

TITLE 20 WORKSHOP

Community & Economic Development Department

City Council
April 23, 2024

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BACKGROUND

- January 2024 – CC heard Title 20 update
 - Included 4 policy considerations
- Council tabled policy considerations and related amendments.




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POLICY AREAS




Ministerial Project Noticing




Owner Consent for Historic Designations



Demolition Review



Preliminary Review




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POLICY AREA 1: MINISTERIAL PROJECT NOTICING

CODE SECTION:
 • 20.15.050.D (Noticing)



CURRENT	AMENDMENT	POLICY CONSIDERATION	RESULTS
<ul style="list-style-type: none"> 10-day notice No noticing for Ministerial Review 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Require noticing for Ministerial review 	<ul style="list-style-type: none"> Increase public awareness Notice information only Action not appealable Increase processing time Potential to impact approved building permit



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POLICY AREA 2: OWNER CONSENT

CODE SECTION:

- 20.20.020 (Designation Application)
- 20.20.080 (Overlay Zone) (non-substantive)
- 20.20.120 (Designation Process Flow Chart Form) (non-substantive)



CURRENT	AMENDMENT	POLICY CONSIDERATION	RESULTS
<ul style="list-style-type: none"> • Written consent required • Current amendment includes CC override 	<ul style="list-style-type: none"> • Add City Council override of owner opposition, by 2/3s vote • Revise CR Overlay Zones text for clarity • Remove flow chart 	<ul style="list-style-type: none"> • Remove owner consent and override • LUSRC recommends 2/3 vote to approve all historic designation 	<ul style="list-style-type: none"> • Increase protection of historic structures • Add regulations and review • Increase time for modifications • Increase cost for modifications • No consent

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POLICY AREA 2: OWNER CONSENT



Amendment

- Requires Consent or Objections
- Proceed only with owner contact or after 90 days
- Allows Council to override owner objection with 2/3 vote



Policy Consideration

- No consent required
- Proceed with or without owner response
- 2/3 vote required for Landmark or Structure of Merit



Other Jurisdictions

- Jurisdictions vary w/owner consent
- NR/CR consent not required
- Many programs w/no owner consent will not proceed if owner objects



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POLICY AREA 3: DEMOLITION REVIEW

CODE SECTION:

- 20.15.055 (Noticing)
- 20.25.010 (COA Required)
- 20.50.010 (Definitions)



CURRENT	AMENDMENT	POLICY CONSIDERATION	RESULTS
<ul style="list-style-type: none"> • COA required for historic structures • Non-COA for non-historic • HP staff reviews demo request for historic status • Demo by neglect is referenced 	<ul style="list-style-type: none"> • Add CR report requirement 	<ul style="list-style-type: none"> • Add 30-day notice for COAs with demolition • Add on structure notice • After-the-fact notice for ineligible, unsafe, & accessory structures • Add demolition by neglect 	<ul style="list-style-type: none"> • Increase Public awareness • Increased review time on demolition • Increased property owner cost • Increased cost for noticing • Enforcement of historic property maintenance



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POLICY AREA 3: DEMOLITION REVIEW



Amendment

- HP Officer/CEDD Director Cultural Resources report determination for certain properties that may meet criteria
- Current noticing requirements remain (10-days)



Policy Consideration

- Suggests 45-year rule
- 20 extra days to notice
- Notice of Action for Dangerous conditions



Other Jurisdictions

- Local Jurisdiction Vary



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POLICY AREA 4: PRELIMINARY REVIEW

CODE SECTION:

- 20.25.020 (COA Application Process)
- 20.25.021 (Preliminary Review)



CURRENT	AMENDMENT	POLICY CONSIDERATION	RESULTS
<ul style="list-style-type: none"> • Application procedures not fully detailed • CHB preliminary review not included • Staff preforms initial review • Applicant can request workshop 	<ul style="list-style-type: none"> • Revise/Codify application process • Add preliminary review process for Landmarks and Structures of Merit 	<ul style="list-style-type: none"> • Preliminary review for all CHB projects • Add CHB workshop to non-residential projects valued above \$250,000, publicly visible. 	<ul style="list-style-type: none"> • Increase Public awareness • Allows CHB early opportunity for feedback • Increased time • Increased applicant cost • CHB review all non-residential projects visible from the public right-of-way



POLICY AREA 4: PRELIMINARY REVIEW



Amendment

- Preliminary Review for Landmarks & SoM
- Excludes minor admin projects



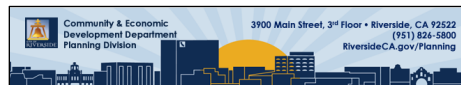
Policy Consideration

- Preliminary Review for all CHB projects
- Includes some admin review



Other Jurisdictions

- Preliminary review not codified



CERTIFICATE OF APPROPRIATENESS

The Cultural Heritage Certificate of Appropriateness process applies to historic and potentially significant historic properties and is intended to assure that the historic integrity of these properties is maintained whenever exterior improvements are made. Municipal Code Title 20 provides the authority and standards of this process.

- All projects should demonstrate compliance with Title 20 and the Historic District Design Guidelines (copies of both documents are available upon request or online at <https://riversideca.gov/cecd/planing/historic-preservation/modif/line-historic-exteriors-and-utility-enclosures>).
- Title 20 outlines when an Administrative or Board Case is required, see Chapter 20.25.
- Please make sure someone with authority regarding property ownership and ability to make decisions is present at the Cultural Heritage Board Meeting (if applicable).
- We will mail our report regarding your application twelve days preceding the scheduled hearing (if applicable).
- Please make sure your application is complete per the following checklist:

PROCEDURES

Administrative Review: City staff reviews an application to ensure that all of the required information is provided and evaluates the project including a preliminary review of the project's impact to the associated cultural resources. At the end of this 30-day review period, staff provides written comments identifying deficiencies that need to be addressed or deeming the project "complete" to move onto the next phase of review. If the application is complete, your application will be reviewed for historic compatibility and compliance with Title 20 of the Riverside Municipal and the Citywide Historic Preservation Design Guidelines. Within 30 days staff will provide a written determination for the project.

Cultural Heritage Board Review: This review mirrors that of the Administrative Review, but the final determination on the project will be by the Cultural Heritage Board rather than staff. Once the application deemed is "complete," staff schedules the application for a Public Meeting before the Cultural Heritage. This process usually takes 6-8 weeks. The Cultural Heritage Board meets on the third Wednesday of the month. All legal notices is prepared as required by state law and the meeting is scheduled. There are very minor or no plan changes during this phase. Staff prepares the staff report and a copy of the staff report is sent to you twelve days prior to the public meeting.

FILING FEES

See current Fee Schedule (filing fees are generally non-refundable). Additional fees may be required to be submitted PRIOR to scheduling a project for hearing. Check with the Planning Division for current fees.



STRATEGIC PLAN ALIGNMENT



Strategic Priority No. 2 – Community Well-Being

Goal No. 2.3 - Strengthen neighborhood identities and improve community health and the physical environment through amenities and programs that foster an increased sense of community and enhanced feelings of pride and belonging citywide.



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RECOMMENDATION

- That the City Council conduct a workshop and provide direction on proposed Title 20 amendments and Cultural Heritage Board recommend policy consideration.



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