



Community & Economic Development Department
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Planning Division

CULTURAL HERITAGE BOARD MEETING DATE: NOVEMBER 20, 2024
AGENDA ITEM NO.: 9

DISCUSSION ITEM

Case Numbers	Not Applicable
Request	To adopt ADU Design Standards for Historic Properties.
Project Location	Citywide
Ward	All
Staff Planner	Scott Watson, Historic Preservation Officer 951-826-5507 swatson@riversideca.gov

RECOMMENDATION

Staff recommends that the Cultural Heritage Board adopt the ADU Design Standards for Historic Properties.

BACKGROUND/DISCUSSION

On April 28, 2023, the Community & Economic Development Department (CEDD), submitted an application to the State Office of Historic Preservation (OHP) during the 2023-2023 CLG grant cycle application period for \$40,000 to prepare design standards for Accessory Dwelling Units (ADU) for historic properties. On July 14, 2022, the City received notice that OHP had accepted the application and awarded a \$40,000 grant.

The development of ADU design standards will aid property owners and designers in the completion of a historically compatible design for an ADU at historic properties and will play a vital role in the City staff review of proposed ADUs at historic properties. Standards will provide clear direction about how to design and construct a new ADU, garage conversion, or a Junior ADU (JADU), in a manner that will be compatible with a historic residence. Historic property owners will be able to better plan and prepare for an ADU project with a complete set of design standards.

The awarded \$40,000 in grant funds was used to hire Historic Resources Group, Inc (HRG) to prepare the standards, with the assistance of City staff and an advisory committee. The advisory committee is composed of approximately four CHB members and six residents.

On April 10, 2024, Historic Preservation Staff and HRG held a community meeting to gain input on potential approaches to the ADU standards. Feedback received from community member covered building height, roof forms, windows, materials, and decorative features. At the community meeting, staff also recruited volunteers to participate in the advisory committee. In addition to community input, HRG researched

ADU design guidelines in other jurisdictions, including but not limited to Claremont, Corona, Folsom, Pasadena, and South Pasadena.

The first draft of the ADU design guidelines were completed in July 2024. The draft was reviewed by Planning Staff and the advisory committee, and comments were provided. The second draft was completed based on comments and submitted in September 2024. The second draft was reviewed at the second community meeting on November 13, 2024 and at a CHB workshop on November 20, 2024.

Based on the feedback received from the workshop and community meeting, HRG finalized the standards including the addition of images and diagrams. In accordance with the grant agreement, the completed ADU Design Standards were submitted to the State by January 24, 2024.

DISCUSSION

The ADU Design Standards consists of four primary chapters, along with an introduction, bibliography, and glossary. These chapters are:

1. **Statement of Purpose** – This chapter outlines the purpose of the document, the types of ADUs addressed, and the application process for the design standards. It also explains the various types of historic designations in Riverside and the approval process for ADUs in designated properties.
2. **Regulatory Framework** – This chapter details the state and local regulations that govern ADUs and historic resources. It also incorporates guidance from the Secretary of the Interior's Standards for the Treatment of Historic Properties and National Park Service Preservation Briefs. It establishes the foundation for understanding the compatibility of ADUs with historic properties while allowing for differentiation to avoid a false sense of history.
3. **Historic Architectural Styles** – In this chapter, Riverside's key historic architectural styles are discussed, with a focus on character-defining features. This section is designed to assist designers, property owners, and City staff in understanding the architectural features of a primary residence that should be reflected in the design of an ADU. The goal is to ensure that ADUs complement the primary residence without overshadowing it, adhering to a simplified design approach that allows the historic structure to remain the focal point.
4. **ADU Design Standards** – This chapter offers specific design standards for four types of ADUs: New Detached ADUs, New Attached ADUs, ADU Conversion of Historic Structures, and Junior ADUs. Each section outlines the design principles of Preservation, Compatibility, Differentiation, and Subordination, addressing elements such as Location and Visibility, Size, Height and Massing, Roof, Exterior Walls, Entrances, Porches and Doors, Windows, and Mechanical, Electrical, and Plumbing (MEP) systems. While it may seem repetitive to cover these topics under each ADU type, this structure was chosen for ease of use. It allows designers, property owners, and City staff to quickly access the relevant standards for the ADU type they are working with, without needing to interpret which standards apply. The standards are further supported by diagrams and photographs to visually illustrate how they can be applied.

STRATEGIC PLAN

This project contributes to the Envision Riverside 2025 City Council Strategic Priorities 2 – Community Well-Being (Goal 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.) and Strategic Priorities 5 – High Performing Government (Goal 5.2 - Utilize technology, data, and process improvement strategies to increase efficiencies, guide decision making, and ensure services are accessible and distributed equitably throughout all geographic areas of the City; and 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 ADU design standards project will include community workshops, allowing input from community members throughout the process.
2. Equity: The ADU design standards project will develop standards that will be applicable to all historic districts.
3. Fiscal Responsibility: The ADU design standards project will be grant funded through a CLG grant from the State.
4. Innovation: The ADU design standards project will make use of innovative design approaches to achieve compatibility of design within the State mandated framework for ADUs.
5. Sustainability and Resiliency: The ADU design standards project will include aid in the development of new ADUs to increase housing stock while maintaining the character of the City's historic properties.

EXHIBITS LIST

1. ADU Design Standards

Prepared by: Scott Watson, Historic Preservation Officer

Approved by: Maribeth Tinio, City Planner