

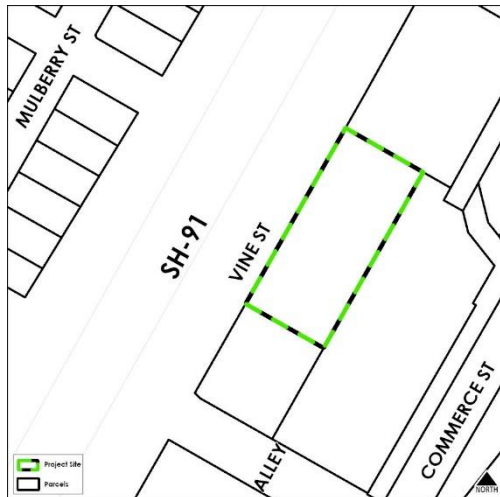


Community & Economic Development Department
3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

Planning Division

CULTURAL HERITAGE BOARD MEETING DATE: MARCH 20, 2024
AGENDA ITEM NO.: 6

PROPOSED PROJECT

Case Numbers	DP-2023-00972 (Certificate of Appropriateness)	
Request	To consider a Certificate of Appropriateness for the construction of three new egress ramps, the infill of one roll-up bay door, and installation of exterior egress doors.	
Applicant	Carmen Lainez of Riverside Packing House LLC.	
Project Location	3230 Vine Street, Situated on the east side of Vine Street between First and Third Streets.	
APN	213-060-028	
Ward	2	
Neighborhood	Hunter Industrial Park	
Historic District	Citrus Industrial Thematic Potential Historic District	
Historic Designation	City Landmark #142	
Staff Planner	Scott Watson, Historic Preservation Officer 951-826-5507 swatson@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Cultural Heritage Board:

1. **DETERMINE** that the project is categorically exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15301 (Existing Facilities) and 15331 (Historic Resource Restoration/Rehabilitation), as it constitutes rehabilitation of a historic resource that is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties; and
2. **APPROVE** Planning Case DP-2023-00972 (Certificate of Appropriateness), based on the facts for findings outlined and summarized in the staff report, and subject to the recommended conditions of approval (Exhibit 1).

BACKGROUND

The project site is located at 3230 Vine Street (Exhibit 2). The 0.95-acre subject property was developed with a one to two-story Mission Revival style citrus industrial building in 1923.

Character-defining features of the industrial building include: a rectangular ground plan with a raised foundation with a basement; reinforced concrete frame construction, with hollow clay tile blocks, and wood-framed construction; smooth stucco cladding; a rolled asphalt topped saw-tooth roof on the southern section of the building and flat roof on the remainder; symmetrical facade with a central scalloped parapet and two pyramidal-capped towers at the corners; a centrally located entry atop a concrete double stairway and protected by a red clay barrel tiles topped shed roof with brackets and exposed rafter tails; and grouped, recessed windows with brick sills. Original windows on the front elevation were previously replaced with vinyl windows.

The building is designated as City Landmark #142 and is listed as a Citrus Industrial Thematic Potential Historic District

PROJECT DESCRIPTION

The applicant is requesting a Certificate of Appropriateness for construction of three new egress ramps, the infill of a roll-up bay door, and installation and/or the replacement of exterior egress doors for fire safety compliance.

The proposed project includes:

1. Ramps:
 - a. On the south (façade) elevation, replacement of the west facing steps with a 50-foot-long, 5-foot-wide ramp.
 - b. On the east elevation, a 63-foot, 7-inch-long by 5-foot, 4-inch-wide landing with a 50-foot-long, 5-foot-wide ramp.
 - c. On the north elevation, replace the existing non-compliant ramp with a 59-foot-long, by 5-foot, 7-inch-wide code compliant ramp.
 - d. Ramps will be constructed of concrete and include tubular steel railings painted to match the building.
2. New Egress Doors:
 - a. Replacement of the existing, non-original, aluminum main entry door on the south elevation with a single wood French door.
 - b. Installation of two flush metal doors on the east elevation.
3. Infill one roll up bay door with stucco cladding to match existing.

PROJECT ANALYSIS

FACTS FOR FINDINGS

Pursuant to Chapter 20.25.050 of Title 20 (Cultural Resources) of the Riverside Municipal Code, the Cultural Heritage Board and Historic Preservation Officer must make applicable findings of specific Principles and Standards when approving or denying a Certificate of Appropriateness. As the proposed project involves a structure that is

individually significant and listed as a contributor to a potential historic district, the standards listed in both Section 20.25.050.A and 20.25.050.B are applicable.

For proposed projects involving individually significant Cultural Resources (i.e. City Landmarks, Structures of Merit, etc.), the proposed project should demonstrate:

Chapter 20.25.050.A – Principles and Standards of Site Development and Design Review for Individually Significant Resources			
<i>Consistency or compatibility with the architectural period and the character-defining elements of the historic building, such as colors, textures, materials, fenestration, decorative features, details, height, scale, massing, and method of construction.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed ramps will be constructed of concrete and include tubular steel railings painted to match the existing structure; therefore, they will be consistent with the industrial design of the building including materials, color, and details. The proposed main entry door will be a wood constructed French door, as is consistent with the Mission Revival design of the structure. The proposed egress doors on the east elevation will be flush metal doors. As the doors are on a secondary elevation and appropriate for an industrial building, they are consistent with the character of the structure. The proposed bay door to be infilled is on a secondary elevation and will be clad in stucco to match the existing; therefore, it is consistent with the character-defining features of the building. 			
<i>The proposed project does not destroy or pose a substantial adverse change to an important architectural, historical, cultural or archaeological feature or features of the Cultural Resource.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> Although the bay door opening is original to the building, the current roll-up door is not original; therefore, the removal of the door will cause no adverse change to important architectural features. Additionally, the bay door is on a secondary elevation and the other existing bay doors will remain. The infill of the opening is reversible; thereby, causing no adverse impact to the design of the structure. Although the main entry stairs will be altered to include a ramp on the west facing side, the overall feel of an elevated main entry will remain. 			

Chapter 20.25.050.A – Principles and Standards of Site Development and Design Review for Individually Significant Resources			
Compatibility with context considering the following factors: grading; site development; orientation of buildings; off-street parking; landscaping; signs; street furniture; public areas; relationship of the project to its surroundings.	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed project will not alter the overall site development nor its relationship with the surrounding neighborhood. 			
Consistency with the principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: The project is consistent with the Secretary of the Interior's Standard for Rehabilitation as follows: <ul style="list-style-type: none"> The project will facilitate the structures reuse and includes minimal changes to its distinctive materials, features, spaces and spatial relationships. The historic character of a property will be retained and preserved. No distinctive materials will be removed, and the project will not alter features, spaces and spatial relationships that characterize a property. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. The proposed project will not destroy historic materials, features, and spatial relationships that characterize the property and will be compatible with the architectural design of the structure yet differentiated with the use of modern materials. The proposed project will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. 			
As applicable, consistency with other federal, state, and/or local guidelines.	N/A	Consistent	Inconsistent
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> No additional federal, state, and/or local guidelines apply to this project. 			

For proposed projects involving contributors or contributing feature within Historic Districts and Neighborhood Conservations Areas, the proposed project should demonstrate:

Chapter 20.25.050.B – Principles and Standards of Site Development and Design Review for Historic Districts and Neighborhood Conservation Areas			
Compatibility with the height, scale, or massing of the contributor (or contributing feature) the Cultural Resource.	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed project will not alter the buildings height or massing; therefore, the building will remain a compatible height to the contributors within the potential historic district. 			
Compatibility with colors, textures, materials, decorative features of the contributor (or contributing feature) to the Cultural Resources.	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed project will be compatible with the color, materials, and decorative features of the existing building; therefore, it will be compatible with that of the surrounding potential historic district. 			
The proposed change does not destroy or pose a substantial adverse change to an important architectural, historical, cultural or archaeological feature or features within boundary of the Cultural Resource.	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed project will not remove or destroy any structures or features of the potential historic district. 			
Compatibility with the context of the Cultural Resource regarding grading, site development, orientation of buildings, landscaping, signs, or public areas.	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed project will not alter the overall site development nor its relationship with the surrounding potential historic district. 			
Consistency with the Citywide Residential Historic District Design Guidelines, approved guidelines for each Historic District, and/or any other applicable Design Guidelines; and	N/A	Consistent	Inconsistent
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> This finding is not applicable as the project is not located within a residential historic district and there are no applicable design guidelines for the potential historic district. However, the project is consistent with the spirit of Citywide Guidelines, which emphasize minimizing alterations to the primary façade of the building. The project includes the construction of a ramp and installation of a 			

**Chapter 20.25.050.B – Principles and Standards of Site Development and Design
Review for Historic Districts and Neighborhood Conservation Areas**

period appropriate door on the façade. All other project components occur on secondary elevations.

Consistency with the principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.	N/A	Consistent	Inconsistent
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Facts: The project is consistent with the Secretary of the Interior's Standard for Rehabilitation when applied to the potential historic district, as follows:

- The project will allow for the continued use of the structure as is appropriate for the potential historic district.
- The historic character potential will be retained and preserved as a citrus industrial area.
- The proposed project will not destroy the spatial relationship of the existing building to the surrounding potential historic district.
- The proposed project will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the potential historic district will be unimpaired.

AUTHORIZATION AND COMPLIANCE SUMMARY

Regulatory Codes	Consistent	Inconsistent
<p>Historic Preservation Code Consistency (Title 20)</p> <p>The proposed project is consistent with Section 20.25.050 of the City of Riverside Municipal Code because the proposed project is compatible with the massing, size, scale, materials, and use of architectural features of the historic structure and the potential historic district.</p> <ul style="list-style-type: none"> • The proposed ramps will be constructed of concrete and feature tubular steel railings, as is consistent with the industrial character of the building. • The proposed doors include a wood French door and flush metal doors, which is consistent with the Mission Revival style and the industrial feel of the building, respectively. • The proposed bay door to be infilled will be clad in stucco matching the existing structure 	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL REVIEW

The proposed project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and therefore is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Sections 15301 (Existing

Facilities) and 15331 (Historic Resource Restoration/Rehabilitation) of the CEQA Guidelines.

PUBLIC NOTICE AND COMMENTS

Public notices were mailed to property owners within 300-feet of the site. As of the writing this report, no comments have been received by Staff.

APPEAL INFORMATION

Actions by the Cultural Heritage Board, including any environmental finding, may be appealed to the Land Use, Sustainability and Resilience Committee (formerly the Land Use Committee) within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Division by calling 951-826-5371.

STRATEGIC PLAN

This item contributes to the Envision Riverside 2025 City Council Strategic Priority 5 – High Performing Government (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 application for a Certificate of Appropriateness is being reviewed at a public meeting of the Cultural Heritage Board and notices were sent to property owners within a 300-foot radius of the property, providing an opportunity to comment on the project.
2. Equity: The application for a Certificate of Appropriateness will be discussed at a Cultural Heritage Board meeting meetings which is available to all residents and can be viewed both in person and virtually.
3. Fiscal Responsibility: The application for a Certificate of Appropriateness has no impact on City General Funds.
4. Innovation: The application for a Certificate of Appropriateness makes use of historic design principle with new construction to eliminate potential impacts to the historic resource.
5. Sustainability and Resiliency: The application for a Certificate of Appropriateness provides an opportunity for the historic character of the property.

EXHIBITS LIST

1. Staff Recommended Conditions of Approval
2. Aerial Photo/Location
3. Project Plans (Site Plan, Demolition Plan, Floor Plans, Elevations)
4. Site Photos

Prepared by: Scott Watson, Historic Preservation Officer
Approved by: Maribeth Tinio, City Planner



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT PLANNING DIVISION

EXHIBIT 1 – CONDITIONS OF APPROVAL

PLANNING CASE: DP-2023-00972

MEETING DATE: March 20, 2024

GENERAL CONDITIONS

1. There is a one-year time limit in which to secure the necessary building permits required by this Certificate of Appropriateness. If unable to obtain necessary permits, a time extension request letter stating the reasons for the extension of time shall be submitted to the Planning Division. HP staff may administratively extend the term of a Certificate of Appropriateness for one year, no more than twice.

PLEASE BE ADVISED THAT THE APPLICANT WILL NOT BE NOTIFIED BY THE PLANNING DIVISION ABOUT THE PENDING EXPIRATION OF THE CERTIFICATE OF APPROPRIATENESS.

2. The project must be completed in accordance with the Cultural Heritage Board's (CHB) Certificate of Appropriateness approval, including all conditions listed. Any subsequent changes to the project must be approved by the CHB or HP staff.
3. This approval for the Certificate of Appropriateness is for design concept only and does not indicate the project has been thoroughly checked for compliance with all requirements of law. As such, it is not a substitute for the formal building permit plan check process, and other changes may be required during the plan check process.
4. Granting this Certificate of Appropriateness shall in no way exclude or excuse compliance with all other applicable rules and regulations in effect at the time this permit is exercised.