



# DEDESIGNATION OF 4478 & 4480 ORANGE STREET AND MODIFICATION OF HISTORIC DISTRICT BOUNDARY PC-2026-00128 (HD)

Community & Economic Development Department

City Council  
July 28, 2026

RiversideCA.gov

## AERIAL PHOTO/LOCATION



2

RiversideCA.gov

## BACKGROUND

- 1987 - Original structure at 4480 Orange St
- 2025 – COA approved for demolition of 4472 Orange St
  - Condition of Approval to dedesignate
- January 28, 2026 – Dedesignation request submitted
- March 10, 2026 – demolition permit issued



Demolished Structure at 4472 Orange St



3

RiversideCA.gov

## EXISTING PROSPECT PLACE HISTORIC DISTRICT



4

RiversideCA.gov

## REVISED PROSPECT PLACE HISTORIC DISTRICT



RiversideCA.gov

## RECOMMENDATION

### Staff recommends that City Council:

1. **DETERMINE** that Planning Case PC-2026-00128 (Historic Designation) for the dedesignation of the Structure of Merit designated parcels 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, to dedesignate and remove 4472 & 4480 Orange Street from the Prospect Place Historic District;



RiversideCA.gov

## RECOMMENDATION

3. **ADOPT** the attached Resolution dedesignating 4472 & 4480 Orange Street and modifying the boundary of the Prospect Place Historic District;
4. **APPROVE** the attached findings for the Zoning Code Map Amendment to remove the CR — Cultural Resources Overlay Zone from the subject properties; and,
5. **INTRODUCE, AND SUBSEQUENTLY ADOPT**, the attached Ordinance to rezone 4472 & 4480 Orange Street from the DSP-RES-SP-CR – Downtown Specific Plan Residential District and Cultural Resources Overlay Zones to the DSP-RES-SP – Downtown Specific Plan Residential District.

