board siding, asphalt shingle roofing, and rustic stone cladding, are consistent with the variety of materials in the Historic District, which consist of brick, stone, stucco, and wood siding.

Because of the massing, height, compatible roof forms and use of materials, similar to those found throughout the Historic District, the proposed residence will be compatible with the neighboring residences and the Historic District.

The application proposal is consistent with the Principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.

N/A

Consistent

Inconsistent



Facts:

- The proposed project is consistent with the Standards for Rehabilitation, as follows:
 - o 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 style of architecture that incorporates appropriate materials and complimentary architectural features.

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 height, massing, proportions, color and materials.</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 proposed residence features wood siding and stone finishes, which are found throughout the district. The proposed residence features moderately pitched gable roofs with dormers, which is compatible with the variety of roof forms 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.

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, Materials Board)
5. Photos (Site and Surrounding Properties)
6. Cultural Heritage Board Report – May 20, 2020
7. Cultural Heritage Board Draft Minutes – May 20, 2020

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: July 15, 2020

CASE SPECIFIC CONDITIONS

Prior to any further approvals or issuance of permits:

1. **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.