

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

**MEMBERS** Kurt Heidelberg, Chair  
**PRESENT:** Greg Weissman, Commissioner  
Nathan Gonzales, Commissioner  
Lauren Bricker, Commissioner  
Justine Guidry, Commissioner  
Rose-Marie Raumin, Commissioner

**STAFF** Brian Foote, City Planner  
**PRESENT:** Laylee Hokmollahi, Junior Planner  
Jazmin Serrato, Junior Planner

## **I. CALL TO ORDER AND ATTENDANCE**

The Commission was in full attendance with the exception of Vice Chair Steven Holm who was excused.

## **II. PUBLIC COMMENT PERIOD – 3 MINUTES**

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

Chair Kurt Heidelberg opened the Public Comment Period. There were no comments forthcoming, and the Public Comment Period was closed.

## **III. APPROVAL OF MINUTES**

### **A. Meeting Minutes of June 1, 2023**

#### **MOTION**

It was moved by Commissioner Lauren Bricker, seconded by Commissioner Rose-Marie Raumin, and carried a vote of 6-0 (Vice Chair Holm absent) to approve the June 1, 2023, HSPC meeting minutes.

## **IV. OLD BUSINESS**

### **A. KENNETH WINCHESTER, APPLICANT (PROJECT PLANNER: LAYLEE HOKMOLLAHI)**

**Continued PUBLIC HEARING** to consider **Minor Certificate of Appropriateness No. 665** – A request to legalize/approve an existing six foot (6'0") high vinyl fence and vinyl rolling slide gate with galvanized steel frame located within the street-side setback along Grant Street. The subject

property is located at 232 West Olive Avenue (APN: 0171-244-40-0000) within the Multiple-Family Residential (R-3) District and the Smiley Park Neighborhood Historic & Scenic District (Historic District No. 8). The proposal may qualify for exemption from environmental review in accordance with CEQA Guidelines Section 15303 (New Construction of Small Structures) or Section 15270 (Projects Which Are Disapproved).

Chair Heidelberg opened the Public Hearing.

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

Ms. Beverly Winchester, applicant/property owner stated she is proposing to place two steel trellises with a vinyl coating in front of each fence panel, plant star jasmine to climb on the trellises in the front of each fence panel, move the front (street side) fence back six feet from the sidewalk, and paint the gate a dark brown color to simulate a wood appearance.

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

Commissioner Justine Guidry expressed concern with planting a climbing rose bush. She said the climbing rose bush is difficult to work with, and it needs to be trimmed back yearly causing exposure to the fence.

Commissioner Nathan Gonzales stated he would be comfortable with the fence if the entire fence was painted, and he said vinyl is an inappropriate material for a fence in the historic district. Ms. Winchester would not agree to a condition to paint the entire fence.

Commissioner Bricker believed the combination of the climbing rose bush and star jasmine would not screen the panels of the fence and suggested the larger rectangular trellises. She agreed with Commissioner Gonzales and suggested the applicant remove the vinyl fence and install a wooden fence.

Commissioner Greg Weissman stated he is in favor of the star jasmine and in time the jasmine would solve the problem of the fence, but it would not solve the problem of the gate.

Chair Heidelberg expressed concern related to properly maintaining the fence and painting the fence. He is not in favor of screening with trellis and landscape an otherwise inappropriate fence within a historic district, and he cannot support the fence the way it is proposed currently. The applicant did not propose any further modifications to their previous proposed design.

## MOTION

It was moved by Commissioner Gonzales, seconded by Commissioner Bricker, to carry on a vote of 6-0 (Vice Chair Holm absent) to deny Certificate of Appropriateness No. 665.

## V. NEW BUSINESS

### A. DAVID JACOBSON, APPLICANT (PROJECT PLANNER: JAZMIN SERRATO, JUNIOR PLANNER)

**PUBLIC HEARING** to consider **Demolition No. 385** – A request to demolish an approximately 600 square-foot detached garage over 50 years of age located at 451 Cajon Street (APN: 0173-051-02-0000) within the Administrative & Professional Office (A-P) 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.

Chair Heidelberg opened the Public Hearing.

Miss Jazmin Serrato, Junior Planner, gave an overview and presentation on the proposal and stated she and the applicant's representative were available for any questions.

Mr. Kareem Benjamin, representing the applicant, stated the interior of the house in the back is unkempt and its exterior design does not match the house in the front. He said the applicant plans to have a grandmother suite built, not a full ADU, in its place to match the design and architecture of the house in the front.

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

The Commission had no comments or concerns about the proposal.

### MOTION

It was moved by Commissioner Gonzales, seconded by Commissioner Raumin, to carry on a vote of 6-0 (Vice Chair Holm absent) to approve Demolition No. 385.

### B. CITY OF REDLANDS, DEVELOPMENT SERVICES DEPARTMENT (PLANNER: BRIAN FOOTE, CITY PLANNER)

Discussion of a nomination to the National Register for the historic building known as the "City Transfer and Storage Company Warehouse" located at 440 Oriental Avenue (local designation as Historic Resource No. 134), and consideration of draft comment letters in support of the nomination addressed to the State Historical Resources Commission and the National Park Service.



Mr. Brian Foote, City Planner, gave an overview and presentation on the item.

There were no public comments forthcoming.

Mr. Foote stated the nomination will be reviewed by the State Historical Resources Commission on August 4, 2023, in Sacramento, California. He said a notice was provided

to the City of Redlands to possibly provide comments to the State Historical Resources Commission and to the National Park Service. He added the draft letters are attached to the staff report in support of the nomination.

Commissioner Bricker said it would be nice for the Historic and Scenic Preservation Commission (HSPC) to endorse the project.

#### MOTION

It was moved by Commissioner Gonzales, seconded by Commissioner Bricker and carried a vote of 6-0 (Commissioner Holm absent) to sign both letters of support for the nomination.

#### **VI. DISCUSSION, POSSIBLE ACTION, AND INFORMATION ITEMS**

- A.** Informational items provided by City Staff – None.
- B.** Commissioner Announcements – None.

Commissioner Bricker stated the ad hoc committee met today, July 6, 2023, with the Redlands Conservancy to discuss revising the draft guidelines. Mr. Foote said staff has a short action item list of things to work on and a second meeting will possibly be scheduled in August.

#### **VII. ADJOURN TO REGULARLY SCHEDULED MEETING ON AUGUST 3, 2023**

Chair Heidelberg adjourned the meeting at 6:47 P.M. to the next regularly scheduled meeting of August 3, 2023.

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Sonya Flint  
Administrative Assistant

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Brian Foote  
Planning Manager