



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

Planning Division

CULTURAL HERITAGE BOARD MEETING DATE: APRIL 15, 2026
AGENDA ITEM NO.: 5

PROPOSED PROJECT

Case Numbers	PC-2026-00128 (Historic Designation)	
Request	To consider a Historic Designation Modification request to dedesignated the Structures of Merit located at 4472 & 4480 Orange and modify the Prospect Place Historic District boundary to remove the properties.	
Applicant	Belen Bobadilla on behalf of the Riverside County Office of Education	
Project Location	4472 & 4480 Orange Street, situated on the east side of Orange Street, between Fourteenth Street and Prospect Avenue	
APN	219-023-028; 219-023-029	
Ward	1	
Neighborhood	Downtown	
Historic District	Prospect Place Historic District	
Historic Designation	Contributor to Historic District; Structures of Merit	
Staff Planner	Scott Watson, Historic Preservation Officer 951-826-5507 swatson@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Cultural Heritage Board recommend that the City Council:

1. **DETERMINE** that Planning Case PC-2026-00128 (Historic Designation) for the dedesignation of the Structure of Merits located at 4472 & 4480 Orange Street and modification of the Prospect Place Historic District Boundary is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) (Common Sense Rule) and 21084.1 (Historical Resource), as it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment; and

2. **APPROVE** Planning Case PC-2026-00128 (Historic Designation), based on the facts of findings, and dedesignate and remove 4472 & 4480 Orange Street from the Prospect Place Historic District.

BACKGROUND

On October 15, 2025, the Cultural Heritage Board approved a Certificate of Appropriateness request, Planning Case DP-2025-00269, by the Riverside County Office of Education to demolish the fire damaged structure at 4472 Orange Street.

As part of the Certificate of Appropriateness for the demolition of 4472 Orange Street, condition of approval #1 states:

Within one-year of approval of a Certificate of Appropriateness, the applicant shall submit an application to dedesignate the subject property and modify the project Prospect Place Historic District Boundary to removing 4472 and 4480 Orange Street.

The residence at 4480 Orange Street was previously demolished in the late 1980s as part of a project on the two parcel, approved by City Council on January 27, 1987. A demolition permit for the building at 4472 Orange Street was issued on March 12, 2026.

On January 28, 2026, the applicant submitted a request for dedesignation of the subject properties and modification of the Prospect Place Historic District boundary, in compliance with the approved conditions of approval.

ANALYSIS

TITLE 20 EVALUATION

Under Title 20 (Cultural Resources), "Structure (or Resource) of Merit" means:

- A. Any improvement or natural feature which contributes to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic, or artistic heritage of the City while retaining sufficient integrity; and
- B. Meets one or more of the following criteria:
 1. Has a unique location, embodies a singular physical characteristic, or contains a view or vista representing an established and familiar visual feature within a neighborhood, community or area.
 2. Is an example of a type of building which was once common but is now rare in its neighborhood, community or area;
 3. Is connected with a business or use which was once common but is now rare;
 4. Has yielded or may be likely to yield, information important in history or prehistory; or
 5. Represents an improvement or Cultural Resource that no longer exhibits the high degree of integrity sufficient for landmark designation, yet still retains necessary integrity under one or more of the landmark criteria to convey cultural resource significance as a structure or resource of merit.

FACTS: The original structure at 4480 Orange Street was approved for demolition by City Council in 1987. The current carport structure on site was constructed in the early 1990s and does not contribute to broader understanding of the City's historical, archaeological, cultural, architectural, community, aesthetic, or artistic heritage.

The fire-damaged building at 4472 Orange Street was approved for demolition by the Cultural Heritage Board on October 15, 2025. Once demolished, there will be no structure meeting the criteria for Structure of Merit, as the site will be vacant.

Under Title 20 (Cultural Resources), a *Contributor* means a building structure within a Historic District or Neighborhood Conservation Area that provides appropriate historic context, historic architecture, historic association or historic value, or is capable of yielding important information about the period.

FACTS: Once the original building is demolished, as approved, there will be no structures on the site at 4472 Orange Street that are within the period of significance of Prospect Place Historic District (1887-1931). The carport structure at 4480 Orange Street was constructed outside the period of significance of the district. Therefore, the subject properties will no longer provide historic context, historic architecture, historic association or historic value to the district. As the parcels at 4472 & 4480 Orange Street no longer contribute to the historic district and are on the edge of the district, the removal of the parcels from the district will not impact the integrity of the historic district.

PUBLIC NOTICE AND COMMENTS

A public hearing notice was mailed to property owners within 300 feet of the site. As of the writing of this report, no responses have been received by Staff regarding this proposal.

APPEAL INFORMATION

Actions by the Cultural Heritage Board, including any environmental findings, may be appealed to the City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Division by calling 951-826-5800.

EXHIBITS LIST

1. Aerial/Location Map
2. Historic District Boundary
3. Revised Historic District Boundary
4. Prospect Place Historic District Resolution
5. Cultural Heritage Board Staff Report, October 15, 2025
6. Cultural Heritage Board Minutes, October 15, 2025
7. Dededesignation Request Letter

Prepared by: Scott Watson, Historic Preservation Officer
Approved by: Matthew Taylor, Acting City Planner