

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE,
3 CALIFORNIA, MAKING FINDINGS AND DETERMINATIONS IN THE
4 MATTER OF PLANNING CASE PC-2026-00128 REPEALING THE
5 DESIGNATION OF 4472 AND 4480 ORANGE STREET AS A CITY
6 STRUCTURES OF MERIT IN ACCORDANCE WITH SECTION 20.20.100,
7 TITLE 20 OF THE RIVERSIDE MUNICIPAL CODE, AND MODIFY THE
8 BOUNDARY OF THE PROSPECT PLACE HISTORIC DISTRICT.

9 WHEREAS, the Cultural Heritage Board of the City of Riverside recommended the
10 designation of 4472 Orange Street as a City Structure of Merit; and

11 WHEREAS, in 2024, the property was significantly damaged in a structure fire; and

12 WHEREAS, the adjacent residence at 4480 Orange Street was previously demolished in the
13 late 1980s; and

14 WHEREAS, on October 15, 2026, the Cultural Heritage Board of the City of Riverside held a
15 public hearing to approve a Certificate of Appropriateness request, Planning Case DP-2025-00269, by
16 the Riverside County Office of Education ("Applicant") to demolish the fire damaged structure at
17 4472 Orange Street; and

18 WHEREAS, as part of the Certificate of Appropriateness, the Applicant is required to submit
19 an application to dedesignate the subject property and modify the project Prospect Place Historic
20 District boundary to remove 4472 and 4480 Orange Street; and

21 WHEREAS, on April 15, 2026, the Cultural Heritage Board of the City of Riverside held a
22 public hearing to consider repealing the designation of 4472 and 4480 Orange Street as City Structures
23 of Merit; and

24 WHEREAS, the Cultural Heritage Board has found that the subject residence has been altered
25 and its architectural integrity has been compromised as a result of the fire, and is no longer
26 recognizable as a historic resource and no longer meets the City's Structure of Merit criteria.

27 NOW, THEREFORE, BE IT RESOLVED, FOUND AND DETERMINED by the City
28 Council of the City of Riverside, California, that based on substantial evidence presented to the
Cultural Heritage Board during the above-referenced public hearing and thereafter to the City Council,
including written and oral staff reports, together with public testimony pursuant to the provisions of

1 Title 20 of the Riverside Municipal Code pertaining to the designation of 4472 and 4480 Orange Street,
2 within the City of Riverside, California, as described and depicted in Exhibit “A” attached hereto and
3 incorporated herein by reference, no longer meets the criteria set forth in the Riverside Municipal Code
4 Section 20.50.010 based on the following facts and findings, and shall no longer be designated as a
5 City Structure of Merit.

6 **FINDINGS:** Represents an improvement or Cultural Resource that no longer exhibits the high
7 degree of integrity sufficient for landmark designation, yet still retains necessary integrity under one
8 or more of the landmark criteria to convey cultural resource significance as a structure or resource of
9 merit.

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

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

17 **BE IT FURTHER RESOLVED, FOUND, AND DETERMINED** by the City Council of the
18 City of Riverside, California, that based on substantial evidence presented to the Cultural Heritage
19 Board during the above-referenced public hearing and thereafter to the City Council, including written
20 and oral staff reports, together with public testimony pursuant to the provisions of Title 20 of the
21 Riverside Municipal Code, that the Prospect Place Historic District boundary be revised to remove
22 4472 and 4480 Orange Street, as they no longer provide appropriate historic context, historic
23 architecture, historic association or historic value, or is capable of yielding important information
24 about the period to be considered contributors to the historic district.

25 **BE IT FURTHER RESOLVED, FOUND, AND DETERMINED THAT** Planning case number
26 PC-2026-00128 will not have a significant effect on the environment and a negative declaration be
27 adopted.

28 **BE IT FURTHER RESOLVED** that the City Clerk of the City of Riverside shall cause a
certified copy of this resolution to be recorded in the office of the County Recorder of Riverside
County, California.

//

1 ADOPTED by the City Council this ____ day of _____, 2026.

2

3

PATRICIA LOCK DAWSON
Mayor of the City of Riverside

4 Attest:

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DONESIA GAUSE
City Clerk of the City of Riverside

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I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at its meeting held on the ____ day of _____, 2026, by the following vote, to wit:

10

11

Ayes:

12

Noes:

13

Absent:

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Disqualified:

15

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this ____ day of _____, 2026.

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DONESIA GAUSE
City Clerk of the City of Riverside

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314245 ALB 06/18/26

EXHIBIT "A"
Legal Description

Project: Historic Properties
APN: 219-023-028
Address: 4472 Orange Street

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

Lot 10 in Block 1 of Victoria Place, as shown by map on file in Book 5, Page 55, of Maps, Records of San Bernardino County California;

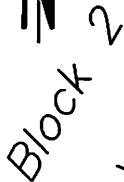
Excepting therefrom the Northwesterly 8.00 feet as described in Grant Deed Recorded January 15, 1987, as Instrument No. 12032, Official Records of Riverside County, California.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

DBW 5/20/2026 Prep. dbw
Douglas B. Webber, L.S. 9477 Date



EXHIBIT



Block 2
Victoria Place
MB 5/55 S.B.

Orange Street

18 4487

4489

13

4494

12

4486

4480

4472

4464

10

APN:219-023-028
128'

AP, 11

11
APN: 219-023-029
128'
135'

● CITY OF RIVERSIDE, CALIFORNIA ●

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: 1" = 40'

DRAWN BY: dbw DATE: 5/20/26

SUBJECT: 4472 Orange Street - Historic Properties

EXHIBIT "A"
Legal Description

Project: Historic Properties
APN: 219-023-029
Address: 4480 Orange Street

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

Lot 11 in Block 1 of Victoria Place, as shown by map on file in Book 5, Page 55, of Maps, Records of San Bernardino County California;

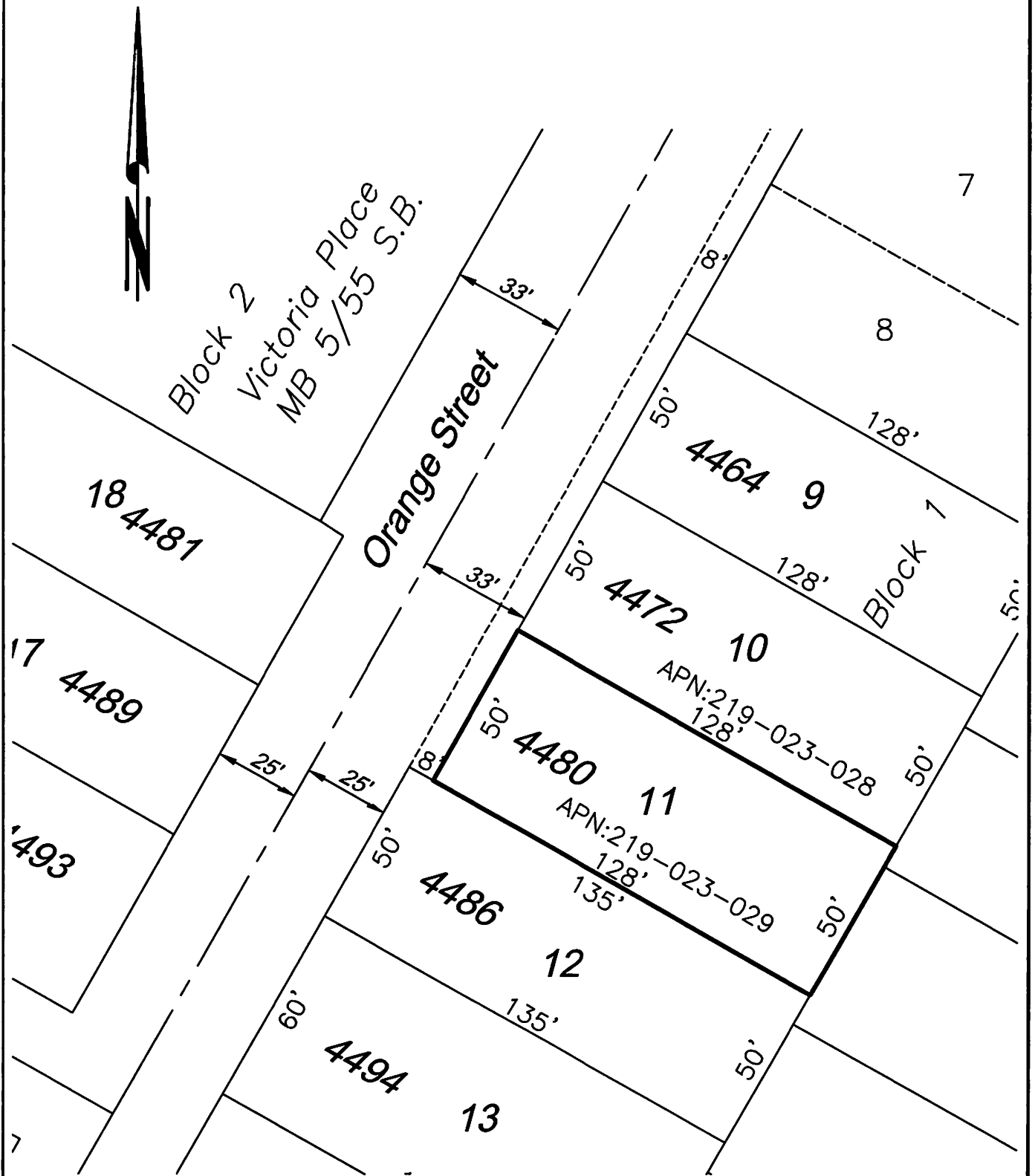
Excepting therefrom the Northwesterly 8.00 feet as described in Grant Deed Recorded January 15, 1987, as Instrument No. 12032, Official Records of Riverside County, California.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

DBW 5/29/2026 Prep. dbw
Douglas B. Webber, L.S. 9477 Date



EXHIBIT



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SCALE: 1" = 40'

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SUBJECT: 4480 Orange Street - Historic Properties