

REQUEST FOR HISTORIC AND SCENIC PRESERVATION COMMISSION ACTION

V-A. DIANE HULL, OWNER/APPLICANT

1. **PUBLIC HEARING** to consider **Demolition No. 386** – A request to demolish an approximately 610 square-foot detached accessory structure over 50 years of age, 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 Section 15301(l)(4) (Existing Facilities) of the CEQA Guidelines.
2. **PUBLIC HEARING** to consider **Certificate of Appropriateness No. 675** to construct an approximately 864 square-foot detached garage and hobby room with attic storage, 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 Section 15303(e) (New Construction or Conversion of Small Structures).

HISTORIC AND SCENIC PRESERVATION MEETING: August 3, 2023

Planner: Laylee Hokmollahi, Junior Planner

Reviewed by: Brian Foote, City Planner/Planning Manager

PROCEDURE FOR PUBLIC HEARING

1. Chairperson declares the meeting open as a public hearing.
2. Chairperson calls upon staff for report.
3. Chairperson calls for questions/comments from members of the Commission.
4. Chairperson calls upon applicant, or its representative, for comments/testimony.
5. Chairperson calls for comments/questions/testimony from members of the public (3 minutes per speaker).
6. Chairperson calls upon the applicant, or representative, for rebuttal comments (5 minutes).
7. Chairperson closes the public hearing.
8. Commission considers the motion(s) and votes.

sliding doors and is currently being used for storage. The lean-to is attached to the westerly portion of the garage and is also being used for storage. Staff was not able to locate the original building permits for the construction of the accessory structure. San Bernardino County Assessor Office records indicate that the structure was constructed at the same time with the main residence in 1898. The 1938 Sanborn map and historical aerial photograph, both show the presence of a detached accessory structure with the same building footprint. Historic Inventory Sheets associated with this parcel, estimate that the construction date of the dwelling is around 1905 (c1905). The following is the description from the Historic Inventory Sheet prepared by Kathleen Beall on August 6, 1987:

“There have obviously been horses on the property because the garage used to be stables and the structure is original to the house”. Further on the same document she adds, “Frank M. Perry and his wife, Isabelle Perry built the home. The first Baptist church had some interest in the initial construction of the home and was listed on the original water connection card. This home was burned in 1925. The house may not have burned to the ground in 1925 but was rebuild by the Perry’s. Perry was an orange grower like so many other homeowners on Olive Avenue. It is a much earlier house than records show.”

Based on the information above, the accessory structure was built at the same time as the main dwelling. Staff is not able to confirm a specific construction year for the structure, but based on San Bernardino County Assessor Office records, historical aerial photographs, Sanborn maps and historic inventory sheets, the structure is over 50 years of age.

Detached Accessory Dwelling Unit: This structure is not within the scope of this project. Permits on file state on January 29, 1946, a building permit was issued for construction of a 16-foot by 24-foot residence. This secondary residence is located towards the northeast of the main dwelling and still exists on the property. However, based on historic aerial photographs, there was an addition to the rear portion of the secondary residence (sometime between 1959 and 2004), but staff was not able to locate a permit for the addition. A condition of approval is included that requires any unpermitted construction to be legalized (if necessary) prior to final sign-off of building permits for the new proposed garage.

Shed: Currently, there is also an approximately 100 square-foot premanufactured shed (less than 50 years of age) located in the rear of the property, which will be removed from the property. The removal of this shed is not within the scope of this application.

ANALYSIS

A) Demolition No. 386

The procedures outlined in Section 2.24.090 through Section 2.24.140 apply to the demolition of properties recorded in the City of Redlands List of Historic Resources. The subject property is recorded in the list of local historic resources and is subject to the procedures in Section 2.24 of the Redlands Municipal Code. Section 15.44.070 requires that prior to the demolition of any structure over 50 years old, the Historic and Scenic Preservation Commission is required to determine whether the structure is historically significant. Section 2.62.170 establishes the City’s criteria for historic significance. Below, each City criteria is listed with justification as to why this structure is not historically significant.

Local Criteria for Significance

RMC Section 2.62.170(A): It has significant character, interest, or value as part of the development, heritage or cultural characteristics of the City of Redlands, State of California, or the United States.

Response: The San Bernardino County Assessor Office indicates that the accessory structure was constructed at the same time with the main residence in 1898. Historic aerial photographs and Sanborn maps from 1938 show the presence of the accessory structure on the property with the same footprint of the existing detached accessory structure. Historic inventory sheets indicate that the accessory structure is original to the main residence. The original building permit for the construction of the garage and lean-to was not found in the city’s building permit history. The building permits that are on file for the subject property include the following:

Permit Type	Year Issued	Work Proposed
Building	November 5, 1945	Reroof
Building	January 29, 1946	Backhouse construction
Plumbing	March 6, 1946	Plumbing work for Backhouse
Plumbing	November 13, 1958	Wall Heater
Electrical	August 15, 1969	Air Conditioning
Mechanical	August 21, 1969	Air Conditioning
Roofing	May 1, 1972	Reroofing
Building	August 2, 2002	Replacing Wall Furnace
Building	December 9, 2004	Replace AC
Building	November 17, 2010	New Bathroom Addition
Building	January 13, 2011	New stairs added to basement

Roofing	Unknown	Reroofing
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Based on historic aerial photographs, Sanborn maps, historic inventory sheets and San Bernardino County Assessor Office records associated with the subject property, the accessory structure is over 50 years of age. Staff also conducted research at the A.K. Smiley Library Heritage Room and through newspapers.com. The newspaper search and research conducted at the A.K. Smiley Library Heritage Room revealed there were a few individuals associated with the subject property with varying job occupations. Section 2.62.170(C), discussed below, has more information regarding the individuals that are associated to the subject property. Overall, there is no significant evidence that this structure makes a significant contribution to the development, heritage or cultural characteristics of the City, State, or County.

RMC Section 2.62.170(B): It is the site of a significant historic event.

Response: Based on the research conducted by staff through local and regional newspaper database searches, building records, and ownership history, staff determined that the land on which the structure is located is not the site of a significant historic event. There is no information indicating that the property as a whole, the main residence, the accessory dwelling unit, or the accessory structure to be demolished are the site of a significant historic event.

RMC Section 2.62.170(C): It is strongly identified with a person or persons who significantly contributed to the culture, history or development of the city.

Response: Based on directory research from the A.K. Smiley Library Heritage Room, since 1929 and prior to 1965 there were nine residents of the main dwelling and accessory dwelling unit located at the rear yard. Since 1965, the San Bernardino County Assessor’s office records only list two owners following the 9 residents, with an unknown name or number for those who are tenants. The following table lists the residents associated with the primary dwelling based on the information obtained from the City Directories located at the A.K. Smiley Library’s Heritage Room.

Directory Year	Name(s)	Occupation	Additional Information
1929	Perry, Frank M Perry, Isabelle (Isabele) K	Orange Grower Occupation not listed.	-rebuilt home after the 1925 fire; explained in the Historic Inventory Sheet
1931	Perry, Frank M Perry, Isabelle (Isabele) K	Orange Grower Occupation not listed.	NA

1933	Perry, Frank M Perry, Isabelle (Isabele) K	Orange Grower Occupation not listed.	NA
1936	Perry, Frank M Perry, Isabelle (Isabele) K Stone, Josephine Y	Orange Grower Occupation not listed.	-Josephine is the widow of C.H.
1939	Perry, Frank M Perry, Isabelle (Isabele) K	Orange Grower Occupation not listed.	NA
1941	Perry, Frank M Perry, Isabelle (Isabele) K	Orange Grower Occupation not listed.	NA
1947	Perry, Frank M Perry, Isabelle (Isabele) K Musson, George T. Brown, Clarence	Retired Occupation not listed. Redlands Height Packing House Carpenter	NA
1950	Perry, Frank M Perry, Isabelle (Isabele) K Musson, George T.	Retired Occupation not listed. Occupation not listed.	NA
1952	Perry, Frank M Perry, Isabellez (Isabele)K Musson, George T. Browne, Floyd Browne, Tasia	Retired Occupation not listed. Teacher Occupation not listed.	NA -
1954	Perry, Frank M Perry, Isabelle (Isabele) K Musson, George T. Browne, Floyd Browne, Tasia	Retired Occupation not listed. Occupation not listed. Teacher Occupation not listed.	NA
1958	Perry, Frank M Perry, Isabelle (Isabele) K Musson, George T.	Retired Occupation not listed. Occupation not	NA

	Browne, Floyd Browne, Tasie	listed. Teacher Occupation not listed.	
1961	Browne, Floyd Browne, Tasie	Retired Occupation not listed	NA
1965	Culverhouse, Carl R Jr. Culverhouse, Margaret Glass, Dudley R	Engineer Lockheed Wife Retired	NA
2004 - Current	Hull, Alan M & Diane	Occupation not listed.	Current Owners

One of the first recorded families that owned the property; Frank and Isabelle Perry, seemed to have been the most impactful in the community and the history of the home. Frank, a local orange grower, was known for being an avid horseman and an active member of local community groups. His efforts with horses were well known, with his most memorable work being the horse show during the 1939 Redlands Bowl. He was also known to support boys YMCA programs, be a part of Knights of the Round Table, First Baptist Church, and lastly a Fellow at the University of Redlands. While active in his community, his efforts did not seem to have a large, compounding, or trajectory changing effect on the culture, history, or development of the city.

Additionally, assessment notices from early 1960's in the Redlands Daily Facts, list the subject parcel's address as the office of the Grant Water Company. However, sometime between 1964 to 1970 this address was changed to 611 Clover Street. Another article from 1981, calls out that Margaret Culverhouse was the president of the First Presbyterian Church Board of Deacons.

Based on the information above, the individuals listed and mentioned above are not associated with the accessory structure itself, but rather the main dwelling and are not known to have significantly contributed to the culture, history, or development of the city.

RMC Section 2.62.170(D): It is one of the few remaining examples in the City possessing distinguishing characteristics of an architectural type or specimen.

Response: The accessory building has a similar architectural style to the main dwelling, and based on the historic inventory sheets it is original to the main dwelling. The accessory structure consists of an asphalt shingle roof with solar panels on a small portion, horizontal wood siding, and three wood sliding door panels with decorative white trim on the southeast elevation. A white wooden framed window and a vent are visible on the upper portion of the east elevation. The northwest elevation consists of

horizontal wood siding with varying widths. There is an approximately 135 square-foot lean-to attached to the southwesterly elevation of the garage. The detached accessory structure, approximately 610 square-feet, is located at the rear yard of the subject property. Based on the photographs provided by the applicant, the accessory structure has been modified over the time. The structure has a simplistic design and would not be considered to have significant distinguishing characteristics.

RMC Section 2.62.170(E): It is a notable work of an architect or master builder whose individual work has significantly influenced the development of the city.

A local and regional newspaper records database search was conducted for the subject site. The city's building permits do not have information regarding the specific year the subject structure was constructed, nor do they indicate clearly the designer or builder of the accessory structure. One of the Historic Inventory Sheets with an unknown prepared date indicates the builder as Garrett Huizing; however, another sheet prepared in 1987 marks it as unknown. Newspapers indicate, Garrett Huizing was a well-known building contractor and an extremely active builder of "bungalows". Given the limited architectural features of the structure, it can be reasonably assumed that the structure is not a notable work of an architect or master builder whose individual work has significantly influenced the development of the City.

RMC Section 2.62.170(F): It embodies elements of architectural design, detail, materials, or craftsmanship that represents a significant architectural innovation.

Response: As discussed under Section 2.62.170(D) above, the garage and lean-to, do not embody elements of architectural design, detail, materials, or craftsmanship that represent a significant architectural innovation. The accessory structure consists of an asphalt shingle roof and solar panels on a small portion of the roof, horizontal wood siding, three wood sliding door panels with decorative white trim. Overall, the garage does not have a unique design that distinguishes this property from other properties within the city.

RMC Section 2.62.170(G): It has a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the city.

Response: The subject structure is located within the rear yard area of the parcel and is only partially visible from the street, located approximately 120' feet into the property. Because of its significant setback from the front of the property, and partial screening by existing structure (main residence), the accessory structure would not be considered a familiar visual feature of the neighborhood, community, or city.

The 1908 Sanborn map indicate that the property was surrounded by residential homes within the vicinity of the subject property. Since that time, the remaining vacant parcels

have been developed with residential dwellings. The property is not located within a unique location and the accessory structure itself, is not a familiar visual feature of the neighborhood, community, or city. The surrounding properties are as follows:

	<u>General Plan</u>	<u>Zoning</u>	<u>Land Use</u>
North:	Medium Density Residential	Multifamily Residential (R-2) District	Single-family, Residential
South:	Medium Density Residential	Multifamily Residential (R-3) District	Single-family, Residential
West:	Medium Density Residential	Multifamily Residential (R-3) District	Single-family, Residential
East:	Medium Density Residential	Multifamily Residential (R-3) District	Single-family, Residential

The site is not designated as a historic resource; however, it is located within the Smiley Park Federal Historic District and the Smiley Park Neighborhood Historic & Scenic District (Historic District No. 8), designated by the City of Redlands

RMC Section 2.62.170(H): It has unique design or detailing.

Response: The accessory structure is a single-story wooden garage with an attached lean-to. As described in the response to Section 2.62.170(D), the structure is a simple structure with wood siding, asphalt gable roof, three wood sliding door panels with decorative white trim on the southeast elevation, and a white wooden framed window and a vent are visible on upper portion of the east elevation. The structure has been modified over the time and architectural features that are incorporated into the accessory structure are common features and are not unique to the overall design of the subject property.

RMC Section 2.62.170(I): It is a particularly good example of a period or style.

Response: The architectural characteristics of the detached accessory structure do not embody distinctive features that represent a particularly good example of a period or style. The accessory structure was constructed as a garage with an attached lean-to. The structure has been utilized as a garage ancillary to the existing residence. The accessory structure incorporated simplistic features such as of an asphalt shingle roof, horizontal wood siding, wood sliding door panels with decorative white trim and a white wooden framed window. The city has a wide variety of accessory structures that illustrate better examples of the period or style within the historical district. The City's Historic Context Statement indicates that the bar of significance would be significantly higher for styles that are more common throughout the city; therefore, the structure which has limited unique architectural features would not be considered a particular good example or one of the best examples of this style within Redlands.

RMC Section 2.62.170(J): It contributes to the historical or scenic heritage or historical or scenic properties of the city (to include, but not be limited to, landscaping, light standards, trees, curbing, and signs).

Response: The property is located within the Smiley Park Neighborhood Historic and Scenic District. The historic inventory sheet for the property does list the main dwelling as being a contributor to the architectural continuity of the street and to the district due to its architectural features, but it does not list the accessory structure. The accessory structure is only partially visible from the public right-of-way and does not contribute significantly to the historical or scenic heritage of the City.

RMC Section 2.62.170(K): It is located within a historic and scenic or urban conservation district, being a geographically definable area possessing a concentration of historic or scenic properties which contribute to each other and are unified aesthetically by plan or physical development.

Response: Refer to the response under 2.62.170(J) above. The property is located within the Smiley Park Neighborhood Historic and Scenic District (Historic District No. 8) designated by the City of Redlands. However, the demolition of the accessory structure will not impact the visual character of the subject property. As previously noted, the structure to be demolished is setback approximately 120 feet from the street and does not contribute significantly to the district.

CEQA Criteria for Significance

In addition to the City of Redlands criteria, California Public Resources Code Section 5024.1 (Title 14 CCR, Section 4852) also has findings for determining if a building has "Historic Significance." Each of those findings is identified within the Preliminary Environmental Checklist (Attachment E) with justification as to why this structure is not historically significant.

A. Associated with events have made a significant contribution to the broad patterns of California History and cultural heritage.

Response: Please refer to the response provided under Section 2.62.170(B), above. A thorough record research of local newspapers and City directories did not indicate that the property is associated with any specific events that may have contributed to California's history or cultural heritage.

B. Is associated with the lives of persons important in our past.

Response: Please refer to the response provided under Section 2.62.170(C), above. The detached accessory structure is not associated with the lives of persons important in our past, given that it was not used as a habitable space.

C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Response: Please refer to the response provided under Section 2.62.170(D), above. The accessory structure does not embody distinctive characteristics of any type, period, region, or method of construction, nor does it represent the work of an important creative individual, nor possess high artistic values.

D. Has yielded, or may be likely to yield, information in prehistory or history.

Response: The existing detached accessory structure has not yielded any information regarding prehistory or history. Based on the review of the criteria above as it relates to the demolition of the structure, it is not historically significant, and approval of the proposed project will not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5.

Conclusion of Analysis

Based on the listed criteria and their associated responses, staff has determined the detached accessory structure is not considered historically significant.

The Historic and Scenic Preservation Commission is authorized to determine the potential historical significance of the structure and the need for any further environmental review, and subsequently approve, condition or deny the demolition permit application. If the Commission determines that the structure has no historical significance and the permit application is approved, the application is exempt from further review by the City unless an appeal is made to the City Council. If no appeal is filed within the time provided, the Development Services Department may issue the demolition permit in accordance with the Redlands Municipal Code.

If the Commission determines that the structure has historical significance, the Commission would then direct staff to conduct additional environmental review and subsequently approve, condition, or deny the application.

B) Certificate of Appropriateness

The applicant proposes to construct a new accessory structure approximately in the same location as the structure proposed to be demolished. The new structure will share similar styling elements (wood siding and composition shingle roof) to the main structure

and will be 864 square-feet in size. As proposed, the structure will have a rectangle building footprint, with dormers on the northeast and southwest elevations, and a maximum height of 19'9". The structure is similar in scale to the existing two-story residence. A wood roll-up door is proposed on the front (southeast) elevation, which will be painted to match the structure and existing residence. The proposed structure will be partially visible from W. Olive Avenue, would sit approximately 100 feet back from the front property line, and would be partially obscured from street view by the main dwelling.

The Secretary of Interior Standards suggest that new additions and/or related new construction on historic properties should be compatible in terms of mass, materials, solids to voids, and color. Proposed additions should not result in the loss of the historic character of the resource or damage character-defining features of the historic building. The new work shall be differentiated from the old, and the new work 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.

The proposed accessory structure respects the existing dwelling through the incorporation of design features and color scheme which resemble the existing dwelling, including:

- Tan color horizontal wood lap siding to match the existing residence;
- Wooden window and building trim painted white to match the existing residence;
- Painted wood framed single hung in color burgundy to match the existing residence;
- Painted wood framed door in color burgundy with a solid core to match the existing residence;
- Painted wood roll-up garage door, tan color with burgundy trim to match the existing residence;
- Painted wood framed fixed octagon windows, burgundy in color to match the existing residence; and,
- Light gray asphalt shingles to match the existing residence.

Given the materials selected, proposed design and scale of the new accessory structure, which is similar to that of the main building, staff finds the proposal to be consistent with the Secretary of Interior guidelines for new construction as well as being an appropriate proposal within the Smiley Park Neighborhood Historic & Scenic District (Historic District No. 8).

ENVIRONMENTAL REVIEW

The demolition of the proposed accessory structure may qualify for exemption from the requirements of the California Environmental Quality Act pursuant to Section 15301(I)(4)

(Existing Facilities) of the CEQA Guidelines. Section 15301(l)(4) exempts the demolition of accessory structures including garages, carports, patios, swimming pools and fences.

The construction of the proposed accessory structure may qualify for exemption from the requirements of the California Environmental Quality Act pursuant to Section 15303(e). Section 15303(e) exempts the construction of new accessory structures including garages, carports, patios, swimming pools, and fences.

Staff prepared a Preliminary Environmental Checklist for the proposed project in accordance with Section 15.44.060 of the Redlands Municipal Code which requires an environmental checklist be prepared for all demolition permit applications involving structures over 50 years old. This preliminary checklist provides an environmental analysis of the project that confirms that, with the Commission's concurrence that the structures are not considered "historic resources" nor an "eligible resources," that demolition of the structure would qualify for a Notice of Exemption pursuant to Section 15301 of the California Environmental Quality Act Guidelines.

STAFF RECOMMENDATION

Staff recommends that the Historic and Scenic Preservation Commission approve Demolition No. 386 and Certificate of Appropriateness No. 675 based on the facts presented in this staff report and subject to the recommended Conditions of Approval.

MOTIONS

If the Historic and Scenic Preservation Commission deems it appropriate, staff recommends the following motions:

Demolition:

"I move that the Historic and Scenic Preservation Commission adopt Resolution No. 2023-17, to determine that Demolition Permit No. 386 is exempt from environmental review under the California Environmental Quality Act (CEQA) Section 15301 (Existing Facilities) of the CEQA Guidelines and approve Demolition Permit No. 386 based on the facts within this staff report and subject to the Conditions of Approval."

Certificate of Appropriateness:

"I move that the Historic and Scenic Preservation Commission find that Certificate of Appropriateness No. 675 is not detrimental to the Historic Resource and therefore adopt Resolution No. 2023-18, approving Certificate of Appropriateness No. 675 based on the facts within this staff report and subject to the Conditions of Approval."

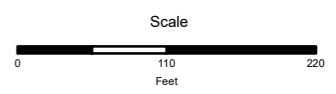
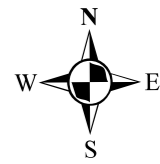
ATTACHMENT "A"

Location Map and Aerial Photograph

Location Map

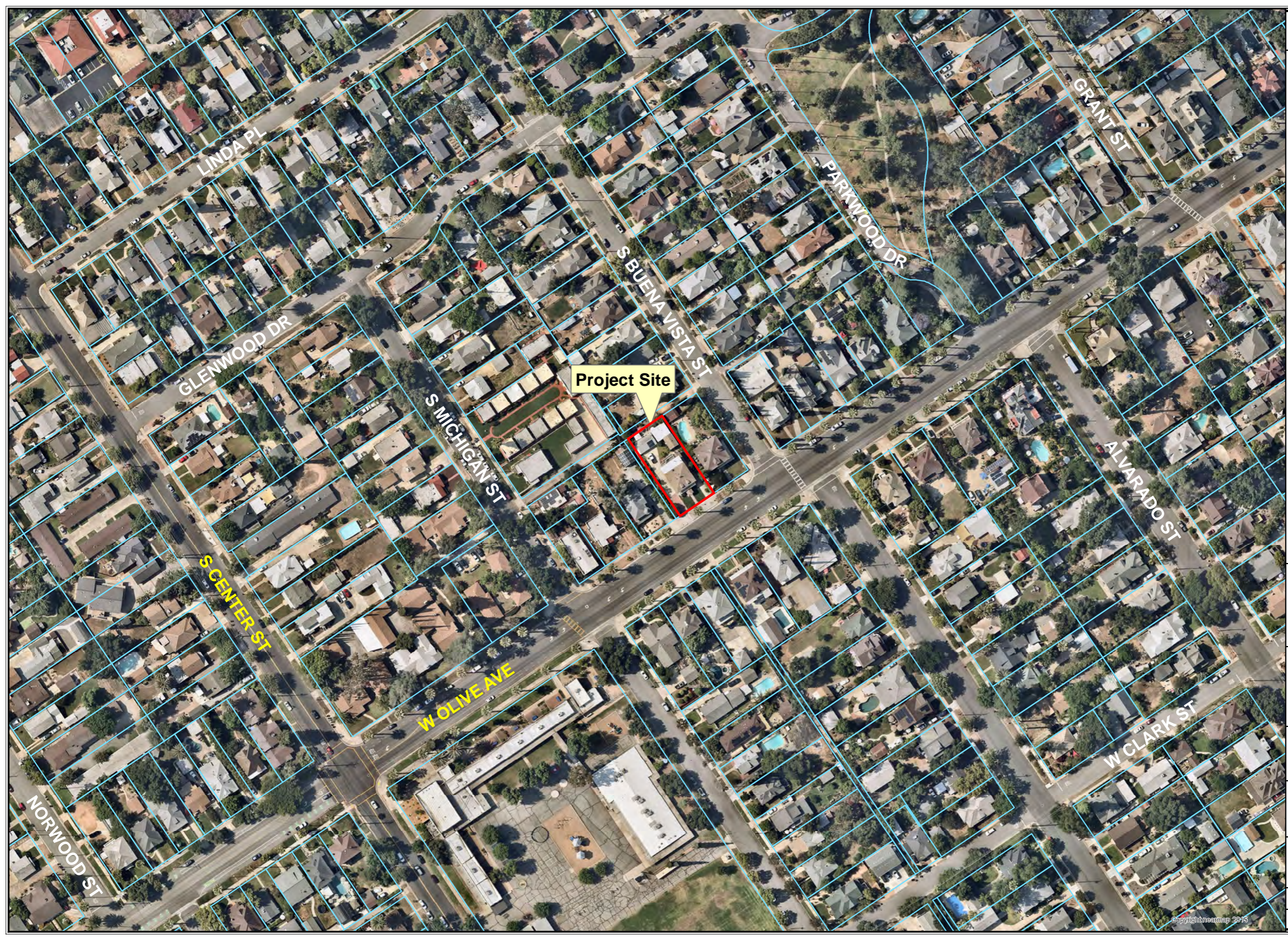
Demolition No. 386 & Certificate of Appropriateness No. 675
Attachment A - Location Map
510 W. Olive Ave.

This map was produced by the City of Redlands, Geographic Information System. The City of Redlands assumes no warranty or legal responsibility for the information contained on this map. The data used to generate this map is dynamic in nature, therefore the information shown may or may not be the most current.



July 17, 2023

OneStop.mxd



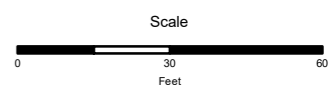
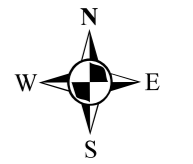


Project Site

Aerial

Demolition No. 386 & Certificate of Appropriateness No. 675
Attachment A - Location Map & Aerial
510 W. Olive Ave.

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July 17, 2023

OneStop.mxd

ATTACHMENT "B"

Site Photographs



Southeast Elevation



Southeast Elevation



East Elevation



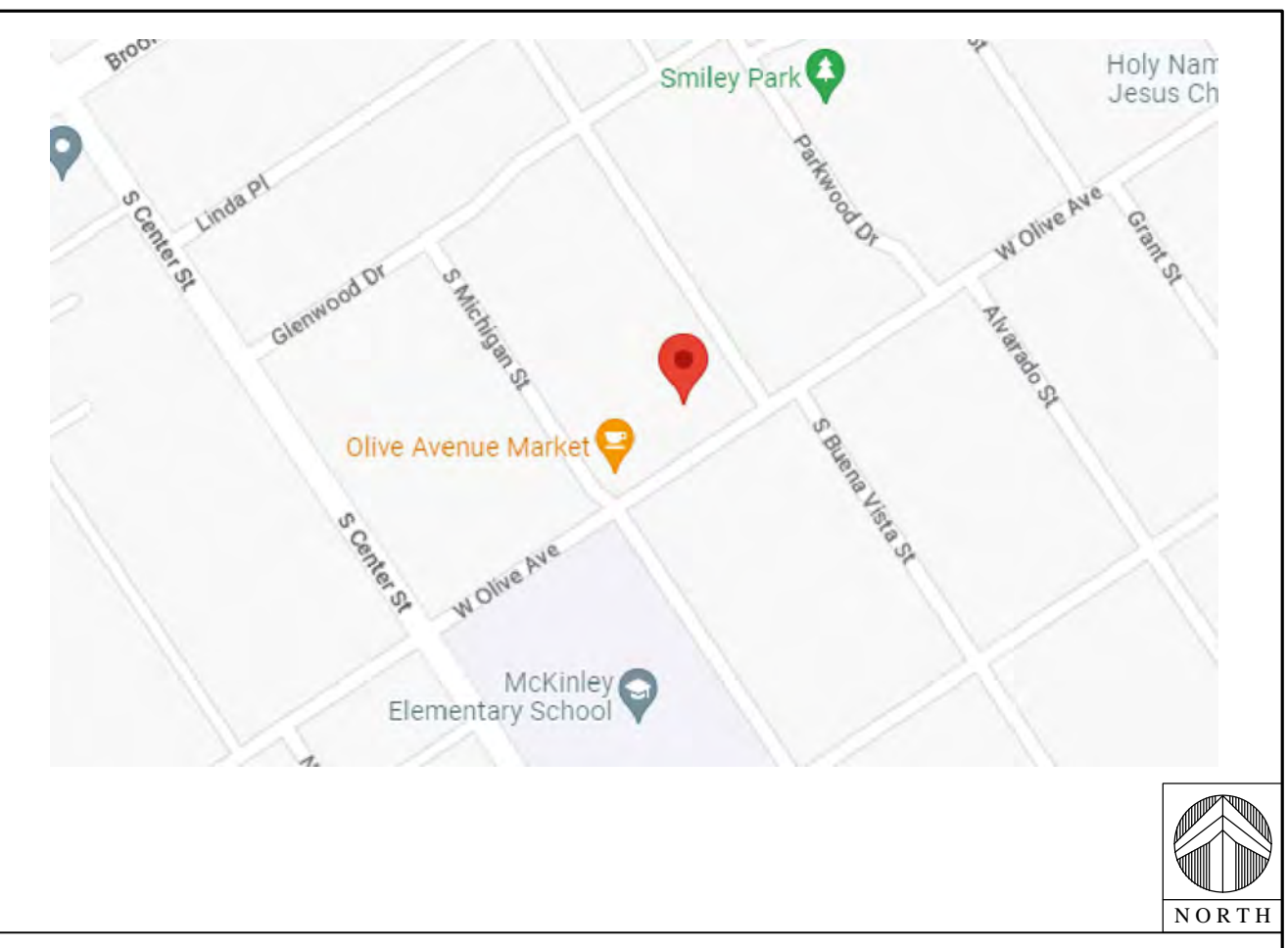
Southwest Elevation

ATTACHMENT "C"

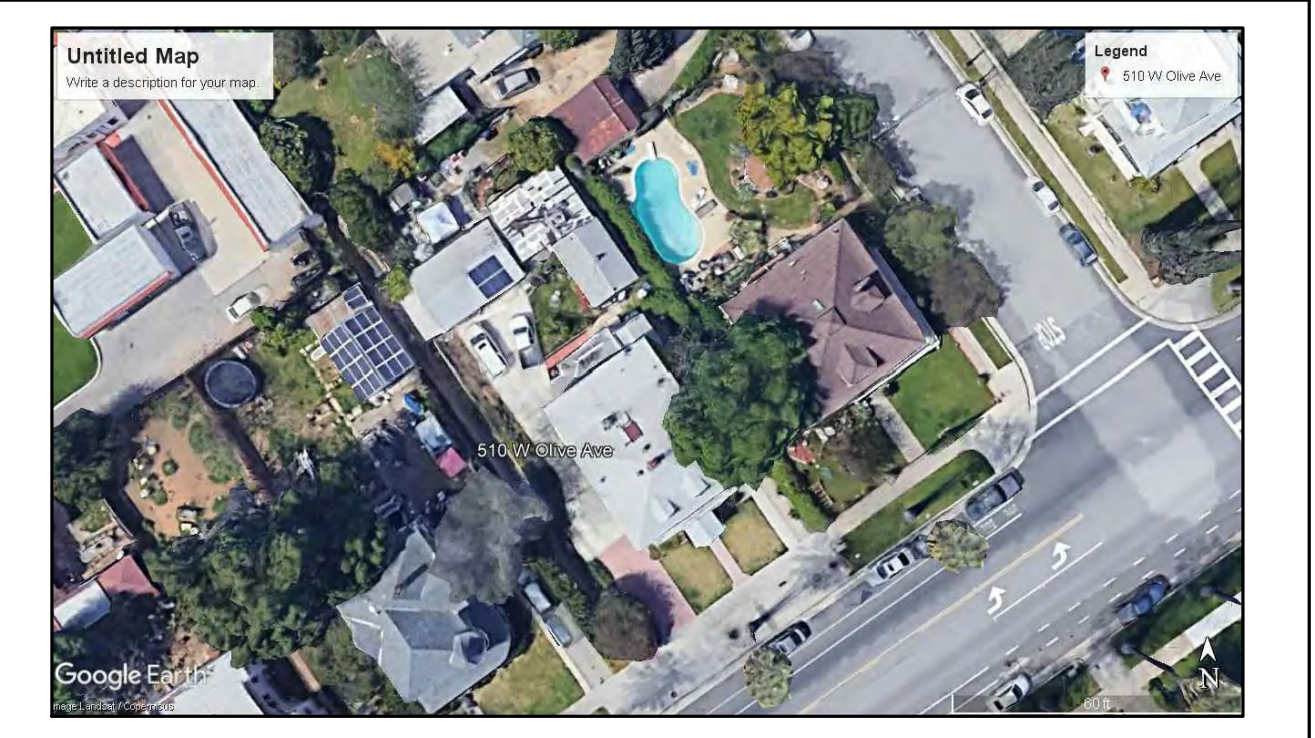
Project Plans

HULL GARAGE REBUILD

510 W. OLIVE AVE.
 REDLANDS, CA. 92374
 APN: 0171-232-23-0000



VICINITY MAP



SATELLITE VIEW

OWNER: ALAN & DIANE HULL
 SITE ADDRESS: 510 WEST OLIVE AVE.
 REDLANDS, CA. 92374
 APN: 0171-232-23-0000
 LEGAL: ANGELICA VILLA LOT 4
 LOT SIZE: 9,709 S.F.
 EXISTING RESIDENCE: 2,652 S.F.
 EXISTING DECK: 190 S.F.
 EXISTING ADU: 690 S.F.
 EXISTING DETACHED GARAGE: 474 S.F. (TO BE REPLACED)
 EXISTING LEAN-TO: 135 S.F. (TO BE REMOVED)
 EXISTING SHED: 100 S.F. (TO BE REMOVED)
 PROPOSED GARAGE WITH HOBBY ROOM: 864 S.F.
 PROPOSED ATTIC STORAGE: 864 S.F.
 TOTAL PROPOSED: 1,728 S.F.

OCCUPANCY: R-3
 TYPE OF CONSTRUCTION: V-B NON-(SPRINKLERED)
 PROJECT DESCRIPTION:
 -REPLACING EXISTING DAMAGED AND DILAPIDATED GARAGE(474 S.F.) WITH NEW GARAGE & HOBBY ROOM W/ RESTROOM (864 S.F.) WITH STORAGE IN THE ATTIC (864 S.F.) **SITE DATA**

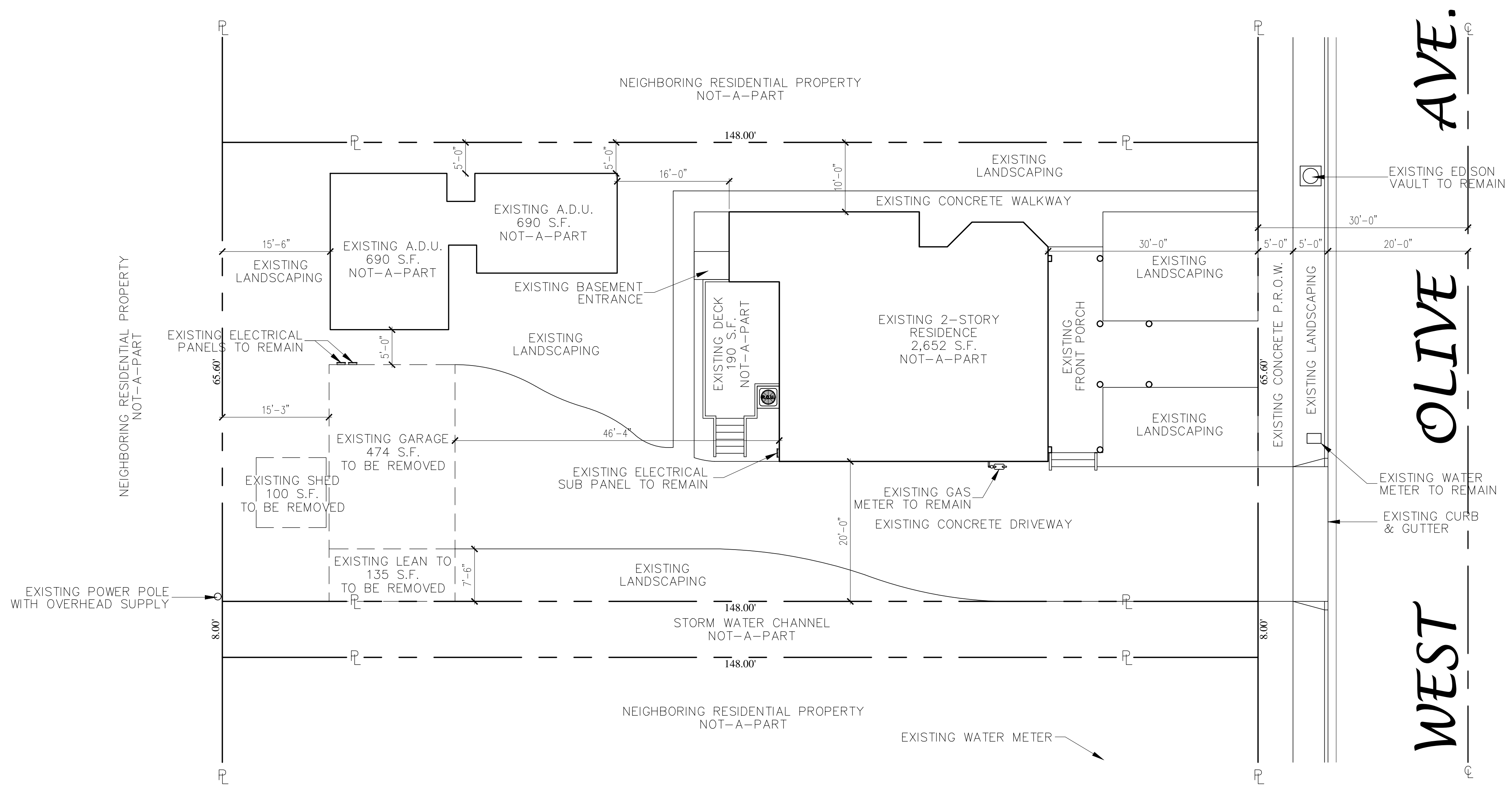
- C-1: EXISTING SITE PLAN
 C-2: PROPOSED SITE PLAN
 A-1: EXISTING/DEMOLITION PLAN & PROPOSED FLOOR PLAN
 A-2: EXTERIOR ELEVATIONS & MATERIAL SAMPLE BOARD
 A-3: SECTIONS
 S-1: STRUCTURAL PLAN
 SD-1: DETAILS
 SD-2: DETAILS

DEFERRED SUBMITTALS
 -SOLAR PANEL SUBMITTAL

SHEET INDEX

APPLICABLE CODES:

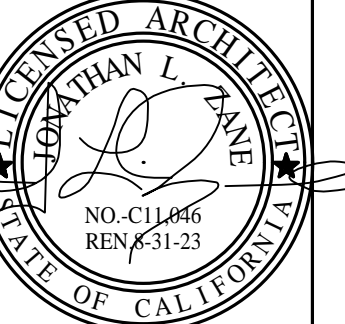
State Code:
 2022 C.B.C.
 2022 C.M.C.
 2022 C.P.C.
 2022 C.E.C.
 2022 C.F.C.
 2022 California Green Building Code
 2022 California Energy Code
 2022 California Residential Code
 All new work shall comply with listed codes and all current local and state amendments.



EXISTING SITE PLAN
 SCALE : 1" = 10'-0"

REVISIONS	
DATE:	BY:
01-30-2023	R. LEE

FINE LINE DESIGNS
 FINELINEDESIGN73@YAHOO.COM
 563 Jefferson St.
 Redlands, CA 92374
 (909) 363-5153



DATE : 02-22-2023

A PROJECT FOR:
HULL GARAGE REBUILD
 LOCATED AT:
 510 W. OLIVE AVE.
 REDLANDS, CA. 92374
 APN: 0171-232-23-0000

APPLICABLE CODES:
 2022 C.B.C.
 2022 C.M.C.
 2022 C.P.C.
 2022 C.E.C.
 2022 C.F.C.
 2022 California Energy Code
 2022 California Residential Code
 2022 California Green Building Code
 All new work shall comply with listed codes and all current local and state amendments.

NOTICE:
 The designs and ideas indicated by these drawings were created for the use of this project only and are the sole property of Fine Line Designs. These designs may not be used for any other purpose whatsoever or reproduced without the written consent of Fine Line Designs.

DATE : 02-22-2023

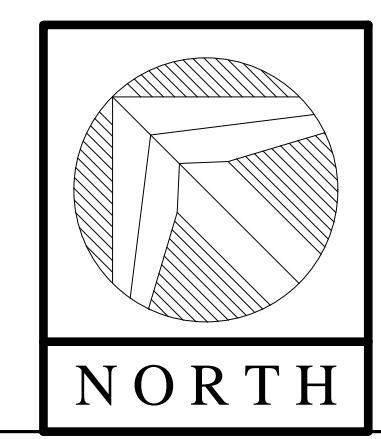
SCALE : 1" = 10'-0"

DRAWN : R. LEE

JOB : 23-020

SHEET :

C-1

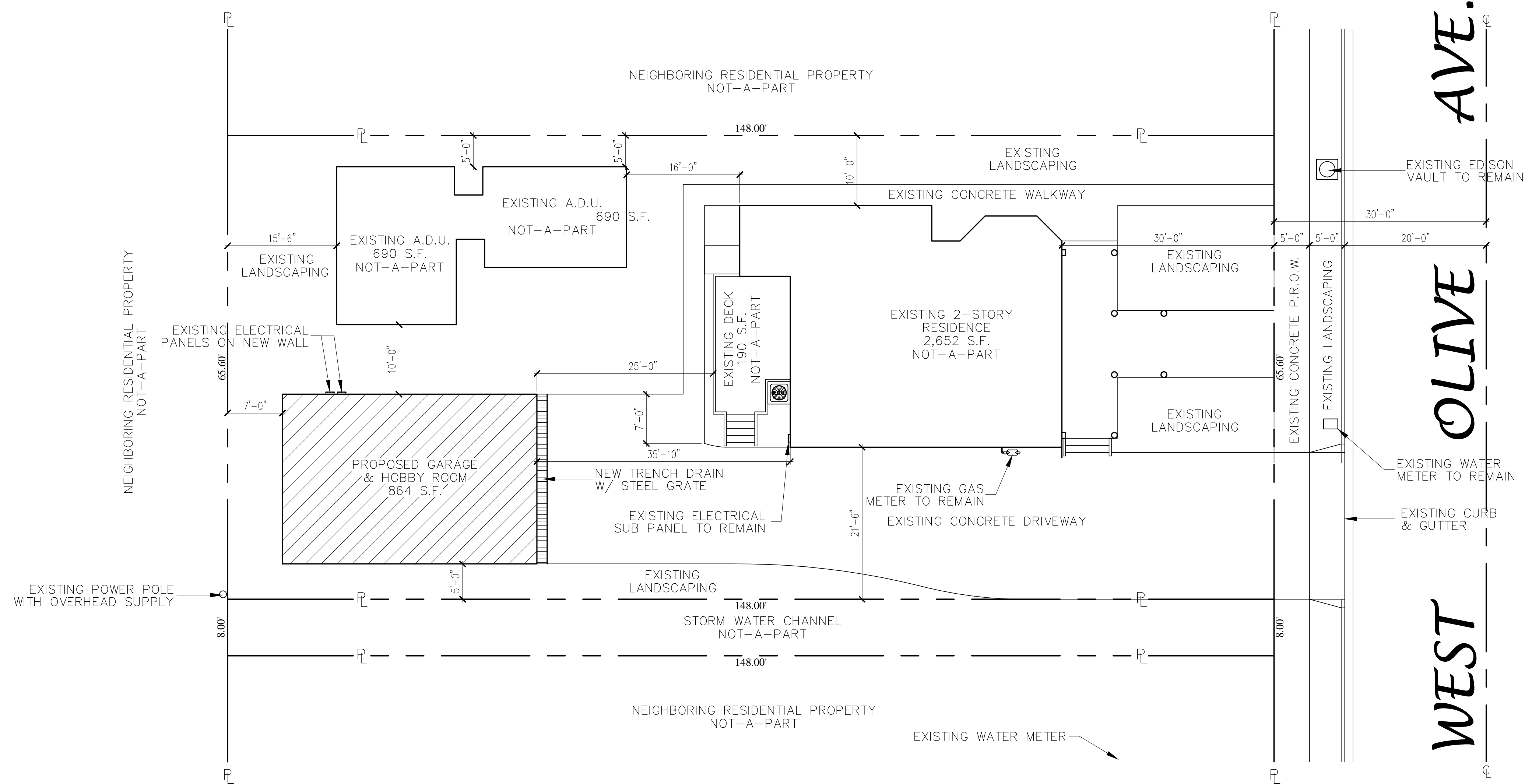


LOT SIZE: 9,709 S.F.
 EXISTING RESIDENCE: 2,652 S.F.
 EXISTING DECK: 190 S.F.
 EXISTING ADU: 690 S.F.
 PROPOSED GARAGE: 864 S.F.

LOT COVERAGE CALCULATION:
 $9,709 \times .30 = 2,913 \times 1.2 = 3,492$ S.F. ALLOWED
 EXISTING FOOTPRINT = 1,388 S.F.
 EXISTING A.D.U.: 690 S.F.
 PROPOSED GARAGE = 864 S.F.
 NEW TOTAL FOOTPRINT = 2,942 S.F. < 3,492 S.F.

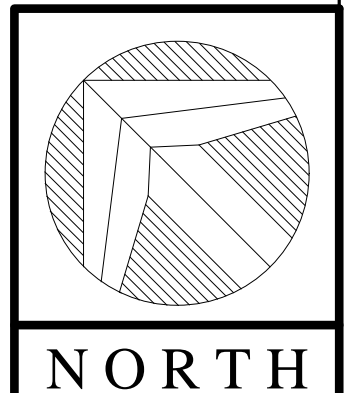
PROJECT DESCRIPTION:
 -REPLACING EXISTING DAMAGED AND DILAPIDATED GARAGE(474 S.F.) WITH
 NEW GARAGE & HOBBY ROOM W/ RESTROOM (864 S.F.) WITH STORAGE
 IN THE ATTIC (864 S.F.).

SITE DATA



PROPOSED SITE PLAN
 SCALE : 1" = 10'-0"

WEST OLIVE AVE.



IMPORTANT NOTICE
 Section 4216/4217 of the Government Code requires a DigAlert Identification Number be issued before a "Permit to Excavate" will be issued. For your DigAlert ID Number call Underground Service Alert 1-800-227-2600 TOLL FREE 1-800-227-2600 Two working days before you dig

REVISIONS	
DATE:	BY:
01-30-2023	R. LEE

FINE LINE DESIGNS
 FINELINEDESIGN73@YAHOO.COM
 563 Jefferson St.
 Redlands, CA 92374
 (909) 363-5153



DATE : 02-22-2023

A PROJECT FOR:
HULL GARAGE REBUILD
 LOCATED AT:
 510 W. OLIVE AVE.
 REDLANDS, CA 92374
 APN: 0171-232-23-0000

APPLICABLE CODES:
 2022 C.F.C.
 2022 C.M.C.
 2022 C.P.C.
 2022 C.F.C.
 2022 California Energy Code
 2022 California Residential Code
 2022 California Green Standards
 and all current local and state amendments.

NOTICE:
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DATE : 02-22-2023

SCALE : 1" = 10'-0"

DRAWN : R. LEE

JOB : 23-020

SHEET :

C-2

ATTIC VENTILATION CALCULATION

PER 2022 C.B.C. SECTION 1203.2

The net free ventilating area shall be not less than 1/150 of the area of the space ventilated, with 50% of the required ventilating area provided by ventilators located in the upper portion of the space to be ventilated at least 36" above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents.

3"x16" EAVE VENTS = 36 sq.in. NET FREE VENTILATION EA. VENT (INDICATED BY:)

864 sq.ft. AREA / 150 = 5.76 sq.ft. x 144 = 829.44 sq.in. NET FREE VENTILATION REQUIRED.

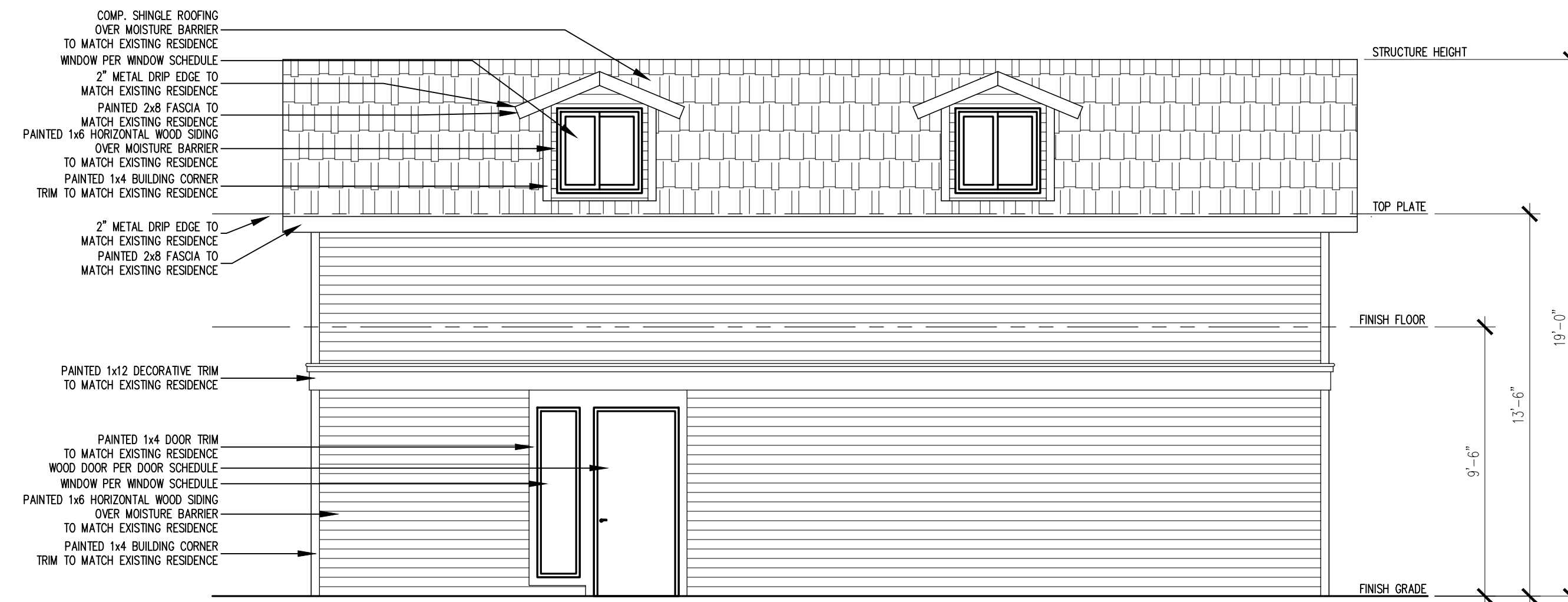
50% of 864 = 432 sq.in. REQUIRED 36" ABOVE PLATE LINE

864 sq.in. REQUIRED BY EAVE VENTS

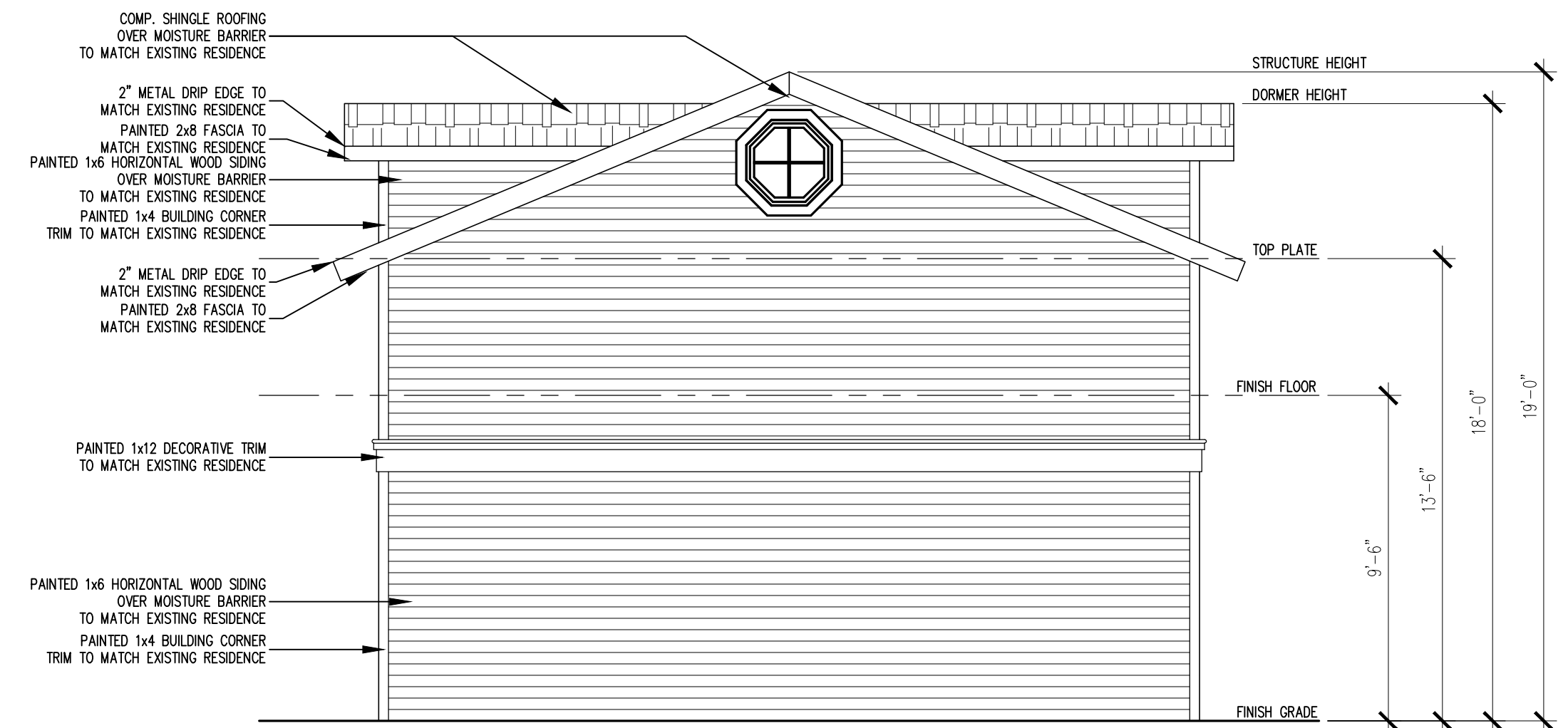
864 / 36 = 24 EAVE VENTS REQUIRED

NOTES:

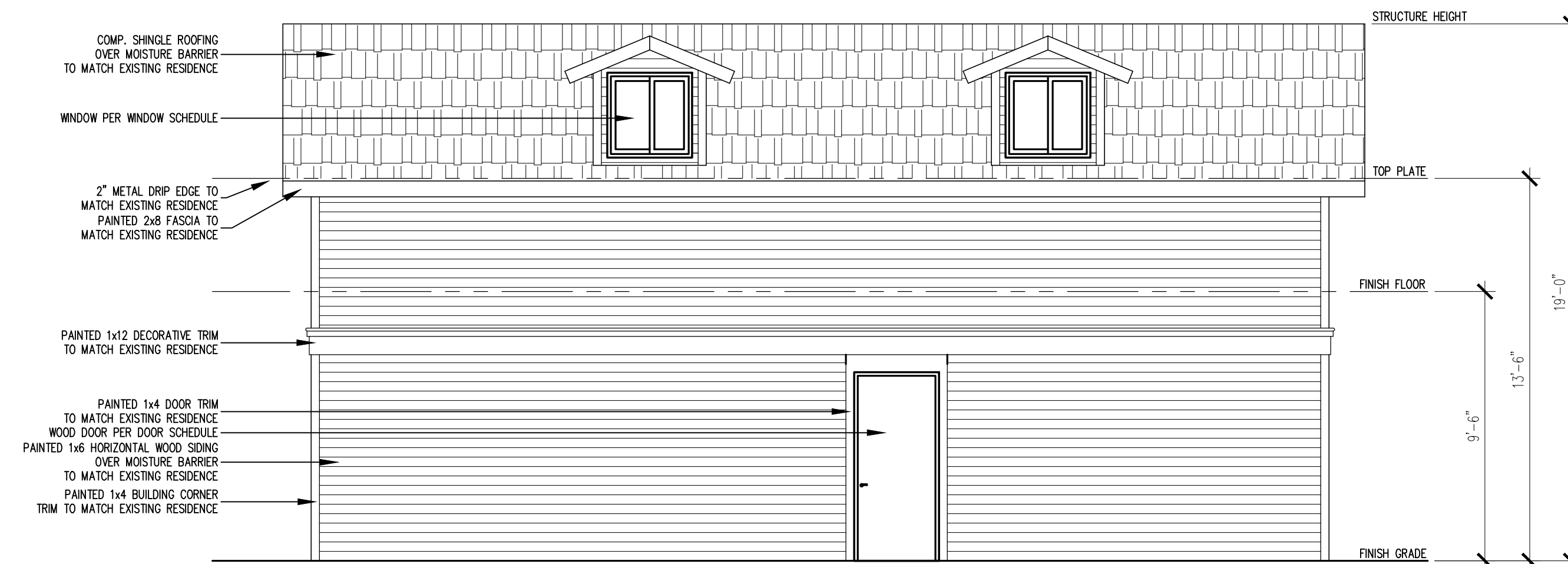
- PER 2022 C.B.C. SECTION 1203.2 EXCEPTION, ATTIC VENTILATION OPENING AREA MAY BE 1/300 OF THE AREA OF THE SPACE BEING VENTILATED PROVIDED A VAPOR BARRIER NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION AND 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 36" ABOVE EAVE, CORNICE OR DORMER VENTS.
- GABLE END VENTS ARE TO BE 18" x 24" FIXED-BLADE LOUVER VENT PER C & J METAL PRODUCTS, INC. MODEL #LV1824 OR APPROVED EQUAL (MIN. 169 sq.in. NET FREE VENTILATION, EACH VENT)
C & J METAL PRODUCTS, INC.
6925 DOWNEY AVENUE
LONG BEACH, CA. 90805
800-500-8660 * 562-634-3101 * 562-634-8823 fax
INTERNET: www.CJMetals.com
- DORMER VENTS ARE TO BE 30" HALF ROUND DORMER VENTS PER C & J METAL PRODUCTS, INC. MODEL DM30 OR APPROVED EQUAL (MIN. 124 sq.in. NET FREE VENTILATION, EACH VENT)
C & J METAL PRODUCTS, INC.
6925 DOWNEY AVENUE
LONG BEACH, CA. 90805
800-500-8660 * 562-634-3101 * 562-634-8823 fax
INTERNET: www.CJMetals.com
- OPENINGS FOR VENTILATION SHALL BE COVERED WITH CORROSION RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4" IN DIMENSION.
- A MINIMUM 1" AIRSPACE SHALL BE PROVIDED & MAINTAINED BETWEEN INSULATION AND ROOF SHEATHING



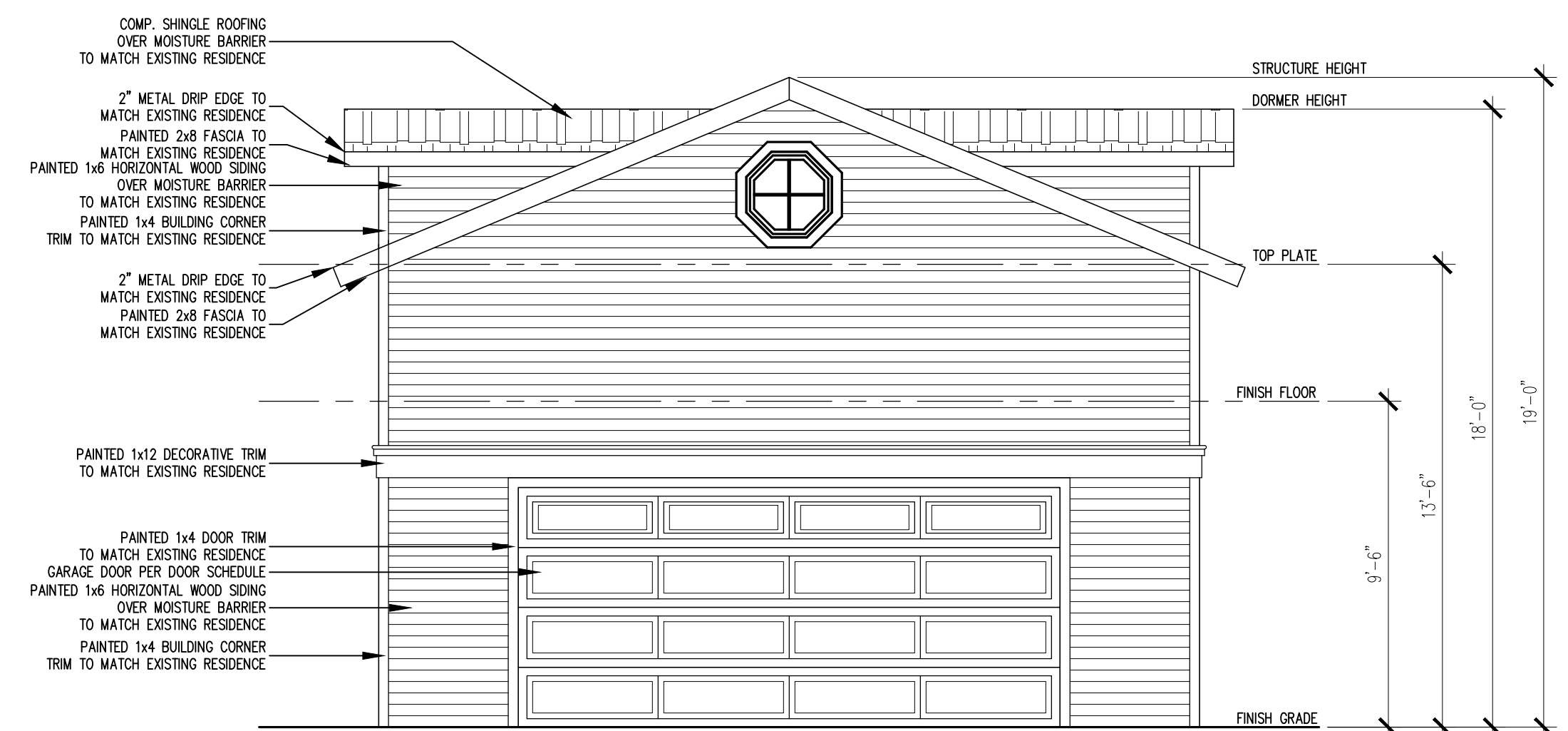
SIDE ELEVATION(SOUTHWEST)
SCALE :1/4" = 1'-0"



BACK ELEVATION(NORTHWEST)
SCALE :1/4" = 1'-0"



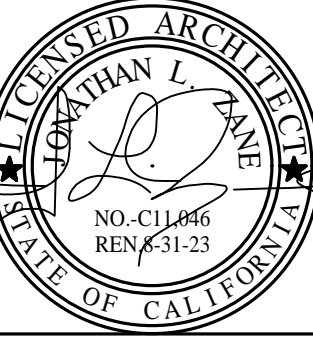
SIDE ELEVATION(NORTH EAST)
SCALE :1/4" = 1'-0"



FRONT ELEVATION(SOUTHEAST)
SCALE :1/4" = 1'-0"

REVISIONS	
DATE:	BY:
01-30-2023	R. LEE

FINE LINE DESIGNS
 FINELINEDESIGN73@YAHOO.COM
 563 Jefferson St.
 Redlands, CA 92374
 (909) 365-5150



DATE : 02-22-2023

A PROJECT FOR:
HULL GARAGE REBUILD
 1 LOCATED AT:
 5107 OULIVE AVE
 REDLANDS, CA 92374
 APN: 0171-232-23-0000

APPLICABLE CODES:
 Local Code
 2022 C.M.C.
 2022 C.F.C.
 2022 C.F.C.
 2022 C.F.C.
 2022 California Energy Code
 2022 California Residential Code
 2022 California Green Standards
 All new work shall comply with listed codes.
 All in excess shall meet and date amendments.

NOTICE:
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DATE : 02-22-2023

SCALE : 1/4" = 1'-0"

DRAWN : R. LEE

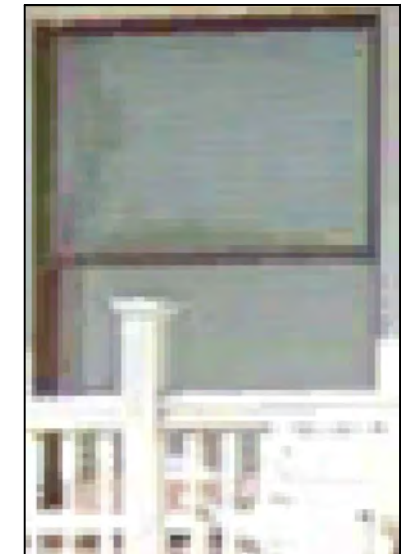
JOB : 23-020

SHEET :

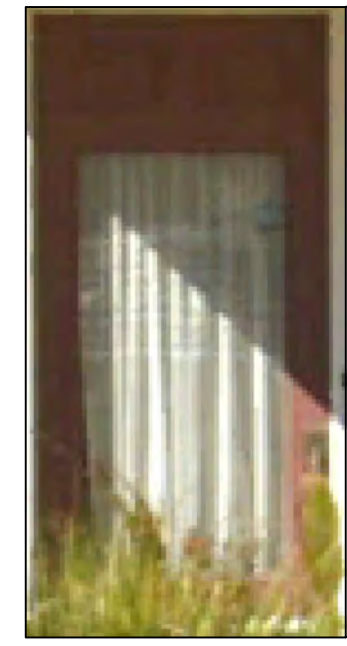
A-2



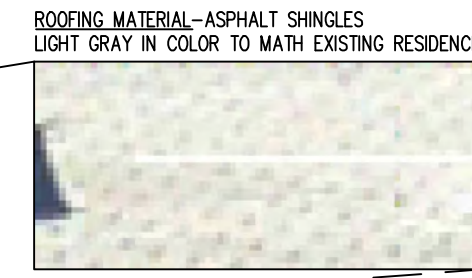
ATTIC WINDOWS-PAINTED WOOD FRAMED FIXED OCTAGON BURGUNDY IN COLOR TO MATCH EXISTING RESIDENCE



WINDOWS-PAINTED WOOD FRAMED SINGLE HUNG BURGUNDY IN COLOR TO MATCH EXISTING RESIDENCE



DOOR-PAINTED WOOD SOLID CORE BURGUNDY IN COLOR TO MATCH EXISTING RESIDENCE



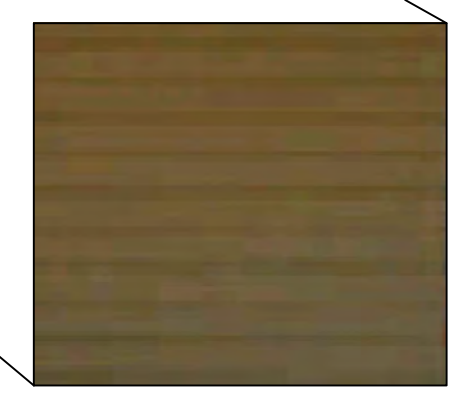
ROOFING MATERIAL-ASPHALT SHINGLES LIGHT GRAY IN COLOR TO MATCH EXISTING RESIDENCE



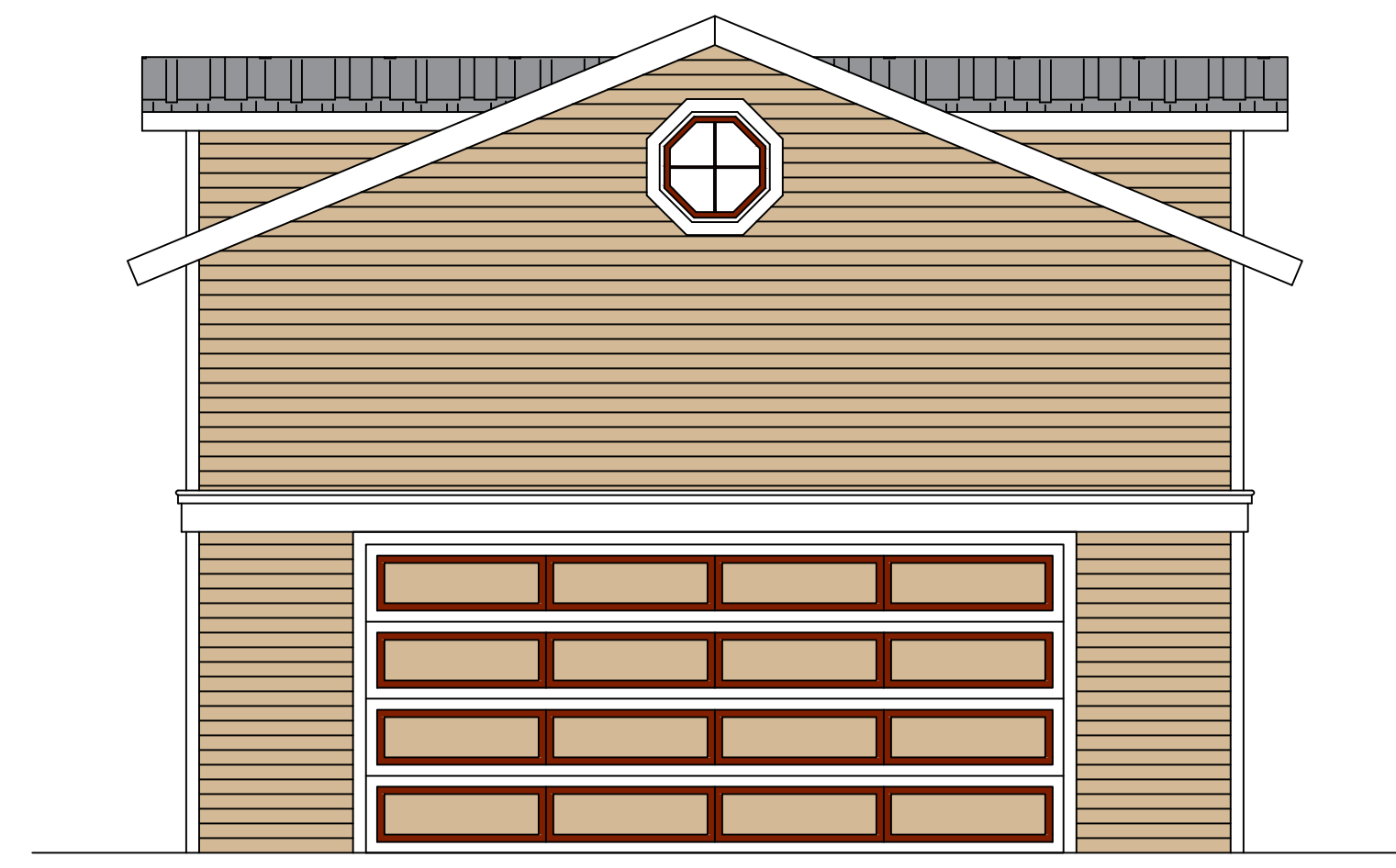
WINDOW & BUILDING TRIM MATERIAL-1/6" PAINTED DOUG. FIR WHITE IN COLOR TO MATCH EXISTING RESIDENCE



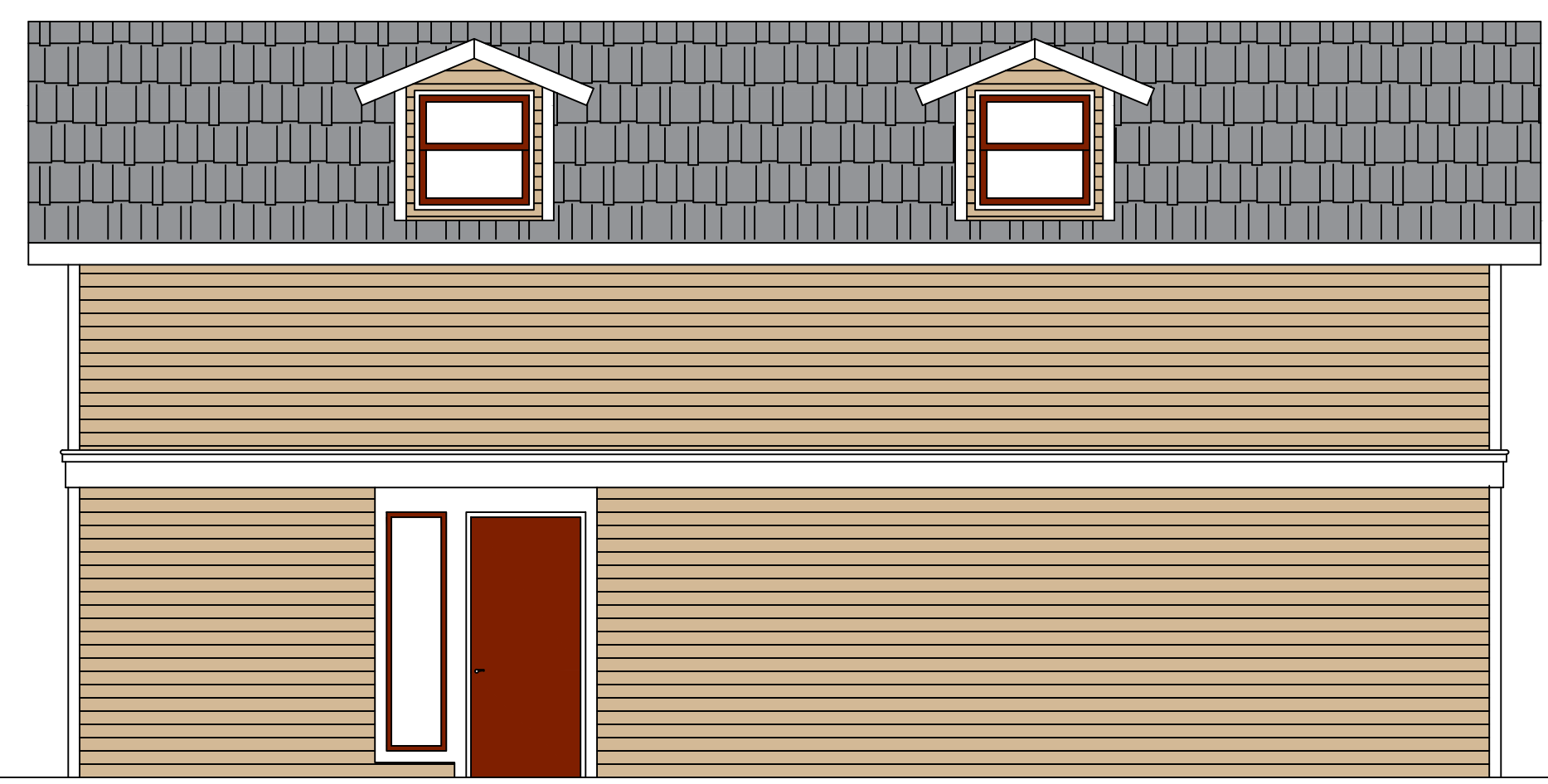
TRIM MATERIAL-1x12 DECORATIVE TRIM WHITE IN COLOR TO MATCH EXISTING RESIDENCE



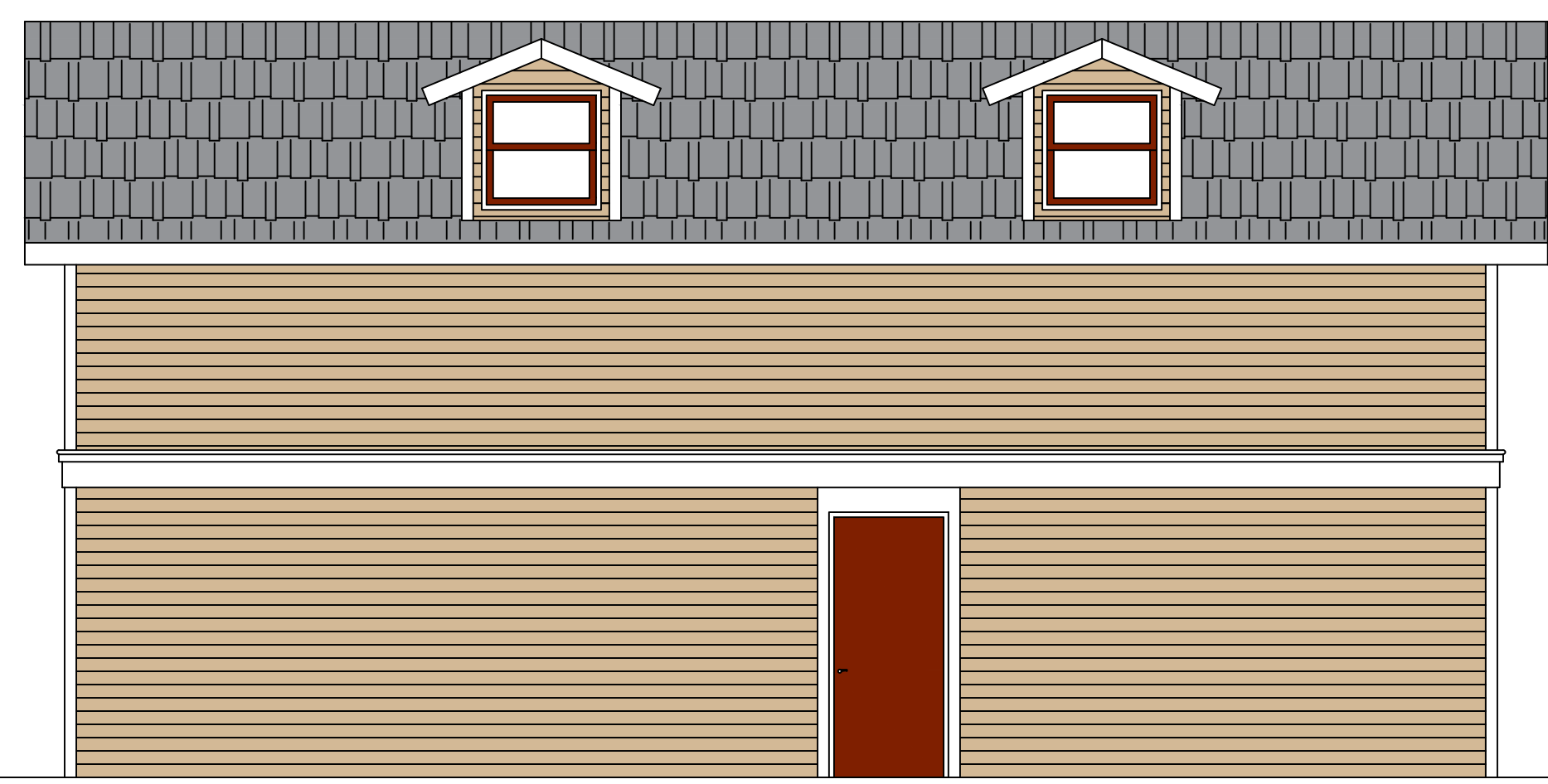
SIDING MATERIAL-HORIZONTAL WOOD SIDING TAN IN COLOR TO MATCH EXISTING RESIDENCE



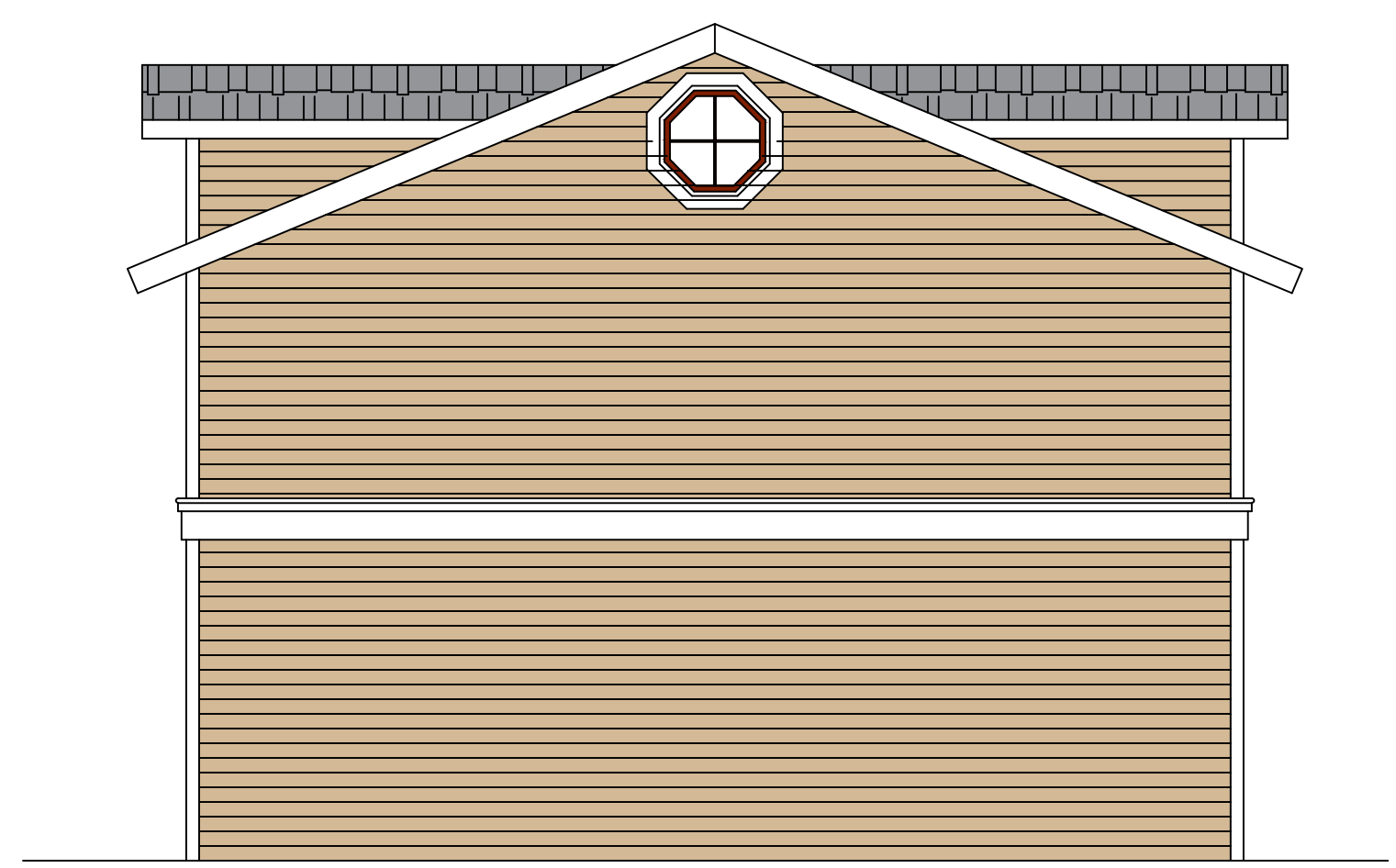
FRONT ELEVATION(SOUTHEAST)
SCALE :1/4" = 1'-0"



SIDE ELEVATION(SOUTHWEST)
SCALE :1/4" = 1'-0"



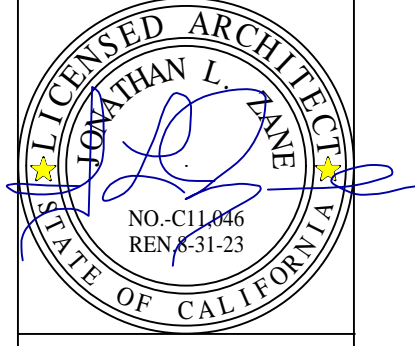
SIDE ELEVATION(NORTH EAST)
SCALE :1/4" = 1'-0"



BACK ELEVATION(NORTHWEST)
SCALE :1/4" = 1'-0"

REVISIONS	
DATE:	BY:

FINE LINE DESIGNS
FINELINEDESIGN73@YAHOO.COM
563 Jefferson St.
Redlands, CA 92374
(909) 363-5153



DATE : 02-22-2023

A PROJECT FOR:
HULL GARAGE REBUILD
LOCATED AT:
5107 OLIVE AVE.
REDLANDS, CA 92374
APN: 0171-232-23-0000

APPLICABLE CODES:
Local Code:
2022 C.M.C.
2022 C.F.C.
2022 C.E.C.
2022 California Energy Code
2022 California Residential Code
2022 California Green Standards
All new work shall comply with listed codes.
All fixtures shall meet local and state requirements.

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DATE : 02-22-2023

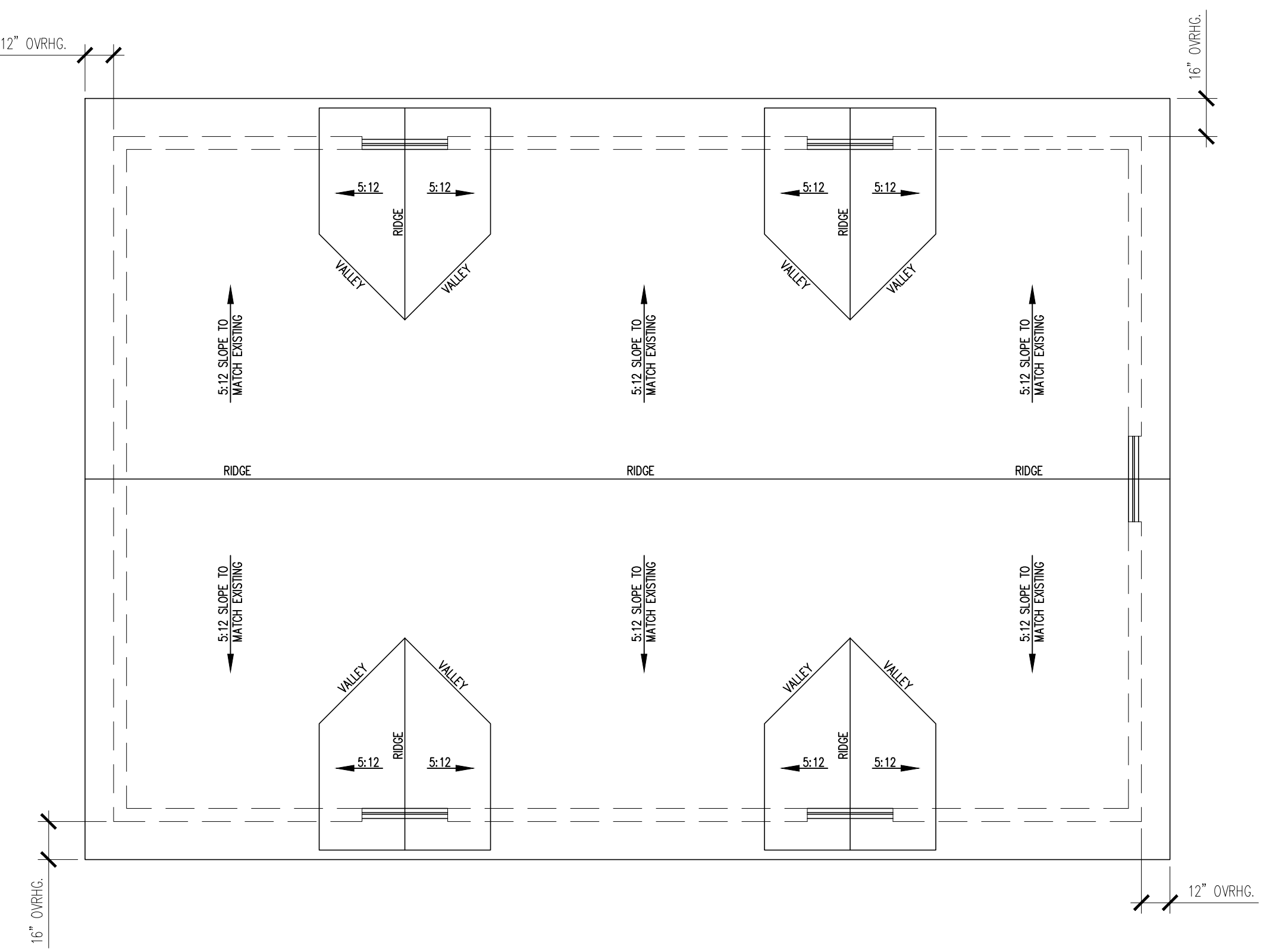
SCALE : 1/4" = 1'-0"

DRAWN : R. LEE

JOB : 23-020

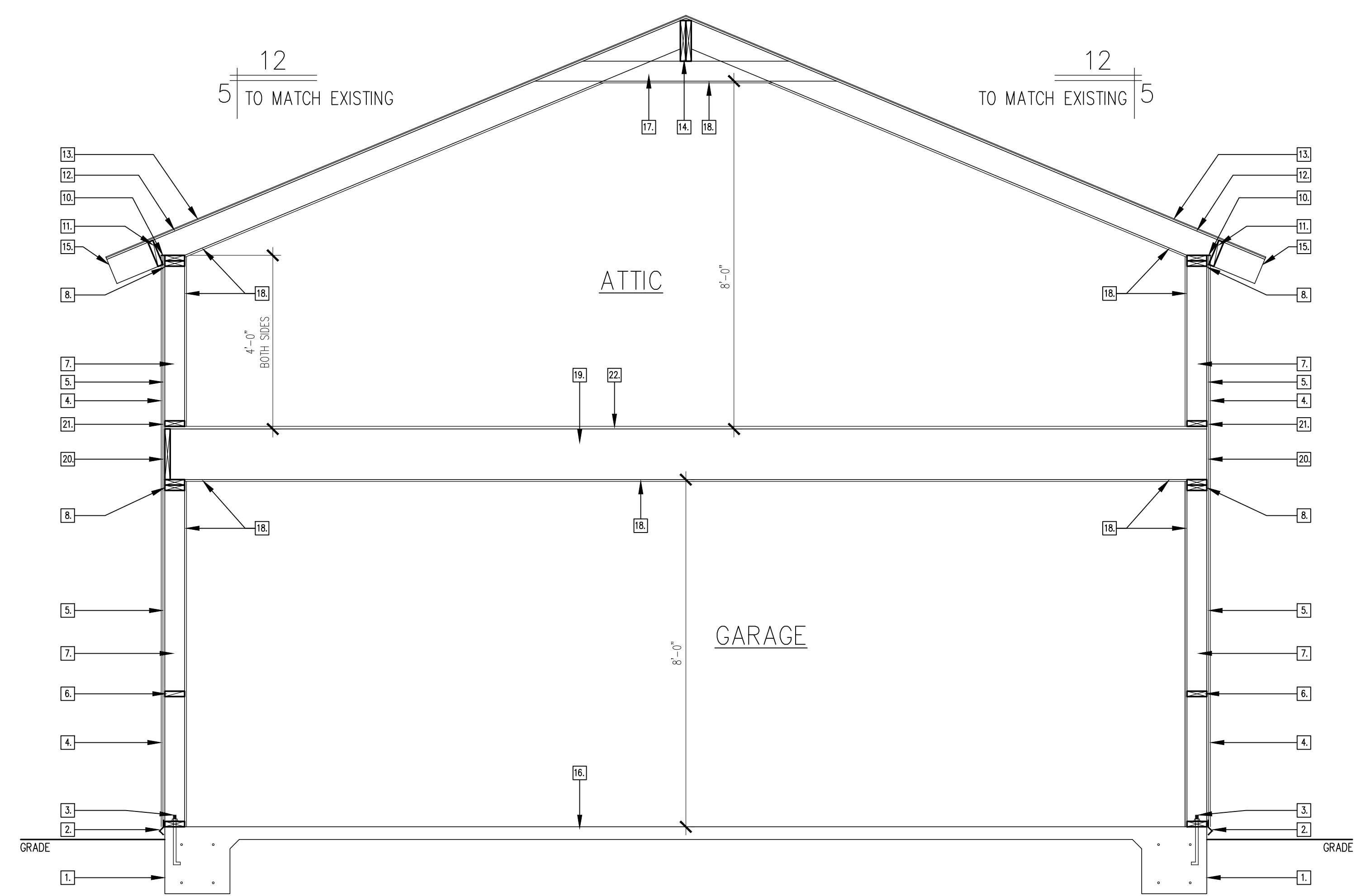
SHEET :

A-2a



ROOF PLAN
SCALE: 1/4" = 1'-0"

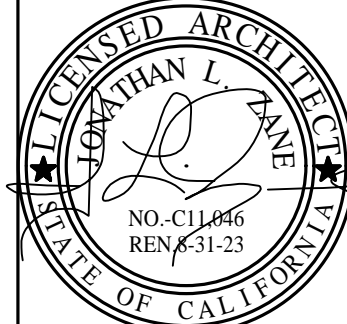
- CROSS SECTION KEY NOTES**
- | | |
|---|---|
| 1. CONT. FOOTING W/ 2-#4 BAR TAB TYP. PER DETAILS 162/SD-1. | 15. 2x10 FASCIA BOARD WITH 2" METAL DRIP EDGE. |
| 2. WEEP SCREED PER DETAIL 16/SD-1. | 16. 2500 PSI 3-1/2" CONCRETE SLAB PER FOUNDATION PLAN SHEET S-1. |
| 3. 2x or 3x P.T. SILL PLATE PER PLAN W/ 1/2" A.B. 3" SQ. #0.229 WASHERS SPACING PER PLAN. | 17. 2x4 COLLAR TIES @ 48" o.c. WITH 2-SDS2512 SCREWS @ EACH CONNECTION. |
| 4. PAINTED 1x6 HORIZ. WOOD SIDING TO MATCH EXISTING RESIDENCE OVER VAPOR BARRIER. | 18. 1/2" G.W.B. TEXTURED AND PAINTED PER FINISH SCHEDULE SHEET A-1. |
| 5. SHEAR PANEL PER FRAMING PLAN SHEET S-1. | 19. 1 1/2"x18" TIMBERSTRAND FLOOR JOISTS @ 12" o.c. PER STRUCTURAL PLAN ON SHEET S-1. |
| 6. 2x6 FIRE BLKG. @ 36" A.F.F. | 20. 18" DEEP BLKG. |
| 7. 2x6 STUDS @ 16" o.c. | 21. 2x6 SILL PLATE W/ 16d NAILS @ 6" o.c. W/ E.N. |
| 8. 2x6 DBL. TOP PLATE. | 22. 1/2" PLYWOOD SHEATHING. |
| 9. 2x10 RAFTERS @ 16" o.c. PER FRAMING PLAN SHEET S-1. | |
| 10. SIMPSON LSSO's PER FRAMING PLAN SHEET S-1. | |
| 11. 2x10 BLKG. W/ E.N. | |
| 12. 1/2" PLYWOOD ROOF SHEATHING. | |
| 13. COMP. SHINGLES TO MATCH EXISTING OVER 2-LAYERS 15 LB. FELT PAPER. | |
| 14. 2-2x12 RIDGE BD. W/ JOIST HANGERS BOTH SIDES PER FRAMING PLAN SHEET S-1. | |



CROSS SECTION
SCALE: 1/2" = 1'-0"

REVISIONS	
DATE:	BY:
01-30-2023	R. LEE

FINE LINE DESIGNS
FINELINEDESIGN73@YAHOO.COM
563 Jefferson St.
Redlands, CA 92374
(909) 365-5153



DATE: 02-22-2023

A PROJECT FOR:
HULL GARAGE REBUILD
LOCATED AT:
5107 OLIVE AVE.
REDLANDS, CA 92374
APN: 0171-232-23-0000

APPLICABLE CODES:
Local Code:
2022 C.M.C.
2022 C.F.C.
2022 C.E.C.
2022 C.C.C.
2022 California Energy Code
2022 California Residential Code
2022 California Green Standards
All new work shall comply with listed codes.
All references shall include local and state amendments.

NOTICE:
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DATE: 02-22-2023

SCALE: 1/4" = 1'-0"

DRAWN: R. LEE

JOB: 23-020

SHEET:

A-3

ATTACHMENT "D"

Historic Inventory Sheets

HISTORICAL INVENTORY FORM

1. Common name:
2. Historic name: Perry Residence
3. Street or rural address: 510 West Olive Avenue
City: Redlands Zip 92373 County: San Bernardino
4. Parcel number: 171-232-23
5. Present owner: Carl and Margaret Culverhouse
Address: same
Ownership: private
6. Present use: s.f. residence Original use: s.f. residence

DESCRIPTION

- 7a. Architectural style: Classic Box



7b. Brief description:

510 W. Olive Avenue is in the box plan with two stories and two basements - each being partial. The composition shingle roof has wide boxed eaves with a dentil fascia with dentil coarse-board while the siding is of shiplap. The foundation appears to be concrete and wood facing. There is one brick chimney. Windows are double-hung and fixed with flat board and molding. One bay window in polygonal form is two stories in height. The front porch is cement with piers and column supports while above the porch is a post balustrade. The rear porch has been enclosed as is evident by the pitch of the roof. There is also an exterior staircase. There have obviously been horses on the property because the garage used to be stables and the structure is original to the house.

8. Construction date: c1905
9. Architect: unknown
10. Builder: unknown

11. Approx size:
12. Dates of photo: 1988
13. Condition: good
14. Alterations: small two bedroom house on rear of property used as a rental
15. Surroundings: residential
16. Threats: zoning R-3
17. Present location is: original site
18. Related features: cut-stone curbs; old cement lamppost on Buena Vista side; tall palm tree is in the front yard

SIGNIFICANCE

19. Briefly state historical and architectural significance:
Frank M. Perry and his wife, Isabelle K. Perry, built this home. The First Baptist Church had some interest in the initial construction of the home and was listed on the original water connection card. This home burned in 1925. The house may not have burned to the ground in 1925, but was re-built by the Perry's. Perry was an orange grower like so many other home owners on Olive Avenue. It is a much earlier house than records show.

E. M. Perry (owner in 1946), was an orange grower and professional horse trainer.

This structure is significant because it contributes to the architectural continuity of the street, and would be a contributor to a potential historic district.

Past owners:

1946 E. M. Perry, electrical

1946 L. Perry, electrical
1958 Frank Perry, plumbing
1960 Floyd Brown, electrical
1969 Carl Culverhouse, heating
1972 Carl Bulverhouse, shingle roof

20. Main theme of the historic resource is: architecture; neighborhood

21. Sources:

Water Connection 6/10/1926
Angelica Villa Subdivision Map
Sanborn Maps
Building and Safety Records
City Directories 1925, 1933
Interview with Mr. and Mrs. Culverhouse 8/6/87

22. Date form prepared: 8/6/1987

By: Kathleen Beall

Organization: Redlands Historical Inventory Project

Address: 30 Cajon Street

City: Redlands, CA 92373



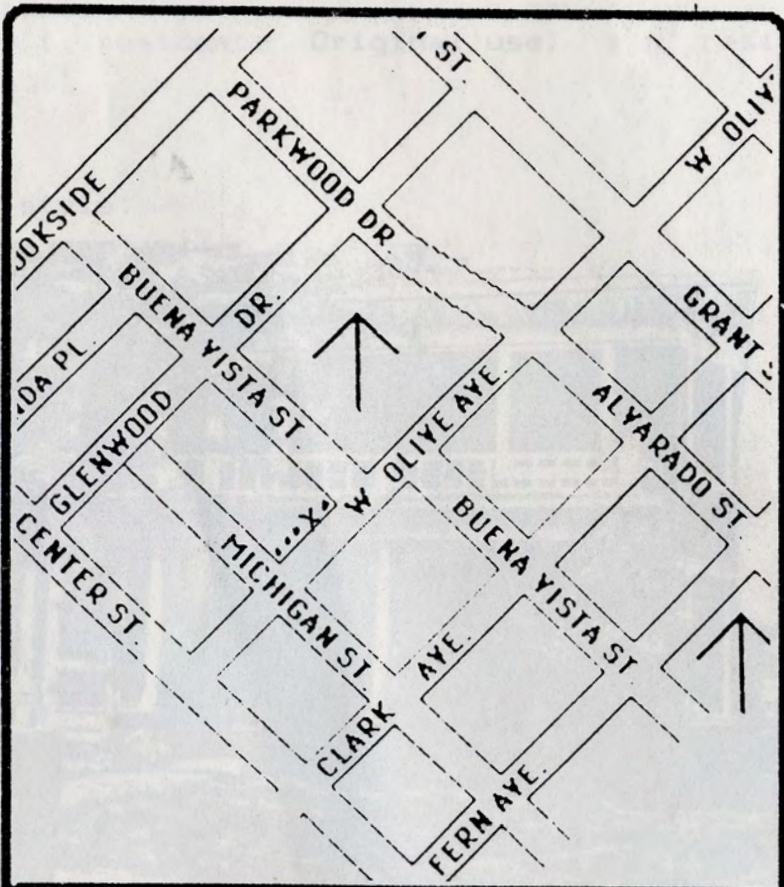
Form number: 22

HISTORICAL INVENTORY FORM

1. Owner's name:
 2. What was name:
 3. Street or rural address: 510 West Olive Avenue
 City: MILANOS Zip: 92373 County: SAN BERNARDINO
 4. Parcel number:
 5. Present owner: Carl and Margaret Culbertson
 Address: 430
 Ownership: P
 6. Present use:

DESCRIPTION

7a. Architecture



510 W. OLIVE AVE.

7b. Brief description:
 510 W. Olive Ave. is a single-story house with two basements. The house is built on a lot that is 100 feet wide by 100 feet deep. The house is of masonry construction. The front porch is of masonry construction. There is one brick chimney on the front porch. The house is finished with plaster and woodwork. The house has a bay window in polygonal form. The front porch is covered with a pergola. The house is a good example of the style as is evident by the porch of the house. There is also an exterior staircase. There have obviously been porches on the property because the garage had to be placed on the property. The original to the house.

8. Construction date: 1926
9. Architect:
10. Builder: Garrett Huizing
11. Approx size:
12. Dates of photo: 1988
13. Condition: good
14. Alterations: small two bdrm house on rear of property used as a rental
15. Surroundings: residential
16. Threats: none known
17. Present location is: original site
18. Related features:

SIGNIFICANCE

19. Briefly state historical and architectural significance:

510 West Olive

Frank M. Perry and his wife, Isabelle K. Perry, built this home in 1926. The First Baptist Church had some interest in the initial construction of the home and was listed on the original water connection card. The previous home on the site burned in 1925. Perry was an orange grower like so many other home owners on Olive Avenue. The stucco style home was built by Garrett Huizing for \$2,500. Few stucco homes were ever built on West Olive because most of the homes were built in the 1900 to 1905 period.

Past owners:

1946 E.M. Perry, electrical
1946 L. Perry, electrical
1958 Frank Perry, plumbing
1960 Floyd Brown, electrical
1969 Carl Culverhouse, heating
1972 " " , shingle roof

20. Main theme of the historic resource is:

21. Sources: Water Connection 6/10/1926
Angelica Villa Subdivision Map
Sanborn Maps
Building and Safety Records
City Directory 1925, 1933

22. Date form prepared:

By:

Organization:

Address:

Phone:

ATTACHMENT "E"

Preliminary Environmental Checklist

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

ENVIRONMENTAL CHECKLIST FORM

- 1. Project Title: Demolition No. 386
- 2. Lead Agency Name and Address:
City of Redlands
Development Services Department
35 Cajon Street, Suite 20
Redlands, CA 92373
Mailing Address:
City of Redlands
Development Services Dept. – Planning
P.O. Box 3005
Redlands, CA 92373
- 3. Contact Person: Laylee Hokmollahi, Junior Planner
- 4. Project Location: 510 W. Olive Avenue, Redlands, CA 92373 (APN: 0171-232-23-0000)
- 5. Project Sponsor's Name and Address:
Diane Hull
510 W. Olive Avenue,
Redlands, CA 92373
- 6. General Plan Designation: Medium Density Residential
- 7. Zoning Designation: Multiple-Family Residential (R-3) District

Description of Project: The applicant is proposing to demolish an approximately 610 square-foot detached accessory structure over 50 years of age located at 510 W. Olive Avenue (APN: 0171-232-23-0000) within the Multiple-Family Residential (R-3) District. This proposal may qualify for exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15301(l)(4) (Existing Facilities) of the CEQA Guidelines.

- 8. Existing On-site Land Use and Setting: The property is located on the north side of West Olive Avenue, approximately 70 feet west of South Buena Vista Street. It is currently developed with a main residence, an accessory dwelling unit, a small storage shed and a garage with an attached lean-to. The existing detached garage is located in the rear yard, on the northwest side of the property. The subject property and the surrounding parcels are developed with residential uses as listed below.

	General Plan	Zoning	Land Use
North:	Medium Density Residential	Multiple-family Residential (R-2) District	Single-family, Residential
South:	Medium Density Residential	Multiple-family Residential (R-3) District	Single-family, Residential
West:	Medium Density Residential	Multiple-family Residential (R-3) District	Single-family, Residential
East:	Medium Density Residential	Multiple-family Residential (R-3) District	Single-family, Residential

The structure is not individually designated as a historic resource; however, it is located within

the Smiley Park Federal Historic District and the Smiley Park Neighborhood Historic & Scenic District (Historic District No. 8), designated by the City of Redlands.

9. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): None.
10. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

Not Applicable. This Preliminary Environmental Checklist is being prepared in compliance with Section 15.44.060 of the City of Redlands Municipal Code to confirm exemption from the California Environmental Quality Act, through Section 15301 (Existing Facilities).

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population & Housing |
| <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use & Planning | <input type="checkbox"/> Transportation & Traffic |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities & Service Systems |
| <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of Significance |

ENVIRONMENTAL DETERMINATION:

- On the basis of this initial study, the City of Redlands, as Lead Agency, finds that the proposed structure(s) to be demolished are not a Historical Resource and has no historical significance, as defined in Section 15064.5 of the California Environmental Quality Act Guidelines, and Chapter 15.44 of the Redlands Municipal Code. Consequently, the demolition of the structure(s) is considered to be ministerial and exempt from the preparation of a Negative Declaration or Environmental Impact Report, pursuant to Section 15301 of the CEQA Guidelines, and the City’s Municipal Code. Further, this initial study has been prepared in accordance with Section 15.44.060 of the Redlands Municipal Code which requires an initial study be prepared for all demolition permit applications involving structures over fifty (50) years old.

L. Hokmollahi

Laylee Hokmollahi, Junior Planner
City of Redlands
July 12, 2023

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all determinations, except "No Impact" determinations that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" determination is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" determination should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All determinations and discussion must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be potentially significant. If there are one or more "Potentially Significant Impact" entries in any section of this Initial Study, then an Environmental Impact Report (EIR) must be prepared to fully analyze the identified issue(s).
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (CEQA Guidelines Section 15063(c)(3)(D)). In such cases, a brief discussion should identify the following:
 - a) Earlier Analyses Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For any effects that are determined to be "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist any and all references to information sources for potential impacts (e.g., General Plan maps or exhibits, zoning ordinances, specific plans, etc.). Reference to a previously-prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources. A source list should be attached and other sources used or

individuals contacted should be cited in the discussion. In this Initial Study, a References section is provided at the end of the document.

- 8) This is only a suggested form, and lead agencies are free to use different formats. However, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and,
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS.				
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	—	—	—	<u>✓</u>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	—	—	—	<u>✓</u>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	—	—	<u>✓</u>	—
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	—	—	—	<u>✓</u>

Aesthetics – Discussion

- a) *No Impact.* The proposed project will not have an adverse effect on a scenic vista or scenic highway. The project is the demolition of an accessory structure that is not located within any scenic vista; therefore, no impact would occur.
- b) *No Impact.* The proposed project will not damage scenic resources, including trees, rock outcroppings, or historic buildings within a state scenic highway. The property is not located along a state scenic highway. The structure to be demolished will be an accessory structure, and there is no known rock outcropping on-site.
- c) *Less than significant Impact.* The proposed project will not degrade the existing visual character or affect the quality of the site and its surroundings. The demolition of the accessory structure would not create a significant change in the appearance of the surroundings because the only structure to be demolished will be the accessory structure and the existing characteristics of the site will remain. The structure to be demolished is not a focal point of the property, it is placed approximately 120 feet from the right-of-way and partially obscured by the main residence and a less than significant impact would occur due to the demolition of the structure. The proposed structure (garage) is designed to be substantially similar to the main dwelling and meets the design guidelines of the Secretary of the Interior’s Standards. Therefore, any impacts will be less than significant for the subject property and historic district.
- d) *No Impact.* The proposed demolition will not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area. Lighting and glare will be reduced as a result of the demolition of this structure as any lights attached to the structure would be removed at the time of demolition.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>II. AGRICULTURE & FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry & Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	---	---	---	<u>✓</u>
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract.</p>	---	---	---	<u>✓</u>
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?</p>	---	---	---	<u>✓</u>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	---	---	---	<u>✓</u>
<p>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>	---	---	---	<u>✓</u>

Agriculture & Forest Resources – Discussion

- a) *No Impact.* The project includes the demolition of a 610 square-foot accessory structure. The property does not include any Prime Farmland; therefore, the demolition will not convert Prime Farmland or Unique Farmland of Statewide Importance to a non-agricultural use.
- b) *No Impact.* The demolition will not conflict with existing zoning for agricultural use, or a Williamson Act contract. The property is within the Multiple-Family Residential (R-3) District. The demolition does not include any proposal to change the zoning district nor is the property under the Williamson Act contract.
- c) *No Impact.* This demolition is located in an area that is zoned for the development of residential development. The property does not contain any forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production. As such, removal of the structures on the property will not create an impact on forest land or timberland.
- d) *No Impact.* The demolition will not result in the loss of forest land or conversion of forest land to non-forest use, as the property does not contain any forest land or propose the conversion of any forest land to non-forest use.
- e) *No Impact.* The detached garage is located at the rear yard of the existing residence adjacent to the northwesterly side yard. The 1908 Sanborn maps indicate that the property was surrounded by residential homes within the vicinity of the subject property. Since that time, the remaining vacant parcels have been developed with residential dwellings. There are currently no agriculture uses that exist onsite. Therefore, no impacts will occur related to agriculture or forest resources.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY.				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	—	—	—	<u>✓</u>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	—	—	—	<u>✓</u>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	—	—	—	<u>✓</u>
d) Expose sensitive receptors to substantial pollutant concentrations?	—	—	—	<u>✓</u>
e) Create objectionable odors affecting a substantial number of people?	—	—	—	<u>✓</u>

Air Quality – Discussion

- a) *No Impact.* The proposed demolition will not conflict with or obstruct implementation of the applicable air quality plan. Additionally, the demolition process shall comply with Chapter 15.44 of the Redlands Municipal Code which regulates the demolition of structures.
- b) *No Impact.* The proposed demolition will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.
- c) *No Impact.* The proposed demolition will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.
- d) *No Impact.* The proposed demolition will not expose sensitive receptors to substantial pollutant concentrations. Additionally, the demolition process shall comply with Chapter 15.44 of the Redlands Municipal Code which regulates the demolition of structures.
- e) *No Impact.* The proposed demolition will not create objectionable odors affecting a substantial number of people. Additionally, the demolition process shall comply with Chapter 15.44 of the Redlands Municipal Code which regulates the demolition of structures.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES.				
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service?	—	—	—	<u>✓</u>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish & Wildlife or U.S. Fish and Wildlife Service? – Since Kangaroo rats are endangered in Redlands how can we determine they are not on this specific site? I checked the CA Dept of Fish and Wildlife Service map online and they only indicate that Kangaroo Rats are endangered in the general Redlands area.	—	—	—	<u>✓</u>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	—	—	—	<u>✓</u>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	—	—	—	<u>✓</u>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	—	—	—	<u>✓</u>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	—	—	—	<u>✓</u>

Biological Resources – Discussion

- a) *No Impact.* The property is located within an urbanized area and the project is the demolition of an existing 610 square-foot accessory structure on a developed residential parcel. This demolition will not have a substantial adverse effect, either directly or through habitat modifications. All work completed will be required to adhere to all local, State, and Federal laws.
- b) *No Impact.* There are no riparian habitats or other sensitive natural communities within the project area and no disturbance beyond the limits of the subject property is proposed.
- c) *No Impact.* The proposed project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. No protected wetlands exist within the subject property.
- d) *No Impact.* The project includes the demolition of a detached accessory structure. The existing site conditions will remain the same. The proposed project will not interfere substantially with the movement of any native residential or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.
- e) *No Impact.* The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Any removal of the trees is required to be done in compliance with all local, State, and Federal laws.
- f) *No Impact.* The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	—	—	—	<u>✓</u>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	—	—	—	<u>✓</u>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	—	—	—	<u>✓</u>
d) Disturb any human remains, including those interred outside of formal cemeteries?	—	—	—	<u>✓</u>

Cultural Resources – Discussion

- a) *No Impact.* The historical significance of the project has been reviewed pursuant to the findings

of Public Resources Code Section 5024.1, Title 14 CCR, Section 4852) which are as follow.

A. Associated with events that have made a significant contribution to the broad patterns of California History and cultural heritage.

Staff was not able to locate the original building permits for the construction of the accessory structure. San Bernardino County Assessor Office records indicate that the accessory structure was constructed at the same time with the main residence in 1898. The 1938 Sanborn map and historical aerial photograph, both show the presence of a detached accessory structure with the same building footprint. Historic Inventory Sheets associated with this parcel, estimate that the construction date of the dwelling is around 1905 (c1905) and state that the accessory structure is original to the house. Based on research of local historical newspapers and building permits the property is not associated with events that have made a significant contribution to the broad pattern of California History and cultural heritage given that the structure was primarily used as a garage for vehicle storage.

B. Is associated with the lives of persons important in our past.

Staff conducted research at the A.K. Smiley Library Heritage Room and through newspaper.com. The table (shown below) lists the residents associated with the primary dwelling based on the information obtained from the City Directories located at the A.K. Smiley Library's Heritage Room.

Directory Year	Name(s)	Occupation	Additional Information
1929	Perry, Frank M Perry, Isabelle (Isabele) K	Orange Grower Occupation not listed.	-rebuilt home after the 1925 fire; explained in the Historic Inventory Sheet
1931	Perry, Frank M Perry, Isabelle (Isabele) K	Orange Grower Occupation not listed.	NA
1933	Perry, Frank M Perry, Isabelle (Isabele) K	Orange Grower Occupation not listed.	NA
1936	Perry, Frank M Perry, Isabelle (Isabele) K Stone, Josephine Y	Orange Grower Occupation not listed.	-Josephine is the widow of C.H.
1939	Perry, Frank M Perry, Isabelle (Isabele) K	Orange Grower Occupation not listed.	NA
1941	Perry, Frank M Perry, Isabelle (Isabele) K	Orange Grower Occupation not listed.	NA
1947	Perry, Frank M Perry, Isabelle (Isabele) K Musson, George T. Brown, Clarence	Retired Occupation not listed. Redlands Height Packing House Carpenter	NA
1950	Perry, Frank M Perry, Isabelle (Isabele) K Musson, George T.	Retired Occupation not listed. Occupation not listed.	NA
1952	Perry, Frank M Perry, Isabellez (Isabele)K Musson, George T.	Retired Occupation not listed. Teacher	NA

	Browne, Floyd Browne, Tasie	Occupation not listed.	
1954	Perry, Frank M Perry, Isabelle (Isabele) K Musson, George T. Browne, Floyd Browne, Tasie	Retired Occupation not listed. Occupation not listed. Teacher Occupation not listed.	NA
1958	Perry, Frank M Perry, Isabelle (Isabele) K Musson, George T. Browne, Floyd Browne, Tasie	Retired Occupation not listed. Occupation not listed. Teacher Occupation not listed.	NA
1961	Browne, Floyd Browne, Tasie	Retired	NA
1965	Culverhouse, Carl R Jr. Culverhouse, Margaret Glass, Dudley R	Engineer Lockheed Wife Retired	NA
2004 - Current	Hull, Alan M & Diane	Occupation not listed.	Current Owners

One of the first recorded families that owned the property; Frank and Isabelle Perry, seemed to have been the most impactful in the community and the history of the home. Frank, a local orange grower, was known for being an avid horseman and an active member of local community groups. His efforts with horses were well known, with his most memorable work being the horse show during the 1939 Redlands Bowl. He was also known to support boys YMCA programs, be a part of Knights of the Round Table, First Baptist Church, and lastly a Fellow at the University of Redlands. While active in his community, his efforts did not seem to have a large, compounding, or trajectory changing effect on the culture, history, or development of the city.

Additionally, assessment notices from 1960's in the Redlands Daily Facts, list the subject parcel's address as the office of the Grant Water Company (501 W. Olive Avenue). However, sometime between 1964 to 1970 this address was changed to 611 Clover Street. Another article from 1981, calls out that Margaret Culverhouse was the president of the First Presbyterian Church Board of Deacons.

Based on the information above, the individuals listed and mentioned above are not associated with the accessory structure itself, but rather the main dwelling and are not known to have significantly contributed to the culture, history or development of the city.

C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

The accessory building has a similar architectural style to the main dwelling, and based on the historic inventory sheets it is original to the main dwelling. The accessory structure consists of an asphalt shingle roof with solar panels on a small portion, horizontal wood siding, and three wood sliding door panels with decorative white trim on the southeast elevation. A white wooden framed

window and a vent are visible on the upper portion of the northeast elevation. The northwest elevation consists of horizontal wood siding with varying widths. There is an approximately 135 square-foot lean-to attached to the southwesterly elevation of the garage. The detached accessory structure, approximately 610 square-feet, is located at the rear yard of the subject property. Based on the photographs provided by the applicant, the accessory structure has been modified over the time. A local and regional newspaper records database search was conducted for the subject site. One of the Historic Inventory Sheets with an unknown prepared date indicates the builder as Garrett Huizing; however, another sheet prepared in 1987 marks it as unknown. Newspapers indicate, Garrett Huizing was a well-known building contractor and an extremely active builder of “bungalows”. Overall, the accessory structure has a simple design and does not represent the work of an important creative individual or possess high artistic values or have distinctive characteristics.

D. Has yielded, or may be likely to yield, information in prehistory or history.

The accessory structure has not yielded any information regarding prehistory or history. Based on the review of the criteria above as it relates to the demolition of the structure, the structure is not historically significant, and approval of the proposed project will not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5.

- b) *No Impact.* The structure has not yielded any information regarding prehistory or history. The structure will not likely yield information about the past. Therefore, approval of the proposed project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5.
- c) *No Impact.* The proposed project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature as ground disturbance is not proposed.
- d) *No Impact.* The proposed project will not disturb any human remains, including those interred outside of formal cemeteries.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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VI. GEOLOGY & SOILS.

Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:
 - i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology, Special Publication 42.
 - ii) Strong seismic ground shaking?

_____	_____	_____	_____	✓
_____	_____	_____	_____	✓

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
iii) Seismic-related ground failure, including liquefaction?	—	—	—	<u>✓</u>
iv) Landslides?	—	—	—	<u>✓</u>
b) Result in substantial soil erosion or the loss of topsoil?	—	—	—	<u>✓</u>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	—	—	—	<u>✓</u>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	—	—	—	<u>✓</u>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	—	—	—	<u>✓</u>

Geology & Soils – Discussion

- a) *No Impact.* The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault; Strong seismic ground shaking; Seismic-related ground failure, including liquefaction; and landslides.
- b) *No Impact.* Disturbance within the project site will be limited to the immediate location surrounding the accessory structure and the site is not being cleared or graded as a result of this project. The proposed project will not result in substantial soil erosion or the loss of topsoil.
- c) *No Impact.* Based on General Plan 2035, the site is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.
- d) *No Impact.* The proposed project is not located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) and will not create substantial risks to life or property.
- e) *No Impact.* The proposed project does not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. The scope of the project involves demolishing an existing accessory structure on-site and does not include the need for septic tanks.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate gas emissions, either directly or indirectly, that may have a significant impact on the environment?	—	—	—	<u>✓</u>
b) Conflict with an applicable plan, policy or regulation adopted for the purposes of reducing the emissions of greenhouse gases?	—	—	—	<u>✓</u>

Greenhouse Gas Emissions – Discussion

- a) *No Impact.* The proposed project will not generate gas emissions, either directly or indirectly, that may have a significant impact on the environment.
- b) *No Impact.* The proposed project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HAZARDS & HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	—	—	—	<u>✓</u>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	—	—	—	<u>✓</u>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	—	—	—	<u>✓</u>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	—	—	—	<u>✓</u>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	—	—	—	<u>✓</u>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	—	—	—	<u>✓</u>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	—	—	—	<u>✓</u>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	—	—	—	<u>✓</u>

Hazards & Hazardous Materials – Discussion

- a) *No Impact.* The proposed project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Prior to the issuance of a demolition permit, a demolition application shall be submitted to the City of Redlands Building and Safety Division for approval per the regulations set forth in the California Building Code. Additionally, the demolition process shall comply with Chapter 15.44 of the Redlands Municipal Code which regulates the demolition of structures and the abatement of hazardous materials.
- b) *No Impact.* The proposed project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Additionally, the demolition process shall comply with Chapter 15.44 of the Redlands Municipal Code which regulates the demolition of structures and the abatement of hazardous materials.
- c) *No Impact.* The proposed project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The nearest public school is Redlands Adventist Academy which is approximately a mile from the subject property. The demolition process will be required to comply with Chapter 15.44 of the Redlands Municipal Code which regulates the demolition of structures and the abatement of hazardous materials.
- d) *No Impact.* The proposed project is not located on a site which is included on a list of hazardous

materials sites compiled pursuant to Government Code Section 65962.5. This was verified through the Envirostor and GeoTracker database, as a result, would not create a significant hazard to the public or the environment.

- e, f) *No Impact.* The proposed project is the demolition of an accessory structure which is not located within the immediate vicinity of a public or private airstrip. The project is located approximately 4.6 miles southwest of the Redlands Municipal Airport and approximately 8.8 miles southeast from the San Bernardino International Airport. Therefore, the project would not result in a safety hazard for people residing or working in the project area. The project is not located in an airport land use plan.
- g) *No Impact.* The proposed project is the demolition of a detached accessory structure, and it will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- h) *No Impact.* The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HYDROLOGY & WATER QUALITY.				
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	—	—	—	<u>✓</u>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	—	—	—	<u>✓</u>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	—	—	—	<u>✓</u>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	—	—	—	<u>✓</u>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	—	—	—	<u>✓</u>
f) Otherwise substantially degrade water quality?	—	—	—	<u>✓</u>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	—	—	—	<u>✓</u>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	—	—	—	<u>✓</u>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	—	—	—	<u>✓</u>
j) Inundation by seiche, tsunami, or mudflow?	—	—	—	<u>✓</u>

Hydrology & Water Quality – Discussion

- a) *No Impact.* The proposed project is the demolition of an existing accessory structure. No discharge will be created due to the removal of the structures onsite. The proposed project will not violate any water quality standards or waste discharge requirements.
- b) *No Impact.* The project consists of demolishing an existing detached accessory structure and is not expected to utilize groundwater supplies. The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.
- c) *No Impact.* The project is the demolition of a detached accessory structure. The proposed project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or offsite.
- d-f) *No Impact.* The proposed project is a demolition and will remove impervious surface area from the site. This should result in a reduction in the amount of runoff from the site. The proposed project will not create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- g-h) *No Impact.* The proposed project is the demolition of an accessory structure. The proposed project will not place structures within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

The proposed project will not place within a 100-year flood hazard area structures that would impede or redirect flood flows.

- i) *No Impact.* The proposed project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.
- j) *No Impact.* The project is not located in an area subject to inundation by seiche, tsunami, or mudflow.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. LAND USE & PLANNING.				
Would the project:				
a) Physically divide an established community?	—	—	—	<u>✓</u>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	—	—	—	<u>✓</u>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	—	—	—	<u>✓</u>

Land Use & Planning – Discussion

- a) *No Impact.* The proposed project will remove an existing structure from the site but will not change the property boundaries or zoning and will not create any new division that would physically divide an established neighborhood or community.
- b) *No Impact.* The proposed project will not conflict with the zoning ordinance or general plan or other applicable land use plan as it only consists of the demolition and removal of a small structure.
- a) *No Impact.* The proposed demolition of a garage does not conflict with any conservation or natural community plan as it is located in an urban area.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. MINERAL RESOURCES.				

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	—	—	—	<u>✓</u>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	—	—	—	<u>✓</u>

Mineral Resources – Discussion

- a) *No Impact.* The removal of the structures on-site will not change the availability of mineral resources and the project is not located near a mineral resource recovery area. No impact will occur related to these issues.
- b) *No Impact.* The removal of the structures will not result in the loss of availability of a locally important mineral source as delineated on a local general plan, or specific plan.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. NOISE. Would the project:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	—	—	—	<u>✓</u>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	—	—	—	<u>✓</u>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	—	—	—	<u>✓</u>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	—	—	—	<u>✓</u>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	—	—	—	✓
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	—	—	—	✓

Noise – Discussion

- a, b) *No Impact.* The proposed demolition of an accessory structure will not result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. The proposed project will not result in exposure of persons to, or generation of excessive ground borne vibration or ground borne noise levels.
- c, d) *No Impact.* The proposed demolition of an accessory structure will not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Demolition activities associated with the proposed project may temporarily increase noise levels in the immediate vicinity; however, noise levels are not anticipated to be substantial. All demolition activities associated with the project are required to comply with the City’s Noise Ordinance and therefore, no impact would occur.
- e) *No Impact.* The project is not located within two miles of a public airport and is not located within an airport land use plan. The project is located approximately 4.3 miles northeast of the Redlands Municipal Airport and approximately 9 miles northwest from the San Bernardino International Airport. The proposed project is a demolition of a detached accessory structure. This demolition would not expose people residing or working in the project area to excessive noise levels within the vicinity of an airport.
- f) *No Impact.* The proposed project is not within the vicinity of a private airstrip. The proposed project is the demolition of a small accessory structure. This demolition would not expose people residing or working in the project area to excessive noise levels.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIII. POPULATION & HOUSING.
Would the project:

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	—	—	—	<u>✓</u>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	—	—	—	<u>✓</u>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	—	—	—	<u>✓</u>

Population & Housing – Discussion

- a) *No Impact.* The proposed project is the demolition of an accessory structure. No extension of infrastructure is proposed by this project and no population growth is anticipated.
- b) *No Impact.* The proposed project is the demolition of an accessory structure. The demolition would not result in the displacement of substantial amounts of existing housing or require additional housing to be constructed elsewhere.
- c) *No Impact.* The proposed project will not result in the displacement of a substantial number of people that would require the construction of a replacement housing as the subject structure is a garage and an attached lean-to.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIV. PUBLIC SERVICES.

Would the project:

- a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

i) Fire protection?	—	—	—	<u>✓</u>
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Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
ii) Police protection?	—	—	—	<u>✓</u>
iii) Schools?	—	—	—	<u>✓</u>
iv) Parks?	—	—	—	<u>✓</u>
v) Other public facilities?	—	—	—	<u>✓</u>

Public Services – Discussion

- a) The proposed project is not expected to impact or result in a need for new or altered public services provided by the City of Redlands, the Redlands Unified School District, or other government agencies. Police and fire protection for the project site are provided by the City of Redlands. The proposed project will not result in the need for new or additional public facilities such as public libraries or meeting facilities. The project will not induce significant residential growth requiring additional school facilities, nor will it directly generate the need for new additional park land. In terms of cumulative effects, the proposed project would not create any public services or facilities issues beyond that anticipated in the General Plan EIR. Therefore, no impacts will occur related to these issues.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. RECREATION. Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	—	—	—	<u>✓</u>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	—	—	—	<u>✓</u>

Recreation – Discussion

- a) *No Impact.* The proposed project is the demolition of an accessory structure. The removal of the structure on this site will not contribute to an increased demand for recreational facilities.
- b) *No Impact.* The project will not affect existing or planned recreational facilities, nor create a significant new demand for additional recreational facilities.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVI. TRANSPORTATION & TRAFFIC.

Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	—	—	—	<u>✓</u>
d) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	—	—	—	<u>✓</u>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	—	—	—	<u>✓</u>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	—	—	—	<u>✓</u>
e) Result in inadequate emergency access?	—	—	—	<u>✓</u>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	—	—	—	<u>✓</u>

Transportation & Traffic – Discussion

- a-f) *No Impact.* The proposed project is the demolition of an accessory structure. The removal of this structure would not create additional vehicle trips, or result in changes to vehicle circulation patterns, emergency access, and transit facilities. The demolition of the existing structure will not conflict with congestion on any major roads or highways or conflict with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of circulation systems.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVII. TRIBAL CULTURAL RESOURCES.

Would the project:

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or,

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

—	—	—	✓
—	—	—	✓

Tribal Cultural Resources – Discussion

a) *No Impact.* The existing accessory structure is located at the rear of the property. The only structure to be demolished will be a detached accessory structure. No subsurface activities will occur as a result of the demolition of the structures on-site, beyond the removal of slabs and foundations. Grading of the site is not proposed in the scope of this demolition.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVIII. UTILITIES & SERVICE SYSTEMS.

Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the

—	—	—	✓
—	—	—	✓

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
construction of which could cause significant environmental effects?				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	—	—	—	<u>✓</u>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	—	—	—	<u>✓</u>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	—	—	—	<u>✓</u>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	—	—	—	<u>✓</u>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	—	—	—	<u>✓</u>

Utilities & Service Systems – Discussion

- a, b) *No Impact.* The proposed project is the demolition of a detached accessory structure and will not generate any wastewater or result in the construction of new water or wastewater facilities.
- c) *No Impact.* The proposed project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities which could cause significant environmental effects.
- d) *No Impact.* The demolition project will have no impact on water supplies available. The proposed project will have sufficient water supplies available to serve the needs of the demolition process.
- e) *No Impact.* The demolition project includes the removal of an accessory structure. As such, the removal of the structure would not result in a need for additional capacity by the wastewater treatment provider (City of Redlands). Any future development of the property will be required to be reviewed to confirm that adequate capacity exists for the desired development. Future connection to sewer, as needed for any future development could be provided.
- f, g) *No Impact.* The proposed project will be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. The proposed project is the demolition of an accessory structure. Trash service for the primary residence onsite is provided

by the City of Redlands which operates its own public landfill which has adequate capacity to continue to service the site. The proposed project will comply with federal, state, and local statutes and regulations related to solid waste and no impact will occur in relation to this issue.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	—	—	—	✓
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	—	—	—	✓
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	—	—	—	✓

Mandatory Findings of Significance – Discussion

- a) *No Impact.* The proposed project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number, or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
- b) *No Impact.* The proposed project will not have impacts that are individually limited, but cumulatively considerable.
- c) *No Impact.* The proposed project will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

REFERENCES

1. City of Redlands (2017, December 5). *City of Redlands 2035 General Plan*. Available online at: <https://www.cityofredlands.org/post/planning-division-general-plan>
2. City of Redlands (2017, July 21). *City of Redlands General Plan Update and Climate Action Plan Environmental Impact Report (SCH No. 2016081041)*. Available online at: <https://www.cityofredlands.org/post/planning-division-general-plan>
3. San Bernardino County Assessor Records, "Property Information Management System." February 2023. Available online at: <http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX>
4. U.S. Fish and Wildlife Service. "National Wetlands Inventory." 8 March 2021. <https://www.fws.gov/wetlands/data/mapper.html>
5. California Department of Conservation. *California Important Farmland Finder*. Available online at: <http://maps.conservation.ca.gov/ciff/ciff.html>
6. California Department of Toxic Substances Control. *EnviroStor Database*. Available online at: <https://www.envirostor.dtsc.ca.gov/public/>
7. California Department of Transportation. *California Scenic Highway Mapping System*. Available online at: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/
8. City of Redlands (2017, December 5). *City of Redlands Climate Action Plan*. Available online at: <https://www.cityofredlands.org/post/planning-division-general-plan>
9. Historic Aerials. Available online at: <https://historicaerials.com/>
10. California State Geoportal. "California Fire Hazard Severity Zone Viewer." 2020. Available online at: <https://gis.data.ca.gov/datasets/789d5286736248f69c4515c04f58f414>
11. Department of Toxic Substances Control. "Envirostor." Available online at: <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=Redlands>
12. State Water Resources Control Board. "Geotracker." Available online at: https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0607100096
13. U.S. Fish and Wildlife Service. "National Wetlands Inventory." Available online at: <https://www.fws.gov/wetlands/data/mapper.html>
14. City of Redlands, *City of Redlands List of Historic Resources (2022, April 20)*. Available online at: https://www.cityofredlands.org/sites/main/files/file-attachments/designated_historic_resources_4-20-2022.pdf?1670369273

ATTACHMENT "F"

Resolution No. 2023-17 with Exhibit A (Conditions of Approval)

RESOLUTION NO. 2023-17

A RESOLUTION OF THE HISTORIC AND SCENIC PRESERVATION COMMISSION OF THE CITY OF REDLANDS APPROVING DEMOLITION NO. 386, TO DEMOLISH A 610 SQUARE-FOOT DETACHED ACCESSORY STRUCTURE OVER 50 YEARS OF AGE, LOCATED AT 510 W. OLIVE AVENUE (APN: 0171-232-23-0000).

WHEREAS, the applicant, Diane Hull, has submitted an application for Demolition No. 386 to demolish an approximately 610 square-foot detached accessory structure located at 510 W. Olive Avenue (APN: 0171-232-23-0000) within the Multiple-Family Residential (R-3) District; and

WHEREAS, notice of this Historic and Scenic Preservation Commission public hearing was provided in accordance with Redlands Municipal Code Section 15.44; and

WHEREAS, on August 3, 2023, the Historic and Scenic Preservation Commission held a public hearing and considered the staff report, oral report, the testimony and the written evidence submitted by and on behalf of the applicant and by members of the public; and

WHEREAS, Public Resources Code Section 15301 (Existing Facilities) provides for exemption the California Environmental Quality Act, and the project qualifies for this exemption; and

WHEREAS, following the public hearing for the Demolition, the Historic and Scenic Preservation Commission determined that the structure does not have historical significance and is exempt from the preparation of a negative declaration or environmental impact report under the California Environmental Quality Act.

NOW, THEREFORE, BE IT RESOLVED by the Historic and Scenic Preservation Commission of the City of Redlands as follows:

Section 1. The proposed project is exempt from the California Environmental Quality Act per Section 15301(1) (Existing Facilities), and there is no substantial evidence of any potentially significant impacts.

Section 2. The proposed demolition is hereby approved subject to the conditions of approval contained in Exhibit A attached to this Resolution.

Section 3. This Resolution shall become effective upon adoption and will be subject to a ten-day appeal period.

ADOPTED, SIGNED AND APPROVED this 3rd day of August 2023.

Kurt Heidelberg, Historic and Scenic
Preservation Commission Chair

ATTEST:

Linda McCasland, Secretary

I, Linda McCasland, Secretary to the Historic and Scenic Preservation Commission of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the Historic and Scenic Preservation Commission at a regular meeting thereof held on the 3rd day of August 2023.

AYES:

NOES:

ABSENT:

ABSTAINED:

Linda McCasland, Historic and
Scenic Preservation Commission
Secretary

EXHIBIT A
CONDITIONS OF APPROVAL
DEMOLITION NO. 386

1. This approval is to demolish an approximately 610 square-foot detached accessory structure over 50 years of age located at 510 W. Olive Avenue (APN: 0171-232-23-0000) within the Multiple-Family Residential (R-3) District.
2. Prior to demolition, a building permit shall be obtained from the Development Services Department.
3. The issuance of any permits shall comply with all provisions of the Redlands Municipal Code, including Section 15.44 which regulates the demolition of structures.
4. Unless demolition has commenced pursuant to a building permit, this application shall expire eighteen (18) months from the approval date.
5. All demolition activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Saturday and prohibited on Sundays and Federal Holidays.
6. The applicant for this permit, and its successors and assigns, shall defend, indemnify and hold harmless the City of Redlands, and its elected officials, officers, agents and employees, from and against any and all claims, actions, and proceedings to attack, set aside, void or annul the approval of this permit by the City, or brought against the City due to acts or omissions in any way connected to the applicant's project that is the subject of this permit. This indemnification shall include, but not be limited to, damages, fees, costs, liabilities, and expenses incurred in such actions or proceedings, including damages for the injury to property or persons, including death of a person, and any award of attorneys' fees. In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of this permit, or is commenced for any other reason against the City for acts or omissions relating to the applicant's project, within fourteen (14) City business days of the same, the applicant shall file with the City a performance bond or irrevocable letter of credit (together, the "Security") in a form and in an amount satisfactory to the City, to ensure applicant's performance of its defense and indemnity obligations under this condition. The failure of the applicant to provide the Security shall be deemed an express acknowledgement and agreement by the applicant that the City shall have the authority and right, without objection by the applicant, to revoke all entitlements granted for the project pursuant to this permit. The City shall have no liability to the applicant for the exercise of City's right to revoke this permit.

ATTACHMENT "G"

Resolution No. 2023-18 with Exhibit A (Conditions of Approval)

RESOLUTION NO. 2023-18

A RESOLUTION OF THE HISTORIC AND SCENIC PRESERVATION COMMISSION OF THE CITY OF REDLANDS APPROVING CERTIFICATE OF APPROPRIATENESS NO. 675 FOR CONSTRUCTION OF AN APPROXIMATELY 864 SQUARE-FOOT DETACHED GARAGE AND HOBBY ROOM WITH ATTIC STORAGE, LOCATED AT 510 W. OLIVE AVENUE (APN:0171-232-23-0000) WITHIN THE SMILEY PARK NEIGHBORHOOD HISTORIC AND SCENIC DISTRICT (HISTORIC DISTRICT NO. 8).

WHEREAS, The applicant, Diane Hull, has submitted an application for Certificate of Appropriateness No. 675 for the construction of a new detached garage and hobby room with attic storage on the northwest side of the main residence at the rear yard of the property located at 510 W. Olive Avenue (APN: 0171-232-23-0000) in the R-3 zone and the Smiley Park Neighborhood Historic and Scenic District; and,

WHEREAS, notice of this Historic and Scenic Preservation Commission public hearing for the Project was duly published in the Redlands Daily Facts by the Secretary to the Historic and Scenic Preservation Commission; and,

WHEREAS, on August 3, 2023, the Historic and Scenic Preservation Commission held a public hearing and considered the staff report, oral report, the testimony, and the written evidence submitted by and on behalf of the applicant and by members of the public; and,

WHEREAS, Public Resources Code Sections 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act provides for exemption from environmental review, there is no substantial evidence of any potentially significant impacts, and the project qualifies for this exemption.

NOW, THEREFORE, BE IT RESOLVED by the Historic and Scenic Preservation Commission of the City of Redlands as follows:

Section 1. The proposed project is exempt from the California Environmental Quality Act per Section 15303(e) (New Construction or Conversion of Small Structures), and there is no substantial evidence of any potentially significant environmental impacts.

Section 2. The proposed Certificate of Appropriateness is hereby approved subject to the conditions of approval contained in Exhibit A attached to this Resolution.

Section 3. This Resolution shall become effective upon adoption, and the ten (10) day appeal period shall end on August 14, 2023.

ADOPTED, SIGNED AND APPROVED this 3rd day of August, 2023.

Kurt Heidelberg, Chair
Historic & Scenic Preservation Commission

ATTEST:

Linda McCasland, Secretary

I, Linda McCasland, Historic and Scenic Preservation Commission Secretary of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the Historic and Scenic Preservation Commission at a regular meeting thereof held on the 3rd day of August 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Linda McCasland, Secretary
Historic & Scenic Preservation
Commission

EXHIBIT A
CONDITIONS OF APPROVAL FOR
CERTIFICATE OF APPROPRIATENESS NO. 675

1. This approval is for Certificate of Appropriateness No. 675 for construction of a new detached garage and hobby room with attic storage on the northwest side of the main residence at the rear yard of the property located at 510 W. Olive Avenue (APN: 0171-232-23-0000) within the Multiple Family Residential (R-3) zone and the Smiley Park Neighborhood Historic and Scenic District.
2. This permit is granted for the plans dated July 19, 2023, (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions. The Development Services Director is authorized to approve minor modifications to the approved project plans or any of the conditions of approval if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.
3. Unless construction has commenced pursuant to a building permit, or a time extension is granted in accordance with Code, this application shall expire in eighteen (18) months from the approval date.

Note: This permit/approval can be extended by staff per RMC Section 2.62.2009(K) for a period not to exceed 36 months.

4. The applicant for this permit, and its successors and assigns, shall defend, indemnify and hold harmless the City of Redlands, and its elected officials, officers, agents and employees, from and against any and all claims, actions, and proceedings to attack, set aside, void or annul the approval of this permit by the City, or brought against the City due to acts or omissions in any way connected to the applicant’s project that is the subject of this permit. This indemnification shall include, but not be limited to, damages, fees, costs, liabilities, and expenses incurred in such actions or proceedings, including damages for the injury to property or persons, including death of a person, and any award of attorneys’ fees. In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of this permit, or is commenced for any other reason against the City for acts or omissions relating to the applicant’s project, within fourteen (14) City business days of the same, the applicant shall file with the City a performance bond or irrevocable letter of credit (together, the “Security”) in a form and in an amount satisfactory to the City, to ensure applicant’s performance of its defense and indemnity obligations under this condition. The failure of the applicant to provide the Security shall be deemed an express acknowledgement and agreement by the applicant that the City shall have the authority and right, without objection by the applicant, to revoke all entitlements granted for the project pursuant to this permit. The City shall have no liability to the applicant for the exercise of City’s right to revoke this permit.
5. The issuance of any permits shall comply with all applicable provisions of the Redlands

Municipal Code.

6. The applicant shall not make any modifications or changes during construction that are in conflict or contrary to the project's approved site design, or building elevations without first consulting with the Development Services Director or his designee.
7. Prior to final sign-off of building permits for the new proposed garage, the property owner shall obtain any necessary building permit(s) for the existing detached accessory dwelling unit (i.e., habitable accessory structure or ADU), if required, to address any unpermitted construction.

Brian Foote, City Planner
Historic Preservation Officer