



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

Planning Division

CULTURAL HERITAGE BOARD MEETING DATE: OCTOBER 21, 2020  
AGENDA ITEM NO.: 4

PROPOSED PROJECT

|                             |   |  |
|-----------------------------|---|--|
| <i>Case Numbers</i>         | P18-0949 (Certificate of Appropriateness)   |  |
| <i>Request</i>              | To consider a Certificate of Appropriateness for the adaptive reuse and rehabilitation of the Farm House Motel. |  |
| <i>Applicant</i>            | Beverly Bailey of Bailey California Properties, LLC   |  |
| <i>Project Location</i>     | 1393 University Avenue, on the north side of University Avenue between Cranford and Iowa Avenues                |  |
| <i>APN</i>                  | 250-190-009   |  |
| <i>Ward</i>                 | 2   |  |
| <i>Neighborhood</i>         | Eastside  |  |
| <i>Historic District</i>    | Not Applicable  |  |
| <i>Historic Designation</i> | City Landmark #140  |  |
| <i>Staff Planner</i>        | Scott Watson, Historic Preservation Officer<br>951-826-5507<br>swatson@riversideca.gov                          |  |

RECOMMENDATIONS

Staff Recommends that the Cultural Heritage Board:

- DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15301 (Existing Facilities) and 15331 (Historic Resource Restoration/Rehabilitation), as it constitutes rehabilitation of a historic resource that is consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties; and
- APPROVE** Planning Case P18-0949 (Certificate of Appropriateness), based on the findings outlined and summarized in the staff report and subject to the recommended conditions (Exhibit 1).

BACKGROUND

The Farm House Motel, located at 1393 University Avenue (Exhibit 2), was constructed in 1953. The 0.97-acre site originally consisted of three one-story buildings constructed in two parallel lines with a paved drive aisle running down the center of the property, and a pool in the rear. The former motel features a variant of the California Ranch style of architecture.

Character-defining features include: carports; moderately-pitched, modified gambrel roofs on the projecting units; gable dormers above the doorways; exposed rafter tails; board-and-batten siding; dovecote cupolas; brick chimneys; diamond-paned or multi-lite windows; and wood multi-lite half glass and four panel cross doors. The neon pole sign, in the shape of a gambrel roof, was added to the property in 1958. A fire in March 2017 destroyed the rear building which included four units.

The former City of Riverside Redevelopment Agency acquired the Farm House Motel in 2008 with the goal of removing blight from the neighborhood and protecting the historic building. On March 27, 2018, the City's Successor Agency (formerly Redevelopment Agency) staff received a proposal from Bailey California Properties, LLC for the adaptive reuse project. The proposal was reviewed and selected by the City Council Development Committee on June 21, 2018.

On December 17, 2018, the applicant submitted a Certificate of Appropriateness application for the proposed adaptive reuse project. The applicant separately submitted a City Landmark Designation application, which was approved by City Council on June 4, 2019.

## PROJECT DESCRIPTION

The applicant is requesting approval of a Certificate of Appropriateness for the exterior rehabilitation of the existing structures and site as part of the adaptive reuse of the historic motel buildings into a retail and restaurant complex (Exhibit 3).

On October 21, 2020, the Development Review Committee will consider additional entitlements for this project, including 1) a Minor Conditional Use Permit, P20-0263, to permit On-Sale of Alcoholic Beverages (both stand-alone and in conjunction with a bona fide public eating place) and Certified Farmers' Market; and 2) a Variance, P19-0946, to allow perimeter walls over six feet in height.

As part of the Certificate of Appropriateness review, the adaptive reuse project consists of six components:

1. Rehabilitation of Existing Buildings: The existing buildings will be converted into 13 retail units and 8 food and beverage units. The rehabilitation will include:
  - a. Repair or in-kind replacement, as necessary, of windows, doors, siding, roofing, and other decorative elements;
  - b. Enclosure of the six carports with metal-framed glass, bi-fold garage-style doors.
  - c. Removal and replacement of three doors and three windows from the northern most units on the west building. The doors and windows will be replaced with three metal-framed glass, bi-fold garage-style doors.
2. Construction of a new decking: New ADA-compliant decks will be constructed along the front of each building to provide access to the units, which currently have a raised foundation. The decks will feature:
  - a. Wood plank decking.
  - b. Wood and hogwire railings
  - c. Outdoor seating covered by wood trellises.
3. Construction of a new restroom/storage building: A new 1,266-square foot restroom/storage building will be constructed in the location of a building that was destroyed by a fire in 2017. The building will be contemporary in design and will feature similar materials such as:
  - a. Wood siding and stucco cladding.
  - b. A trellis
  - c. Cross panel doors.

4. Creation of an open space area: The northern portion of the site, where the motel pool was originally located, will be developed into an outdoor gathering space. This will include
  - a. A 160-square foot cargo container for a bar.
  - b. Outdoor seating.
  - c. Shade structures.
  - d. A mix of hardscape and landscaping.
  - e. A recreation area with outdoor games such as bocce ball, horseshoes, and corn hole.
5. Rehabilitation of the pole sign: The original pole sign will be retained and relocated to west side of the entrance. It will be repaired and re-faced using a similar color scheme and similar neon lettering, replacing the word "Motel" with "Collective."
6. Site improvement: The proposed project includes other site improvements including:
  - a. Construction of a circular drive with patterned pavers for valet parking.
  - b. Resurfacing of the asphalt/black top with pavers and concrete.
  - c. Installation of bike racks along the west property line near the street.
  - d. Construction of 10-foot-high block wall along the property line, stepping down to 6 feet near the front of the building.
  - e. Installation of a low, white split-rail fence with a gate across the main entry.

As part of this project, an Impacts Assessment and Secretary of the Interior Standards Analysis, dated June 11, 2020, was prepared by Casey Tibbet of LSA. The analysis found the project to be consistent with all ten Standards for Rehabilitation (Exhibit 4). Additional details regarding the rehabilitation can be found in the report by Tibbet.

## 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>Facts:</b> <ul style="list-style-type: none"> <li>The proposed project will repair or replace, in-kind, the character-defining features of the original buildings, including roof forms, siding, windows, doors, and decorative features.</li> <li>The proposed decking will maintain the western feel of the existing building through the use of trellises and wood railing with hogwire.</li> <li>The proposed carport enclosures will be constructed with metal-framed glass, bi-fold garage-style doors, allowing the original auto-related context of the carports to be maintained.</li> <li>The proposed restroom building will be contemporary in design but make use of materials and features that are compatible with the architecture of the original buildings, such as wood siding and a trellis.</li> </ul> |                          |                                     |                          |

| <i>Chapter 20.25.050 – Principles and Standards of Site Development and Design Review</i>  |                                     |                                     |                          |
|--|-------------------------------------|-------------------------------------|--------------------------|
| <ul style="list-style-type: none"> <li>The proposed outdoor open space area will be located at the rear of the property to be consistent with the original site layout.</li> <li>The design of the original pole sign will be maintained.</li> </ul>   |                                     |                                     |                          |
| <i>The application proposal is compatible with existing adjacent or nearby Cultural Resources and their character-defining elements.</i>   | <b>N/A</b>                          | <b>Consistent</b>                   | <b>Inconsistent</b>      |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| <b>Facts:</b> <ul style="list-style-type: none"> <li>The proposed project is not located in an historic district and there are no identified Cultural Resources nearby or adjacent to the project site; therefore, this finding is not applicable.</li> </ul>  |                                     |                                     |                          |
| <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>  | <b>N/A</b>                          | <b>Consistent</b>                   | <b>Inconsistent</b>      |
|  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>Facts:</b> <ul style="list-style-type: none"> <li>The original structures will be maintained and repaired in a like-for-like manner; thereby, maintaining consistency with the original architectural features.</li> <li>The new decking with trellises will be constructed of wood to be compatible with the historic buildings.</li> <li>The carport enclosures will be within original openings and constructed of glass to maintain the pattern of solid and void found in the original buildings.</li> <li>The proposed restroom building will be smaller in scale and massing than the existing buildings and will incorporate original materials, such as wood siding and stucco.</li> <li>Site improvements, including fencing and hardscapes, will be constructed of materials that are compatible to those on the original buildings.</li> <li>The pole sign will be rehabilitating using similar materials to the existing.</li> </ul> |                                     |                                     |                          |
| <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>  | <b>N/A</b>                          | <b>Consistent</b>                   | <b>Inconsistent</b>      |
|  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>Facts:</b> <ul style="list-style-type: none"> <li>The original layout of the buildings will be maintained.</li> <li>The new decking will be constructed to visually maintain the original drive aisle of the property.</li> <li>The open space area will be constructed in the original location of the pool.</li> <li>The proposed project will not alter the relationship of the project site to its surrounding.</li> </ul>  |                                     |                                     |                          |

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

|  |                          |                                     |                          |
|--|--------------------------|-------------------------------------|--------------------------|
| <i>The proposed change does not adversely affect an important architectural, historical, cultural or archaeological feature or features.</i> | <b>N/A</b>               | <b>Consistent</b>                   | <b>Inconsistent</b>      |
|  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Facts:**

- Most of the historic architectural features will be repaired or replaced in-kind. The windows and doors on the three northern most units of the west building are proposed to be removed and converted to metal-framed glass, bi-fold garage-style doors. The doors and windows located at the rear of the property, do not match the architectural design of the others, and appear to be a later alteration. Their removal will not impact important architectural features on site.
- The site was previously developed and contains no known archaeological features. Additionally, no major ground disturbing activities are proposed as part of this project; therefore, there is a less than significant potential for impact to archaeological resources.

|   |                                     |                          |                          |
|---|-------------------------------------|--------------------------|--------------------------|
| <i>The application proposal is consistent with the Citywide Residential Historic District Design Guidelines and the separate guidelines for each Historic District.</i> | <b>N/A</b>                          | <b>Consistent</b>        | <b>Inconsistent</b>      |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Facts:**

- The proposed project is not located within an historic district; therefore, this finding is not applicable.

|  |                          |                                     |                          |
|--|--------------------------|-------------------------------------|--------------------------|
| <i>The application proposal is consistent with the Principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.</i> | <b>N/A</b>               | <b>Consistent</b>                   | <b>Inconsistent</b>      |
|  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Facts:**

- Staff concurs with the Secretary of the Interior Standards analysis completed by LSA, which found the project consistent with all ten Standards for Rehabilitation.
- The existing architectural features of the historic buildings will be repaired or replaced in-kind.
- Existing carports will be enclosed in a manner that will retain opening size and feel but will be differentiated with modern materials.
- New decking will be constructed in a manner to provide ADA accessibility, maintain the western feel of the historic buildings, and not alter the spatial relationship of the site.
- Site improvements and accessory buildings will be contemporary in design but will be subordinate to the original structures and incorporate materials similar to those found on the existing buildings.

## 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. The project will return the historic building to use and rehabilitate the original structures in a like-for-like manner. Original materials will be repaired or replaced in-kind. The proposed decking, carport enclosures, restroom buildings, and site improvements will be compatible with the character of the original structures, yet differentiated as to not create a false sense of history,</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

## ENVIRONMENTAL REVIEW

The rehabilitation and adaptive reuse of the historic resource is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and therefore is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Sections 15301 (Existing Facilities) and 15331 (Historic Resource Restoration/Rehabilitation) 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, Sustainability and Resilience Committee (formerly 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. Project Plans (Site Plan, Floor Plan, Roof Plan, Proposed Elevations, Door & Windows Details, Renderings)
4. Impacts Assessment by LSA
5. Site Photos

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Prepared by: Scott Watson, Historic Preservation Officer  
 Reviewed by: David Murray, 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: P18-0949

MEETING DATE: October 21, 2020

### CASE SPECIFIC CONDITIONS

1. All applicable conditions of related Planning Cases P20-0263 (Minor Conditional Use Permit) and P19-0946 (Variance) shall apply. Failure of the Development Review Committee or Planning Commission on appeal, to approve all related planning cases shall render this approval null and void without prejudice. Action by the Development Review Committee or Planning Commission on appeal, on the related planning cases that results in significant modifications to the project may require submittal and review of a revised Certificate of Appropriateness application.

#### *Prior to Building Permit Issuance:*

2. The applicant shall submit landscape and irrigation plans to Cultural Heritage Board (CHB) staff for review and approval. Separate application is required.
3. The applicant shall submit an exterior lighting plan including a photometric study and manufacturer's cut sheets of all exterior lighting and within the common open space areas to CHB staff for review and approval. All on-site lighting shall provide a minimum intensity of one foot-candle and a maximum intensity of ten foot-candles at ground level throughout the areas serving the public, with a ratio of average light to minimum light of four to one (4:1). The light sources shall be shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-way. If lights are proposed to be mounted on buildings, down-lights shall generally be utilized.

#### *Prior to Release of Occupancy:*

4. A sign program, in accordance with Chapter 19.620 of the Riverside Municipal Code and the Downtown Specific Plan, shall be developed and submitted for review and approval to CHB staff. A separate application and additional sets of plans will be necessary prior to sign permit issuance.
5. The applicant shall submit to CHB staff for review and approval any proposed outdoor furniture on the ground floor level exterior (i.e., tables and chairs for the outdoor dining) and any proposed railing around said seating.
6. Upon completion of the project, a CHB staff inspection must be requested to ensure that the approved plans have been executed and that all conditions have been implemented. Contact Scott Watson at (951) 826-5507 or [swatson@riversideca.gov](mailto:swatson@riversideca.gov).

### GENERAL CONDITIONS

7. There is a one-year time limit in which to secure the necessary building permits required by this Certificate of Appropriateness.
8. The project must be completed in accordance with the CHB's Certificate of Appropriateness approval, including all conditions listed. Any subsequent changes to the project must be approved by the CHB or CHB staff.

9. 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.
10. 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.