

MINUTES: of the Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held on August 3, 2023, at 6:00 p.m. are as follows:

MEMBERS Steven Holm, Vice Chair
PRESENT: Greg Weissman, Commissioner
Nathan Gonzales, Commissioner
Lauren Bricker, Commissioner
Justine Guidry, Commissioner
Rose-Marie Raumin, Commissioner

STAFF Brian Foote, City Planner
PRESENT: Ryan Murphy, Senior Planner
Laylee Hokmollahi, Junior Planner
Nylsen Escajeda, Planning Intern

I. CALL TO ORDER AND ATTENDANCE

The Commission was in full attendance with the exception of Chair Kurt Heidelberg who was excused.

II. PUBLIC COMMENT PERIOD – 3 MINUTES

(At this time, the public has the opportunity to address the Commission on any item of interest within the subject matter jurisdiction of the Commission that does not appear on this agenda. The Commission may not discuss or take any action on any public comment made, except that the Commissioners or staff may briefly respond to statements made or questions posed by members of the public).

Vice Chair Steven Holm opened the Public Comment Period. There were no comments forthcoming, and the Public Comment Period was closed.

III. APPROVAL OF MINUTES

A. Meeting Minutes of July 6, 2023

MOTION

It was moved by Commissioner Nathan Gonzales, seconded by Commissioner Lauren Bricker, and carried a vote of 6-0 (Chair Heidelberg absent) to approve the July 6, 2023, HSPC meeting minutes.

IV. OLD BUSINESS - None.

V. NEW BUSINESS

A. DIANNE HULL, OWNER/APPLICANT (PROJECT PLANNER: LAYLEE HOKMOLLAHI, JUNIOR PLANNER)

PUBLIC HEARING to consider **Demolition No. 386** and **Certificate of Appropriateness No. 675** – A request to demolish an approximately 610 square-foot detached accessory structure over 50 years of age and construct an approximately 864 square-foot detached garage and hobby room. The subject property is located at 510 W. Olive Avenue (APN: 0171-232-23-0000) within the Multiple-Family Residential (R-3) Zoning District and Smiley Park Neighborhood Historic & Scenic District (Historic District No. 8). This proposal may qualify for exemption from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

Vice Chair Holm opened the Public Hearing.

Miss Laylee Hokmollahi, Junior Planner, gave an overview and presentation on the proposal and stated she, the property owners, and the property owners' representative were available for any questions.

Mrs. Diane Hull, property owner, stated her existing house was reroofed and she wants to reroof the garage the same as the house, but she was informed the garage is leaning five inches in one direction and the garage will fall if the roof is removed.

There were no public comments forthcoming, and Vice Chair Holm closed the Public Hearing.

Commissioner Bricker inquired how the height of the proposed new structure is compared to the existing home. Mr. Allen Hull, property owner, stated the garage is above the level of the existing house because the driveway slopes down. Mr. Robert Lee, the property owners' representative, elaborated and stated the proposed structure will be approximately 3 or 4 feet above the existing 2nd floor level of the house, and will not be as tall as the existing residence.

Commissioner Bricker expressed concern that the proposed new structure will look substantially taller than the existing house. She stated it would be nice to see a side elevation of the proposed structure that shows the slope of topography or the elevation dropping.

Commissioner Justine Guidry requested clarification about the distance from the curb to the proposed garage. Mrs. Hull responded it would be approximately 100 feet back.

Mrs. Hull stated to make the proposed new structure look more attractive, side dormers and windows in the front and in the back were added. Commissioner Bricker cautioned the applicant and said from a historic point of view the Commission must be consistent with the Secretary of Interior Standards, the existing house should be more attractive, and the secondary building should have a more modest perspective.

Commissioner Gonzales stated there appears to be a lot of siding between the garage door and the windows; he suggested adding an architectural element within the space. Mrs. Hull stated she is open to suggestions.

MOTION

It was moved by Commissioner Gonzales, seconded by Commissioner Greg Weissman, and carried a vote of 5-1 (Chair Heidelberg Absent and Commissioner Bricker opposed) that the HSPC determine that Demolition Permit No. 386 was exempt from environmental review under Section 15301 (Existing Facilities) of the CEQA Guidelines, and adopt Resolution No. 2023-17 to approve Demolition Permit No. 386 subject to the Conditions of Approval.

Commissioner Gonzales asked staff for clarification regarding the Certificate of Appropriateness. Brian Foote responded to Commissioner Gonzales' question.

MOTION

It was moved by Commissioner Gonzales, seconded by Commissioner Weissman, and carried a vote of 5-1 (Chair Heidelberg Absent and Commissioner Bricker opposed) that the HSPC project was exempt from environmental review in accordance with Section 15303 of the CEQA Guidelines, and adopt Resolution No. 2023-18 to approve Certificate of Appropriateness No. 675, subject to the Conditions of Approval.

B. LAUREN ROOS, OWNER/APPLICANT (PLANNER: RYAN MURPHY, SENIOR PLANNER)

PUBLIC HEARING to consider **Demolition No. 388** – A request to demolish an approximately 212 square-foot garage over 50 years of age, located at 338 Grant Street (APN: 0171-361-18-0000) within the Multi-Family Residential (R-2) District and in the Smiley Park Neighborhood Historic District (Historic District No. 8). This proposal may qualify for exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15301(I)(4) (Existing Facilities) of the CEQA Guidelines.

Vice Chair Holm opened the Public Hearing.

Mr. Brian Foote, City Planner, introduced Mr. Nylsen Escajeda, Planning Intern, to the Commission. Mr. Escajeda gave an overview and presentation on the proposal and stated he and the applicant were available for any questions.

Ms. Lauren Roos, applicant/property owner, stated the existing building is damaged and it is falling. She said the building does not serve as a garage because a car would get stuck, there is no floor, the building has been eaten by termites, and the roof and the siding is not the same as her existing house. The building she would like to replace the garage with is a carriage house design, but as an Accessory Dwelling Unit (ADU). She included the new building would add to the historic nature of downtown Redlands.

There were no public comments forthcoming, and Vice Chair Holm closed the Public Hearing.

Commissioner Gonzales asked staff if the City Code requires two covered parking spaces per residence. Mr. Ryan Murphy, Senior Planner, responded to Commissioner Gonzales' question.

Commissioner Bricker asked staff for clarification regarding the Accessory Dwelling Unit Ordinance. Mr. Foote responded to Commissioner Bricker.

Commissioner Bricker commended the project, and she pointed out that the most modest side of the building appears to not face the street. Ms. Roos stated the proposed building is in line with similar buildings around town, and structurally the new building would look very similar to her existing house.

MOTION

It was moved by Commissioner Weissman, seconded by Commissioner Rose-Marie Raumin, and carried a vote of 6-0 (Chair Heidelberg Absent) that the HSPC adopt Resolution No. 2023-19, to determine that Demolition Permit No. 388 was exempt from environmental review under the California Environmental Quality Act (CEQA) Section 15301 (Existing Facilities) of the CEQA Guidelines and approve Demolition Permit No. 388 based on the facts within this staff report and subject to the Conditions of Approval.

VI. DISCUSSION, POSSIBLE ACTION, AND INFORMATION ITEMS

A. Informational items provided by City Staff

Mr. Foote updated the Commission of the Ad Hoc Sub-Committee meeting last month with community members to discuss revising the draft Historical Architectural Design Guidelines. Mr. Foote said he edited several pages to the guidelines, and he is working towards completing the edits within the next few weeks. He is also in the process of scheduling a second meeting with the Ad Hoc Sub-Committee later this month.

B. Commissioner Announcements – None

VII. ADJOURN TO REGULARLY SCHEDULED MEETING ON SEPTEMBER 7, 2023

Vice Chair Steven Holm adjourned the meeting at 6:41 P.M. to the next regularly scheduled meeting of September 7, 2023.

Sonya Flint
Administrative Assistant

Brian Foote
City Planner