

MINUTES: of the Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held on October 1, 2020, at 6:00 p.m. are as follows:

MEMBERS PRESENT: Kurt Heidelberg, Chairman PRESENT
Angela Keller, Vice-Chairwoman PRESENT
Nathan Gonzales, Commissioner RECUSED
Lauren Weiss Bricker, Commissioner PRESENT
Steven Holm, Commissioner PRESENT
Kristine Brown, Commissioner PRESENT
Greg Weissman, Commissioner PRESENT

STAFF PRESENT: Brian Foote, Planning Manager
Loralee Farris, Principal Planner
Sean Reilly, Senior Planner
Paul Barich, Council Member

I. CALL TO ORDER AND ATTENDANCE

Chairman Kurt Heidelberg, called the meeting to order the Commission was in full attendance with the exception of Commissioner Nathan Gonzales who was recused.

II. CEREMONIAL MATTERS - None

III. PUBLIC COMMENT PERIOD - None

IV. APPROVAL OF MINUTES

- A. Approval of the August 6, 2020 Historic and Scenic Preservation Commission meeting minutes
- B. Approval of the September 3, 2020 Historic and Scenic Preservation Commission meeting minutes

MOTION

It was moved by Vice Chairperson Angela Keller and seconded by Commissioner Kristine Brown and carried a vote of 5-0 (Commissioner Nathan Gonzales recused and Commissioner Bricker with technical difficulties) to approve the August 6, 2020 meeting minutes.

It was moved by Vice Chairperson Angela Keller and seconded by Commissioner Kristine Brown and carried a vote of 5-0 (Commissioner Nathan Gonzales recused and Commissioner Bricker with technical difficulties) to approve the September 3, 2020 meeting minutes.

Commissioner Lauren Weiss Bricker resolved audio difficulty and joined the meeting.

V. OLD BUSINESS - None

VI. NEW BUSINESS

- A. REDLANDS PALM INVESTMENT, APPLICANT
(PROJECT PLANNER: SEAN REILLY)**

Chairman Heidelberg opened the Public Hearing.

Mr. Sean Reilly, Senior Planner, gave a detailed overview and presentation on the proposal, including slides on the proposed Site Plan, Landscape Plan, Mitigated Negative Declaration, and a summary of impacts from the Cultural Resources Assessment.

Chairman Heidelberg stated the Commission's purview is to consider the Initial Study and historic cultural resources document. Chairman Heidelberg requested clarification on the perimeter wall.

Mr. Reilly provided additional information on the location and materials of the proposed wall.

Commissioner Brown inquired whether the project was located within a designated historic district.

Mr. Reilly confirmed the project was not located within a designated historical district.

Commissioner Bricker requested explanation why the project will be enclosed by a six (6) foot perimeter wall.

Mr. Reilly stated that all tentative tract maps have perimeter walls around the development per the municipal code.

Commissioner Bricker stated the project is located in a well-established residential district and inquired how it would be in the City's best interest is to have a wall surrounding the entire development. Commissioner Bricker inquired whether the proposed park landscaping meets an open space requirement.

Mr. Reilly stated the park would be owned by the proposed Home Owner's Association for the development and would be open for the public's use, and clarified the location of the proposed wall which would not surround the proposed park site or existing historical homes.

Commissioner Weissman asked for more information on the entrance into the development.

Mr. Reilly stated that the project is proposed to be a private gated community.

Commissioner Weissman inquired if there were any other private gated developments in Redlands.

Mr. Reilly stated he was not aware of any in the vicinity.

Commissioner Weissman stated thirty (30) homes is a lot homes for a small area and inquired if they were all one-story high.

Mr. Reilly confirmed the applicant proposed all single-story homes.

Commissioner Brown stated there has been a lot of confusion for the public on the details, and asked if the developer will have meetings with the surrounding property owners.

Mr. Reilly stated the City does send out a notice to the surrounding property owners within the three (300) hundred foot radius regarding the proposed project, and deferred the question about community meetings to the applicant.

Mr. Reilly read the Public Comments into the record. All of the public comments are available for review in the Development Services department.

The residents who were opposed to the proposal are as follows: Ms. Andrea Urbas: Provided a letter and subsequent email that indicated that the cultural resources assessment and Initial Study

have inconsistencies that need to be further addressed in the areas of Cultural Resources, Aesthetics, Agricultural Resources, Biological Resources, and Mandatory Findings of Significance and recommended the preparation of an Environmental Impact Report. Ms. Urbas also recommended that the project be heard by both the Historic and Scenic Preservation Commission and Citrus Preservation Commission; pointed out the need for clarification on the date of occupation of the property by the England family; noted the need for consideration of the General Plan's reference to the priorities of the "Emerald Necklace" and the City's "Historic Context Statement"; indicated that there was a substantial adverse change to historic resources; and recommended that the correct name of the dwelling and surrounding buildings, structures and grove be the "England Estate" or the "England-Hunter Estate", rather than the "England-Attwood Estate", due to the significant modifications undertaken to the primary dwelling by the Hunter family.

Mr. Stuart Sweet: Provided an email in opposition to the project, and noted concerns related to the removal of historic stone walls and century old trees; the introduction of homes that do not reflect the character of the surrounding neighborhood; the change of the view of the property and the visual impact of the removal of the citrus groves on the neighborhood and its relation to Prospect Park; the impact of the project on traffic, schools, and police services; and encouraged the sale of the property to the Redlands Conservancy for preservation.

Mr. Richard O'Donnell: Provided an email expressing concern regarding the change of the visual nature of the historic property with the addition of the residential development; the loss of the irrigation system and existing border wall; the concern regarding the developer and their development history; the poor condition of the existing citrus grove and the need for proper maintenance of the grove; and the project's impact on one of a few remaining intact and operating grove property dating from the city's early history.

Ms. Elaine Lewis: Provided an email explaining the unique quality of the existing structures on the property and how they contribute to the historic quality of the surrounding neighborhood, and expressed concern regarding pollution in the Inland Empire and the related benefit of the citrus grove.

Ms. Susan Leonard: Provided an email with concerns regarding the proposed density of the residential project, suggested a reduced density, stressed the importance of single-story homes, and the need for the project to incorporate most of the historic citrus grove and existing walls.

Mr. Mike and Ms. Kelli Kowalski: Provided an email with concerns regarding the loss of a significant portion of the citrus grove, as well as the proposed density of the residential tract and the proposed perimeter walls, and stated the need to preserve the grove in addition to the structures.

Mr. James Ramstack: Provided an email advocating the preservation of the historic home and existing orange groves, as part of Redlands historic fabric.

Mr. Stuart Carlson and Ms. Martha Carlson: Provided an email stressing the historic importance of the property and the existing citrus grove, and expressed concerns regarding density and the removal of the citrus groves.

Mr. Robert & Ms. Luann Benton: Provided an email expressing concern regarding the impact of the residential tract development on their adjacent historic home, the Montgomery House, located at 159 West Palm Avenue; ; concerns related to the removal of the citrus groves, structures, and irrigation features; the visual impact of the proposed perimeter wall; the proposed density of the residential tract; and stressed the need for citrus trees to remain the primary visual element along the street frontage.

Ms. Cynthia Stockton Hoghaug: Provided an email expressing concern regarding the small lot sizes proposed; the visual impact a gated community would have on the historic character on the neighborhood; the visual impact of the concrete perimeter wall; the potential loss of any cut stone curbing; and the potential to lose a valuable historic resource in the City.

The resident who was for the proposal are as follows: Ms. Sherli Leonard from the Redlands Conservancy: Provided a letter as the President of the Redlands Conservancy sharing the organization's previous efforts to obtain the property for preservation; confirming the developer reached out to their organization to discuss the proposed project; and the developer's incorporation of the organization's comments which included preservation of the barn, England house, Alvarado Street cottage, cut stone curbs, the incorporation of a pocket park for public use, preservation of palm trees on Palm Avenue, reducing the scale of the proposed homes, the continuation of the existing grove until development begins, and the preservation of the street-scape of one row of citrus trees along street frontages.

Commissioner Bricker asked if the proposed perimeter wall is a municipal code requirement and requested a fuller explanation of the wall in the development.

Mr. Brian Desatnik, Development Services Director, stated Mr. Reilly's previous response had to do with perimeter walls being a requirement and clarified that developing a gated community is not a requirement. Mr. Desatnik stated the gated community is part of the proposal from the applicant.

Chairman Heidelberg inquired whether the need for a perimeter wall was a new requirement with the municipal code.

Mr. Reilly stated tracts are required to have perimeter walls and is not a new requirement.

Commissioner Bricker stated that she agreed with the estate names that Ms. Urbas's public comment letter suggested. Additionally, Commissioner Bricker added that the cultural resource assessment notes that the grove is a contributing feature of the estate however the proposal will remove three-quarters of the contributing grove. She also noted that the grove, the carriage house, and secondary dwelling on Alvarado Street are the oldest features on the property, as a primary dwelling on Palm Avenue has been remodeled in 1914, therefore the historic context for the grove house is based on the presence of the grove itself. Commissioner Bricker encouraged the applicant and the cultural consultant to reconsider the consideration of classifying this as a district.

Mr. Matt Jordan, Diversified Pacific Principal, gave a brief overview of the proposal. Mr. Jordan stated the property is zoned residential and no zone change is being proposed. Mr. Jordan said they are keeping the homes single-story and keeping with the character of the property, and has a proposed park component for the community. The proposal gives the community members an opportunity to downsize to a new home and that the proposed lots average around 7,000 square feet and the largest lot is proposed to be around 10,000 square feet. Mr. Jordan stated they are not allowed to have neighborhood meetings due to the Covid-19 pandemic, and Diversified Pacific will be sending out letters to the surrounding property owners regarding the proposed development with frequently asked questions and answers. Mr. Jordan shared information on other residential tract projects that Diversified Pacific has developed on the north side of Redlands that have incorporated citrus and how that have an understanding of the importance of citrus groves within the City. Mr. Jordan also indicated that the applicant team made an effort to reach out to local stakeholders, including the Redlands Conservancy, to learn more about the project area and the areas of importance within the neighborhood, and as a result made a conscious decision to develop a park on the corner of Palm Avenue and Alvarado Street that would incorporate existing mature citrus trees, but also provide a passive element that could benefit the entire neighborhood,

Mr. Nolan Leggio, Diversified Pacific Planning Director, stated he was available for any questions

from the Commission and can elaborate on the wall. Mr. Leggio said the wall is fifty (50) feet away from Palm Avenue and there will be citrus planted along the front the wall on this elevation. There will not be any walls on the properties of the existing structures near the frontages along Palm Avenue and Alvarado Street, or near the proposed park.

Commissioner Greg Weissman stated he was disappointed there were no renderings to review on the entrance to the development, the styles of homes, and the views from Alvarado Street and Palm Avenue, and would like to see cut stone material. Commissioner Weissman said the grove looks distressed.

Mr. Jordan stated that when they bought the property, the water pipe kept breaking and they turned off the water system, and installed a highline system with City water until the permanent system is in place for the long term maintenance.

Mr. Pete Pitassi, Diversified Pacific Principal, stated they had submitted exhibits of the elevations to the Planning Division has part of their overall entitlement package and gave details of the elevations. Mr. Pitassi indicated that the existing cut stone curb will be retained on Alvarado Street and Palm Avenue.

Vice Chairwoman Keller questioned whether the report adequately addressed and identified all the impacts and whether the mitigation was sufficient, and stated the property is eligible as a historic district and the mitigation is not adequate in the Initial Study/Mitigated Negative Declaration (IS/MND). Vice Chairwoman Keller urged that an archaeological monitor be present during the removal of the grove and irrigation features, and raised an issue with the mitigation measure's timing for archaeological monitoring being tied to issuance of a grading permit if the removal of the grove and irrigation features could be done without a grading permit. Vice Chairwoman Keller stressed the need to fully document the removal of the groves and irrigation features as carefully as possible because they are eligible as a contributing features of the district.

Commissioner Holm agreed with Vice Chairwoman Keller's assessment, and inquired why the consultant was treating the estate as a district instead of individual resources. Commissioner Holm questioned why the grove barn was listed as a non-contributor to the district if the construction falls under the designated period of significance and requested for clarification on why it was excluded as a contributor.

Ms. Kara Brunzell, Principal Architectural Historian for BCR Consulting LLC (Applicant's consultant), stated that they decided to treat the property as a district because the DPR documentation forms are easier to use with the type of development that includes multiple existing structures and contributing elements that share the same context, and that this method would allow them to be more easily identified. Ms. Brunzell indicated that the grove barn appears seems to have been built in 1908, appeared to have been altered, and does not have the same level of character of the rest of the estate as a district contributor.

Chairman Heidelberg expressed concerns with the recommendation that there is no adverse change to California Environmental Quality Act (CEQA), when the developer proposes to remove much of the grove and irrigation features. Chairman Heidelberg said the proposal is not typical to the period in Redlands history or to citrus estates, and will destroy the historic setting by removing the trees and constructing the residential tract development.

Vice Chairwoman Keller agreed that the project resulted in a potentially significant impact and confirmed that more work needs to be done to address this.

Commissioner Bricker reaffirmed that she felt that the significance of the property starts with the existing citrus grove, groves are limited and precious to Redlands, homes usually face towards the

street, and part of the historic character has more generous outdoor space around homes. Commissioner Bricker recommended if it is essential to add new units to the property, then set them back from the street frontage.

Commissioner Weissman inquired whether any of the surrounding properties will be encroached upon or impacted by the addition/removal of trees and the development as proposed.

Mr. Pitassi stated there are existing trees that are on or close to the property lines, and said Diversified Pacific has met with the property owners that will be impacted by the trees. Mr. Pitassi stated there are Craftsman, Spanish Colonial, and a Farmhouse style floor plans in their proposed development.

Commissioner Bricker stated it is important to realize that this project may not be approved to be on the national register, and the owners may be eligible for a certified historic property tax credit through the state.

Commissioner Weissman inquired if this was in the same family as the Mills Act incentive.

Commissioner Bricker stated the Mills Act is regulated by the City and the structure is different.

Chairman Heidelberg inquired whether the applicant was willing to work with staff and their consultant concerning the Commission's concerns and recommendations, and return to the Historic and Scenic Preservation Commission (HSPC) with their changes at a later date.

Mr. Jordan stated he could not commit to the request and would need to meet with their team and staff to assess options first.

Mr. Foote, Planning Manager, stated the staff report is to review the Cultural Resources Assessment/Historic Resource evaluation and there is no motion or vote required.

Mr. Reilly confirmed there was no motion needed.

Chairman Heidelberg made a motion recommending an Environmental Impact Report (EIR) to be prepared on the proposed project.

Vice Chairwoman Keller stated the cultural resources assessment is good but that there is lack of sufficient mitigation, and recommended an amended IS/MND be prepared. Vice Chairwoman Keller then seconded the motion to recommend an EIR be prepared.

Mr. Brian Desatnik, Development Services Director, recommended more clarification be provided behind the motion.

Chairman Heidelberg stated that in the absence of a guarantee that the item will come back to the HSPC, that he is concerned that there are substantial adverse changes under CEQA, and that mitigation will be required if the project moves forward.

Mr. Brian Foote, Planning Manager, stated if additional mitigation measures on the potential impacts can adequately mitigate the impacts that can be handled through a Mitigated Negative Declaration (MND). An EIR is when a development's significant impacts cannot be mitigated.

Mr. Dan McHugh, City Attorney, stated that the motion proposed is that an EIR be prepared due to the significant effect regarding Historical and Cultural Resources. Mr. McHugh recommended that the Commission clarify this motion by identifying a statement of facts as a result of the proceeding, and whether or not the applicant has those mitigation measures to address the concerns.

Mr. Foote, Planning Manager, requested the Commission summarize a statement of facts.

Chairman Heidelberg stated the property is an eligible listing as a citrus estate and that removing a majority of the grove will completely change the visual setting, that the spacing of the proposed homes is not appropriate with the period that the property has been evaluated under, and the project's addition of a park, walls, and fences has nothing to do with the type of historic property has been evaluated as and that these concerns appear to contribute to a substantial adverse change to the historic resource.

Commissioner Holm agreed with the statement of facts and suggested the utility barn have a more robust analysis to substantiate being considered a non-contributing structure, since it's construction falls within the period of significance, and indicated that there is a possibility that this structure could be a contributing feature as well.

Commissioner Bricker said a more careful consideration should be under taken on whether to continue with the decision to record the properties as a historic district on the DPR forms and encouraged that the applicant provide additional information to substantiate this direction. Commissioner Bricker expressed concern that the removal of a large portion of the groves could challenge the eligibility of the district, and that in addition, the eligibility of the individual structures, as individual historic resources, could also be challenged due to the significant loss of the historic setting and that the impact of the proposal can be much greater on the overall significance of the site.

Vice Chairwoman Keller concurred with Commissioner Bricker's comments and explained that the cultural resources assessment identifies this site as having integrity and being eligible as a historic resource, at least locally, and possibly at the state level and identifies impacts related to the project, but does not sufficiently mitigate them. Vice Chairwoman Keller stated that a lot more analysis and thought is needed on appropriate mitigation before the public can make a determination on whether or not they want this project to happen.

Chairman Heidelberg asked if the applicant would be willing to work with staff and the applicant's consultants, and return to the Commission at a later date.

Mr. Jordan stated they are more than willing to discuss with staff and the consultant to address the Commission's concerns, will decide how to move forward, and agreed to a continuation of two weeks.

Mr. Pitassi stated their concern is they are scheduled to go to Planning Commission in October, they would like to meet again with HSPC in two weeks, and keep the schedule of the Planning Commission meeting.

Chairman Heidelberg withdrew his motion on requiring the preparation of an EIR.

It was moved by Chairman Heidelberg seconded by Vice Chairwoman Keller and carried on a 6-0 vote (Commissioner Gonzales recused) that the Historic and Scenic Preservation Commission continue the item to a meeting in approximately two weeks.

VII. DISCUSSION, POSSIBLE ACTION, AND INFORMATION ITEMS

- A. Informational items provided by City staff - None
- B. Commissioner Announcements - None

VIII. ADJOURN TO THE REGULARLY SCHEDULED MEETING ON NOVEMBER 5, 2020

Chairman Heidelberg adjourned the meeting at 8:22 p.m. to the regularly scheduled Historic and Scenic Preservation Commission meeting of November 5th, 2020.



Linda McCasland
Administrative Analyst

Lorelee Farris
Principal Planner