



REPLACEMENT RESIDENCE 4674 BEACON WAY P19-0487 (COA)

Community & Economic Development

City Council
September 1, 2020

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BACKGROUND

1. October 16, 2019 – Cultural Heritage Board (CHB) hears a request for a Certificate of Appropriateness (COA);
2. November 20, 2019 – CHB denies COA;
3. February 11, 2020, City Council Directed CHB to:
 - a) Establish a subcommittee by March 2020
 - b) Take final action by May 2020
4. April 21, 2020, City Council extended deadlines to May 2020 and July 2020;



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BACKGROUND

5. May 20, 2020, CHB established subcommittee to discuss the design of the replacement residence;
6. May 28, 2020, Subcommittee met with applicant and provided comments;
7. June 11, 2020 - Subcommittee reviewed modified design; applicant modified the design to:
 - a) Redesign garage roof and lower the ridge line; and
 - b) Change roofing material to asphalt shingle.



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BACKGROUND

8. July 15, 2020 – CHB:
 - a) Rejected Staff's recommend Facts for Finding
 - b) Introduced and accepted substitute Facts for Findings
 - c) Denied the Certificate of Appropriateness



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APPEAL

1. Applicant filed an appeal on July 20, 2020.
2. Appeal Basis:
 - a) The proposed project is consistent with the Mount Rubidoux Historic District Design Guidelines
 - b) The applicant understood that a significant compromise had been achieved with the CHB Subcommittee
3. Applicant agrees with staff's recommended facts for findings.

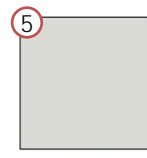
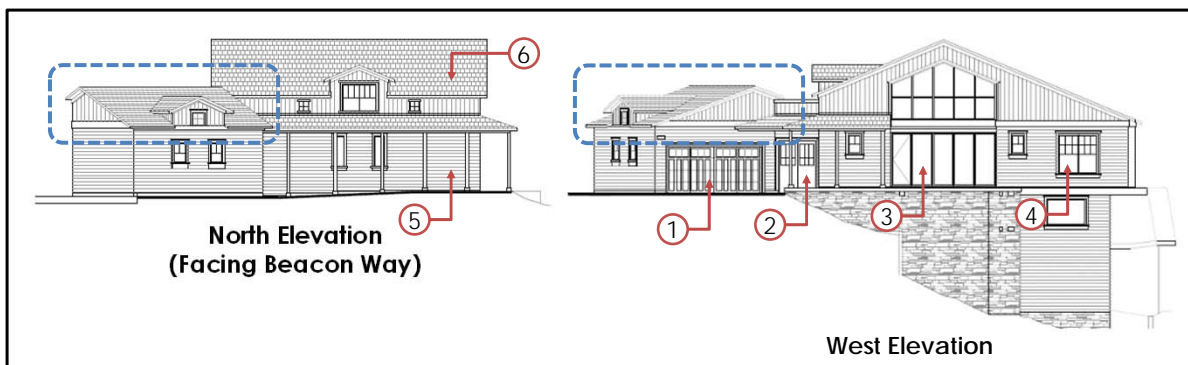


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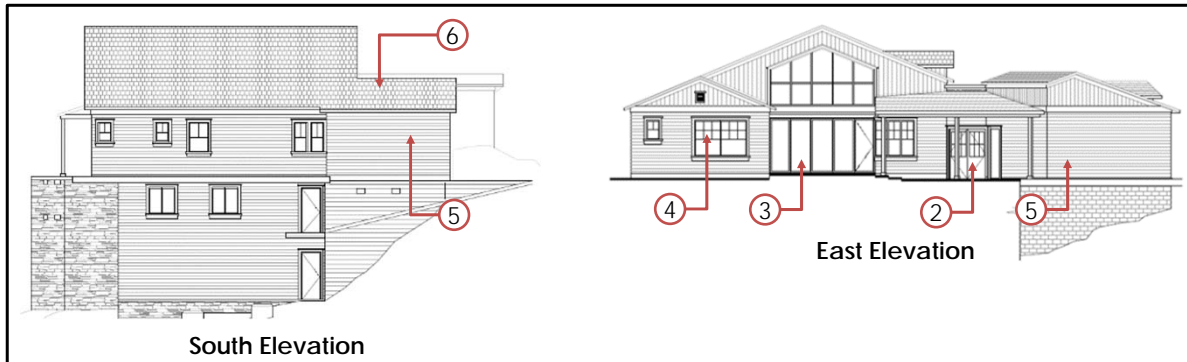
PROPOSED RESIDENCE - ELEVATIONS



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PROPOSED RESIDENCE - ELEVATIONS



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RECOMMENDATIONS

That City Council:

1. Determine that that the project is exempt from 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; and
2. Uphold the appeal by Randall Neal (Applicant) and approve Planning Case P19-0487 (Certificate of Appropriateness), based on the findings outlined in the Cultural Heritage Board staff report and subject to the recommended conditions of approval.



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AERIAL LOCATION (FOR REFERENCE)

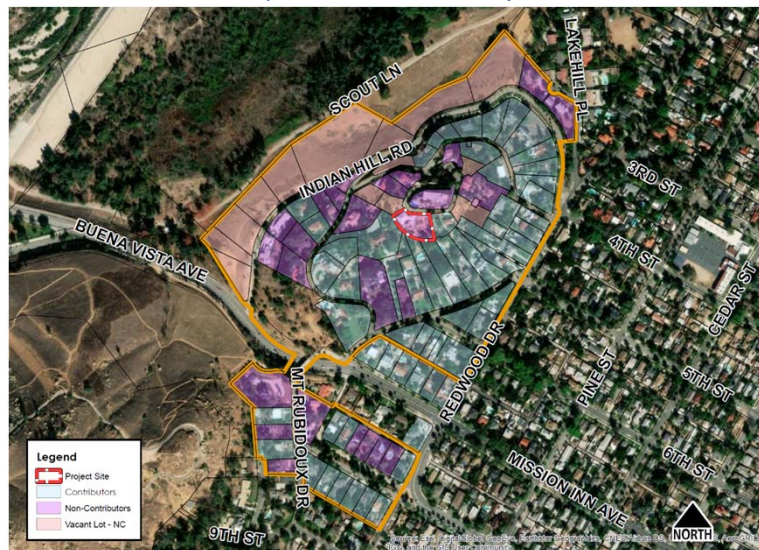


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MOUNT RUBIDOUX HISTORIC DISTRICT (FOR REFERENCE)



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SITE AND AREA PHOTOS (FOR REFERENCE)



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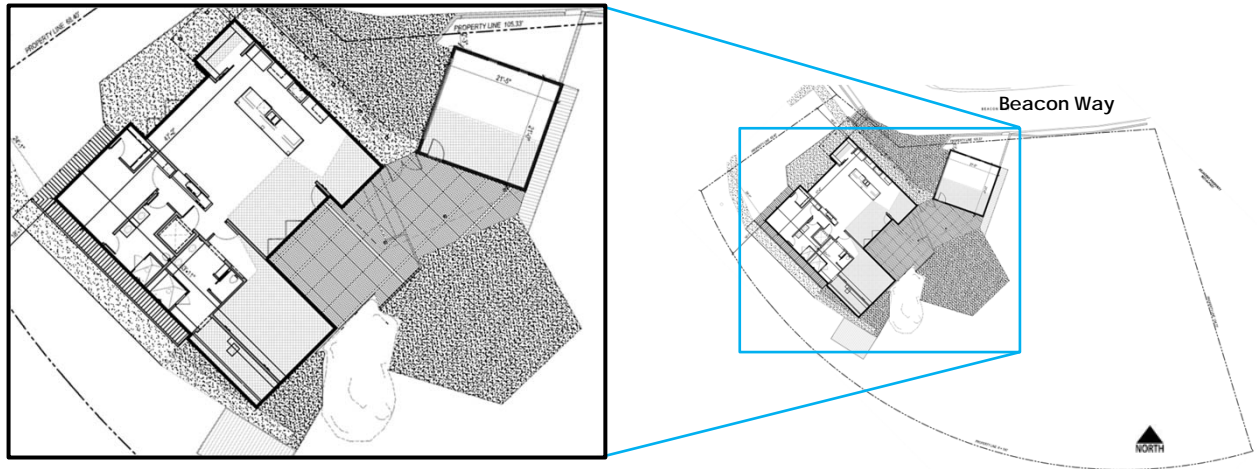
RECENTLY DEMOLISHED RESIDENCE (FOR REFERENCE)



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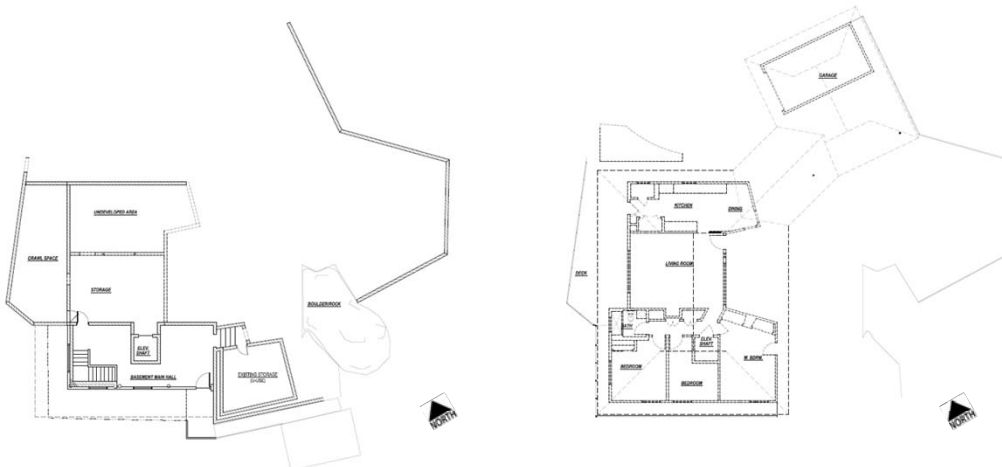
SITE PLAN



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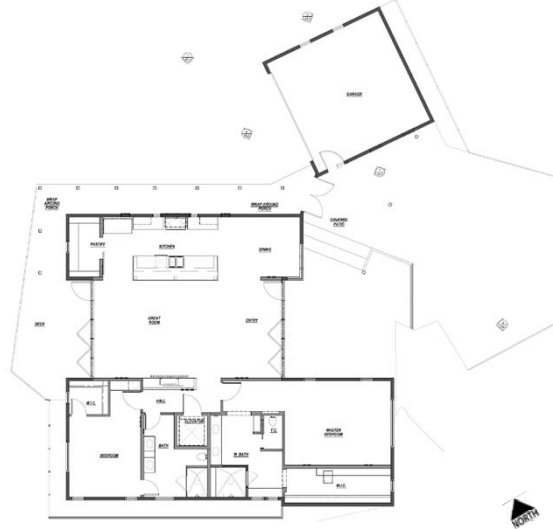
PROPOSED DEMO PLAN (FOR REFERENCE)



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PROPOSED MAIN FLOOR LEVEL PLAN (FOR REFERENCE)



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PROPOSED BASEMENT FLOOR LEVEL PLAN (FOR REFERENCE)

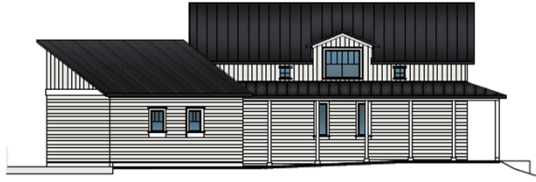


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PREVIOUS ELEVATIONS (FOR REFERENCE)



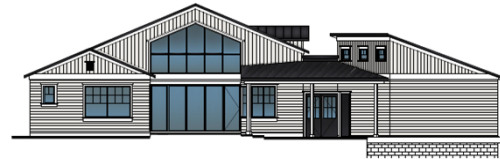
North Elevation
(Facing Beacon Way)



West Elevation



South Elevation



East Elevation

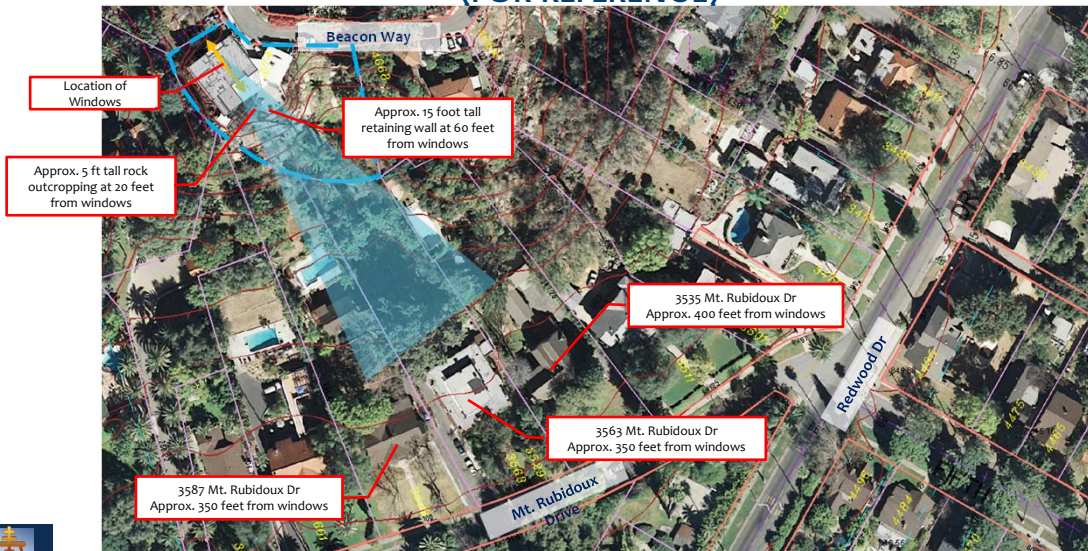


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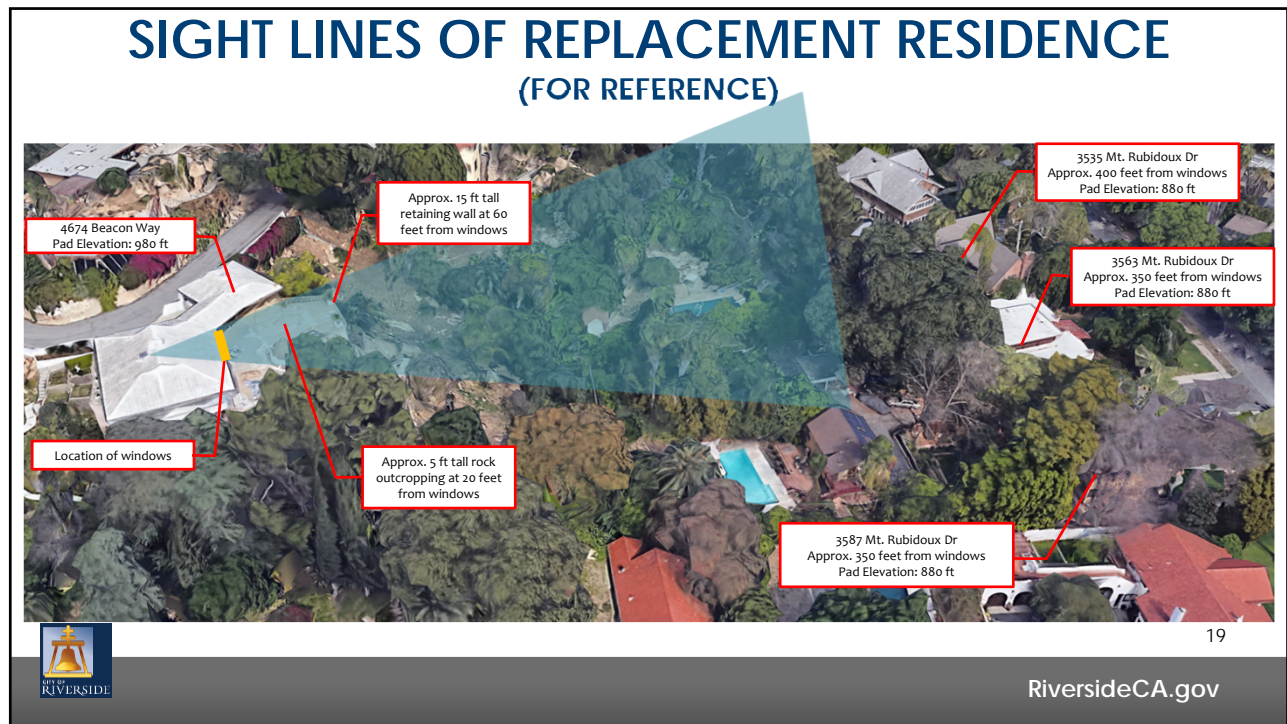
SIGHT LINES OF REPLACEMENT RESIDENCE (FOR REFERENCE)



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