




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

Planning Division

CULTURAL HERITAGE BOARD MEETING DATE: FEBRUARY 19, 2025
AGENDA ITEM NO.: 7

PROPOSED PROJECT

Case Numbers	DP-2025-00074 (Certificate of Appropriateness)	
Request	After-the-fact Certificate of Appropriateness request for the replacement of the front lawn and parkway grass with artificial turf	
Applicant	Scott Cooney	
Project Location	4456 Fifth Street, on the south side of Fifth Street between Pine Street and Redwood Drive	
APN	214-150-004	
Ward	1	
Neighborhood	Downtown	
Historic District	Colony Heights	
Historic Designation	Historic District Contributor	
Staff Planner	Scott Watson, Historic Preservation Officer 951-826-5507 swatson@riversideca.gov	

RECOMMENDATIONS

Staff recommends the Cultural Heritage Board:

1. **DETERMINE** whether the proposed request meets the Principles and Standards of Site Development and Design findings, provided in Section 20.25.050.A of the Riverside Municipal Code.

If the Cultural Heritage Board determines the request meets the required Principles and Standards of Site Development and Design, it is recommended that the Board:

2. **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 as a minor change to a historic district that is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties; and,

3. **APPROVE** Planning Case DP-2025-00074 (Certificate of Appropriateness), based on the facts for findings outlined and summarized in the staff report, and subject to the recommended conditions of approval (Exhibit 1).

BACKGROUND

4456 Fifth Street

The subject property is approximately 9,148 square feet and was developed with a one-and-a-half story Craftsman style single family residence in 1921. The single-family residence was listed as a contributor to the Colony Heights Historic District.

Character-defining features of the residence includes: a square ground plan with a raised foundation; a symmetrical façade; a moderately pitched, asphalt shingle topped gable roof with wide eaves, exposed rafter tails, and a gable dormer; wood lap board siding; an exterior, gable end red brick chimney; a full-width projecting porch with red brick half-wall, piers, and columns; and wood double-hung and fixed windows, with wood trim and some with divided lites.

Artificial Turf in Historic Districts

On March 17, 2021, the Cultural Heritage Board (CHB) held a discussion on the use of artificial turf in historic districts. The discussion was prompted by a public comment received regarding Staff approval of the use of artificial turf at 2470 Mission Inn, a non-contributor to the Seventh Street East Historic District.

As part of the discussion was advised of AB 1164, which was signed into law on October 9, 2015, and prohibited municipalities from enacting or enforcing any ordinance or regulation that prohibits the installation of drought tolerant landscaping, synthetic grass, or artificial turf on residential properties. The bill did allow municipalities to impose reasonable restrictions that do not effectively prohibit the use of artificial turf. CHB directed staff that artificial turf was not be used in the front yard of historic properties. AB 1164 was repealed in 2023.

PROJECT DESCRIPTION

The project includes the replacement of the front yard and parkway grass with artificial turf.

PROJECT ANALYSIS

FACTS FOR FINDINGS

Pursuant to Chapter 20.25.050 of Title 20 (Cultural Resources) of the Riverside Municipal Code (RMC), the Cultural Heritage Board and Historic Preservation Officer must make applicable findings of specific Principles and Standards when approving or denying a Certificate of Appropriateness.

<p><i>The Board and Historic Preservation Officer shall make findings of the following standards when applicable to approving or denying a Certificate of Appropriateness.</i></p> <p><i>Chapter 20.25.050.B – Principles and Standards of Site Development and Design Review for Historic Districts and Neighborhood Conservation Areas</i></p>			
<i>Compatibility with the height, scale, or massing of the contributor (or contributing feature) the Cultural Resource.</i>	N/A	Consistent	Inconsistent
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Facts: This finding is not applicable as the project will not alter the structure and will only replace grass with artificial turf. There will be alteration to the size of the landscape architecture.</p>			
<i>Compatibility with colors, textures, materials, decorative features of the contributor (or contributing feature) to the Cultural Resources.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Facts: Although the artificial turf exhibits as similar color and texture to grass, the artificial material is inconsistent with the natural landscape material found elsewhere in the district.</p>			
<i>The proposed change does not destroy or pose a substantial adverse change to an important architectural, historical, cultural or archaeological feature or features within boundary of the Cultural Resource.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Facts: The grass is not considered a historic material; therefore, the replacement of the grass will not pose a substantial adverse change to an important architectural, historical, cultural or archaeological feature or features in the Historic District.</p>			
<i>Compatibility with the context of the Cultural Resource regarding grading, site development, orientation of buildings, landscaping, signs, or public areas.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Facts: The proposed artificial turf is consistent with the overall feel of a front yard; however, CHB provided direction that the front yard should be landscaped with natural material. As artificial turf is not a natural material, it is not in line with CHB's direction; therefore, the project is not compatible with landscaping in the historic district.</p>			

<p><i>The Board and Historic Preservation Officer shall make findings of the following standards when applicable to approving or denying a Certificate of Appropriateness.</i></p> <p><i>Chapter 20.25.050.B – Principles and Standards of Site Development and Design Review for Historic Districts and Neighborhood Conservation Areas</i></p>			
<p><i>Consistency with the Citywide Residential Historic District Design Guidelines, approved guidelines for each Historic District, and/or any other applicable Design Guidelines; and</i></p>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Facts: The Citywide Residential Historic District Design Guidelines specifies:</p> <ul style="list-style-type: none"> The traditional character of residential front and side yards should be preserved. These areas should be reserved for planting materials and lawn. Paving and nonporous ground coverings should be minimized. <p>Based on the direction of CHB, the project is inconsistent with the Guidelines as follows:</p> <ul style="list-style-type: none"> As artificial turf is not a natural material, it does not meet the guidelines specifying planting materials and lawn (grass) in the front yard. 			
<p><i>Consistency with the principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.</i></p>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Facts: The proposed project is consistent with the Secretary of the Interior Standards for rehabilitation, as applied to in-fill construction, as follows:</p> <ul style="list-style-type: none"> The single-family residential use and character of the property will be maintained. The project will not alter the relationship of the contributing structure with the surrounding historic district. The grass is not considered a distinctive material. The artificial turf will maintain the overall look street view of the property. 			

AUTHORIZATION AND COMPLIANCE SUMMARY

Regulatory Codes	Consistent	Inconsistent
<p><i>Historic Preservation Code Consistency (Title 20)</i></p> <p>Based on the direction by CHB proposed project is inconsistent with Section 20.25.050 of the City of Riverside Municipal Code. The proposed project to has been found to be with the landscaping of the historic district and the Citywide Residential Design Guidelines.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL REVIEW

The proposed project has been found 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), as it constitutes as modifications to an existing eligible historic resource that is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

PUBLIC NOTICE, COMMUNITY MEETINGS, AND COMMENTS

Public notices were mailed to property owners within 300-feet of the site. As of the writing this report, no comments have been received by Staff.

APPEAL INFORMATION

Actions by the CHB, including any environmental finding, may be appealed to City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Division by calling 951-826-5371.

STRATEGIC PLAN

This item contributes to the Envision Riverside 2025 City Council Strategic Priority 5 – High Performing Government (Goal 5.3 – Enhance communication and collaboration with community members to improve transparency, build public trust, and encourage shared decision-making).

This item aligns with the following Cross-Cutting Threads:

1. Community Trust: The application for a Certificate of Appropriateness is being reviewed at a public meeting of the CHB and notices were sent to property owners within a 300-foot radius of the property, providing an opportunity to comment on the project.
2. Equity: The application for a Certificate of Appropriateness will be discussed at a CHB meeting which is available to all residents and can be viewed both in person and virtually.
3. Fiscal Responsibility: The application for a Certificate of Appropriateness has no impact on City General Funds.
4. Innovation: The application for a Certificate of Appropriateness makes use of historic design principle with new materials.
5. Sustainability and Resiliency: The application for a Certificate of Appropriateness provides an opportunity for the reduction of water use.

EXHIBITS LIST

1. Aerial Photo/Location
2. Project Proposal
3. Site Photos
4. CHB Staff Report 3-17-2021
5. CHB Minutes 3-17-2021
6. Property Detail – Historic Viewer

Prepared by: Scott Watson, Historic Preservation Officer
Approved by: Maribeth Tinio, City Planner