

MINUTES: of the Special Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held on October 15, 2020, at 6:00 p.m. are as follows:

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

STAFF PRESENT: Brian Desatnik, Director
Brian Desatnik, Planning Manager
Loralee Farris, Principal Planner
Sean Reilly, Senior Planner

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

Chairman Heidelberg inquired if there were any Public Comments not on today's agenda. Mr. Brian Foote, Planning Manager stated there were no Public Comments received.

IV. APPROVAL OF MINUTES

- A. Approval of the October 1, 2020 Historic and Scenic Preservation Commission meeting minutes

MOTION

It was moved by Commissioner Bricker and seconded by Commissioner Brown and carried a vote of 6-0 (Commissioner Nathan Gonzales recused) to approve the October 1, 2020 Historic and Scenic Preservation Commission meeting minutes.

V. OLD BUSINESS

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

A review of the Cultural Resources Assessment/Historic Resource Evaluation related to Tentative Parcel Map No. 20185, Tentative Tract Map No. 20305, and Conditional Use Permit No. 1143 for the subdivision of an 8.8-acre parcel located at 301 W. Palm Avenue to develop a Planned Residential Development with a total of 30 new residential lots for new single-family development in the R-S, Suburban Residential District. The historic resources evaluation assessed the following extant features: the existing England/Attwood Estate house, Carriage House, Grove Barn, and England Cottage located at 301 W. Palm Ave.; the existing single-family residence located at 827 Alvarado St.; and associated remnant citrus grove, gravity irrigation system, and stone wall along a portion of the property boundary. The project is subject to the

California Environmental Quality Act, and an Initial Study/Mitigated Negative Declaration was prepared in accordance with Sections 15072, 15073, and 15074 of the CEQA Guidelines.

Chairman Heidelberg opened the Public Hearing.

Mr. Sean Reilly, Senior Planner, gave an overview and presentation on the proposal.

Mr. Matt Jordan, Diversified Pacific, gave an overview of the proposal and stated Mr. Pete Pitassi will give a presentation of the proposal.

Mr. Peter Pitassi, Diversified Pacific, gave an overview and presentation on the proposal.

Chairman Heidelberg inquired if the Commission had any questions for staff or the applicant, for the purposes of clarification on their presentations.

Commissioner Bricker requested clarification on the dimension between the proposed block wall and the existing historic driveway for 301 W. Palm Avenue.

Mr. Pitassi clarified the distance between the north edge of the driveway and the wall as being approximately 20 feet.

Chairman Heidelberg requested clarification on the area proposed for historic designation and inquired whether the Cultural Resources Assessment was recommending designation of the entire property as a whole or just the parcel at 301 W. Palm Avenue.

Ms. Kara Brunzell, BCR Consultant, stated that the Cultural Resources Assessment addressed eligibility of the entire property as a whole and is not a nomination of the property for designation in itself. She further clarified that designation of any historic resource would require a separate action by the City.

Mr. Pitassi clarified that the supplemental memorandum, prepared by BCR Consultants, explains that although the entire site was evaluated for eligibility, there are certain components of the site that are more important to preserve than others, but that what would be designated for local designation as part of the project would be the parcel created for 301 W. Palm Avenue.

Vice-Chairwoman Keller requested clarification on whether the applicant would be responsible for following through with the historic designation or if this responsibility would be given to the new owners that purchase this property.

Chairman Heidelberg inquired with staff on the process required for local historic designation.

Mr. Foote explained that an application would be submitted to the City, typically by a project applicant or a property owner requesting nomination and designation of the property, by the City Council.

Chairman Heidelberg asked for Mr. Reilly to read the public comments into the record.

Mr. Reilly read the public comments into the record. The following comments were received and are on file in the Development Services Department.

- Ms. Andrea Urbas provided several recommendations for the project's design and implementation, including turning two lots to face Alvarado Street; the retention of the grove around the historic residence, carriage house, and barn; reduction in lots from 30 to 17-20;

selling the complex to the Trust of Public Lands; creating a conservation easement that could be donated in perpetuity for conservation purposes; rehabilitation of the England House and carriage house for potential investment tax credit; a façade easement for conversation purposes; the preparation of a historic preservation plan/historic structure report; restrictive covenants for preservation; HABS documentation; salvage and donation of any artifacts; contracting with leading restoration contractors; and designing the project to be eligible for nomination for a Governor's Preservation Award. Ms. Urban expressed concern about the lack of revisions in the proposed plan and expressed her concerns that the primary historic residence be referred to as the England House, the importance of retaining the buildings and grove, the need for appropriate mitigation, and the need for significant modifications to the project to be compatible to the local context and neighborhood. Ms. Urbas recommended that the Commission make a recommendation to the Planning Commission to deny the project, not adopt the Mitigated Negative Declaration, and not grant any variances.

- Ms. Anna Allissi expressed the need for a development that fits and works with the existing neighborhood and expressed concern regarding the applicant's coordination with the neighborhood, the Historic and Scenic Preservation Commission, and the City. Ms. Allissi urged the Commission to require changes to the project or make a determination not to support the project.
- Mr. Paula Calvanico expressed concern regarding the removal of the citrus groves and the proposed density of the residential subdivision, as well as the potential traffic impacts related to additional residences.
- Ms. Cynthia Hoghaug expressed concern about the applicant's lack of cooperation with the surrounding neighbors and indicated that the project, as proposed, was not appropriate for the neighborhood.
- Mr. Tim and Ms. Dana Strunk expressed concern regarding the lack of appropriate mitigation for historic resources, provided historical information regarding the property, stressed that any proposed project on this site should be held to higher level of scrutiny by the Historic and Scenic Preservation Commission and the Planning Commission, given the historical significance, and expressed concern regarding the health and care level of the citrus trees on site.
- Ms. Ellen Gruenbaum stressed the importance of a pedestrian gate on Alvarado Street to accommodate pedestrians and bicycles and indicated support in the plan for a park.
- Mr. Gustavo Chaparro expressed concern regarding the potential for crime at the proposed park, the density of the residential development, the loss of citrus groves, and the need for the perimeter wall that also provide privacy to the adjacent properties.
- Mr. Robert and Ms. LuAnn Benton expressed concern over the lack of revisions made to the proposed plans, the density and small lot size, an increased emphasis on the preservation of the existing citrus grove, the need for a citrus buffer along Palm Avenue that retains mature rows of citrus trees, orienting two proposed homes to face Alvarado Street, the need to eliminate the gated aspect of the community, and recommended removing the park from the proposal. Mr. and Ms. Benton recommended that an Environmental Impact Report be prepared for the project.
- Ms. Nicole Rinehardt expressed concern related to the loss of citrus groves and their importance to the context of the state, as well as concerns regarding the perimeter wall and

the importance to design the project in a way that is consistent with the surrounding area.

- Mr. Steve Spiller, President of the Redlands Area Historical Society, Inc, expressed concern that the proposed development did not ensure preservation of all the structures on the site; expressed support for historic designation; suggested a conservation easement for the facades of the buildings to further preserve their integrity; expressed concern regarding the density of the residential development and its compatibility the surrounding neighborhood; suggested that the groves be conserved and placed under the management of the City's citrus grove program; expressed the importance for better irrigation of the existing grove; expressed support of the proposed park and encouraged the interpretive signage reflecting the history of the site and structures; and recommended that the applicant adhere to the comments provided by the Historic and Scenic Preservation Commission regarding the environmental documentation and historic resources reports.
- Mr. Richard O'Donnell expressed his concerns related to the potential impacts to the historic and cultural resources related to grading of the site, removal of historic irrigation, the lack of documentation of the cistern in the Cultural Resources Assessment, the removal of the existing wall and concluded that the project would have a significant impact on a historic resource.
- Mr. Stuart Sweet expressed opposition to the project and encouraged the Historic and Scenic Preservation Commission not to endorse the project and to require additional reports and tests.
- Ms. Susan Leonard expressed concern regarding the proposed density of the project, the need to incorporate the historical grove and existing granite cut walls, as well as the need to incorporate "Green Energy Star Blue Certification" and ensure the houses meet the strict guidelines for the U.S. Environmental Protection Agency in creating "Green" houses.

Mr. Foote provided clarification that the supplemental memorandum has not been peer reviewed by the City's consultant and is still being reviewed by staff.

Vice-Chairwoman Keller inquired if it is the intent that the applicant or the future property owner(s) nominate the property located at 301 W. Palm Avenue for local historic designation.

Mr. Pitassi stated they, the applicant, plan on submitting an application for Historic designation for 301 W. Palm Avenue as accepted by a condition of approval on the project.

Chairman Heidelberg provided comments on the supplemental memo dated October 14, 2020. These comments included an explanation pertaining to the Commission's educational and occupational background in fields related to historic preservation, cultural resources, real estate, and housing, and how this relates to addressing any concerns regarding the Commission's capability in understanding and commenting on historic and cultural resources documents related to development proposals; the discussion regarding recording the resource as a historic district or historic site is an administrative distinction but does not impact the Commission's overall assessment of mitigation requirements; the citrus grove is an important distinction of a citrus estate, as explains in the Cultural Resources Assessment and by members of the Commission; regarding the example provided in the memo relating the project to the A.K. Smiley Library improvements, the improvements to the library still allow the historic building to be easily identifiable as a library, just as the improvements to a citrus estate should be done in a way to still easily identify the site as a citrus estate; and it is unreasonable to compare the requirements and levels of review of improvements to the A.K. Smiley Library to the proposed project site, where many of the improvements to the library pre-date the establishment of the California Environmental Quality Act and the City's Historic and

Scenic Preservation Commission.

Commissioner Bricker clarified the terminology for historic district verses site designations. Commissioner Bricker also differentiated between economic issues and historic issues, explaining that the commercial viability of the agricultural use does not detract from its potential historic significance and stated that carving out two-thirds or three-fourths of a historic site as being a noncontributing factor does not make sense.

Vice-Chairwoman Keller stated she concurred with Chair Heidelberg and Commissioner Bricker and said the documents that the Commission has been provided for review do not properly identify, assess, or mitigate the impacts to the property as the Commission and public comments have described in detail, and that the documents are insufficient as written and need a higher level of documentation.

Chairman Heidelberg suggested the applicant address the impacts and potential impacts to the historic aspects of this property and encouraged that they follow the procedures and processes and come back to the Commission with the necessary documentation.

Mr. Pitassi stated they will consider their recommendations and come back to the Commission with additional information and documentation. Mr. Pitassi stated that they agreed with the Commission that the citrus grove was an important element of the property but disagreed on the amount of the citrus grove that should be retained. Mr. Pitassi inquired with the Commission about their opinion on removing the proposed park and retaining mature citrus trees in that area instead.

Commissioner Bricker stated that she appreciated the proposal to retain the grove in the area of the northwest corner of the property and that it would contribute towards the historic setting and suggested doing something similar at the northeast corner of the property as well, so that the northern portion of the property remains as citrus groves.

Chairman Heidelberg indicated that he concurred with Commissioner Bricker's comments but noted that it would also need to be confirmed that this approach would allow the development to still meet open space requirements in the Municipal Code.

Chairman Heidelberg, Vice-Chairwoman Keller and Commissioner Bricker provided clarification on their expectations as follows:

- Documentation of all features on the property that were not included in the Cultural Resources Report, such as the cistern that was mentioned in public comments;
- An archaeological assessment/treatment plan that also details subsurface testing prior of the area being affected prior to grading, addressed as mitigation;
- Documentation such as a Historical American Building Survey, Historic American Landscape Survey and/or an Historic American Engineering Record.
- Further documentation, analysis, and mitigation of any impacts brought up by the Commission and members of the public.

Mr. Foote stated some of the language in Mitigation Measure No. 2 in the Initial Study under the Cultural Resources section may be modified.

Mr. Pitassi said they were amiable to work with staff on the additional language and information needed and agreed to a continuance to a future Historic and Scenic Preservation Commission meeting.

MOTION

It was moved by Vice-Chairwoman Keller seconded by Commissioner Bricker and carried on a 6-0 vote (Commissioner Gonzales recused) that the Historic and Scenic Preservation Commission table the above item to a future date in order to address the Commission's concerns.

VI. NEW BUSINESS – None

VII. DISCUSSION, POSSIBLE ACTION, AND INFORMATION ITEMS

- A. Informational items provided by City staff – None

There were no informational items from staff.

- B. Commissioner Announcements – None

There were no announcements from the Commission.

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

Chairman Heidelberg adjourned the meeting at 8:17 p.m. to the regularly scheduled Historic and Scenic Preservation Commission meeting of November 5th, 2020.



Linda McCasland
Administrative Analyst

Lorelee Farris
Principal Planner