

MINUTES: of the Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held on November 5, 2020, at 6:00 p.m. are as follows:

MEMBERS Kurt Heidelberg, Chairman
PRESENT: Lauren Weiss Bricker, Commissioner
Nathan Gonzales, Commissioner
Steven Holm, Commissioner
Kristine Brown, Commissioner
Greg Weissman, Commissioner

STAFF Brian Desatnik, Director
PRESENT: Brian Foote, Planning Manager
Loralee Farris, Principal Planner
Ivan Flores, Assistant 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 Vice Chairwoman Angela Keller who was excused.

II. CEREMONIAL MATTERS - None

III. PUBLIC COMMENT PERIOD

(In accordance with the San Bernardino County Health Officer's Order, social distancing practices will be observed. Following public health recommendations to limit public gatherings during the Covid-19 pandemic, City Manager Charles M. Duggan, Jr., acting as the City of Redlands Emergency Services Director has directed that Historic and Scenic Board meetings be closed to the public until further notice or until the current local State of Emergency has been lifted. Chairperson Heidelberg will read all public comments, up to 250 words, into record if they are received in accordance with the deadlines stated above.)

Chairman Heidelberg inquired if there were any Public Comments and opened up the Public Comment Period. Mr. Brian Foote, Planning Manager, stated there were no Public Comments forthcoming. Chairman Heidelberg closed the Public Comment Period.

IV. APPROVAL OF MINUTES - None

V. OLD BUSINESS - None

VI. NEW BUSINESS

A. CHRIS AND LISA KANE, APPLICANT (PROJECT PLANNER: IVAN FLORES)

PUBLIC HEARING to consider **Certificate of Appropriateness No. 607** to extend an existing roof overhang by 150 square feet, 7 feet in depth, with a new exterior support wall on the front elevation of an existing single family

dwelling. The project also includes front yard improvements including the removal of a dead oak tree, and construction of a 2 foot high retaining wall and associated flat work to accommodate a new 180 square foot uncovered outdoor patio area. The property is located at within the West Highland Avenue Historic and Scenic District at 1130 West Highland Avenue in the R-S (Suburban Residential) District. This project is exempt pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the California Environmental Quality Act Guidelines.

Chairman Heidelberg opened the Public Hearing.

Mr. Ivan Flores, Assistant Planner, gave an overview and presentation on the proposal.

Mr. Chris Kane and Ms. Lisa Kane, applicants, stated they are committed to keeping the style and the integrity of the home.

Mr. Gary Stegemann, applicant's architect, stated they were in agreement with the staff report.

Commissioner Lauren Bricker requested staff forward the article found on the home to the applicant. Mr. Flores confirmed that he would forward the article to the applicant.

Commissioner Nathan Gonzales, commended the applicant and stated they did a very nice job on the design and complimented their efforts. Commissioner Bricker concurred with Commissioner Gonzales.

Chair Heidelberg inquired if staff had received any Public Comments. Mr. Flores stated there were no Public Comments forthcoming.

Chair Heidelberg closed the Public Hearing.

MOTION

It was moved by Commissioner Gonzales, and seconded by Commissioner Steven Holm and carried on a 6-0 vote (Vice Chairwoman Keller absent) that the Historic and Scenic Preservation Commission approve Certificate of Appropriateness No. 607 and adopt Resolution No. 2020-10, based on the facts within the staff report and subject to the Conditions of Approval.

A. DYNAMIC REDLANDS, LLC, APPLICANT (PROJECT PLANNER: LORALEE FARRIS)

A review of the Cultural Resources Assessment/Historic Resource Evaluation related to General Plan Amendment No. 139, Zone Change No. 462, Conditional Use Permit No. 1096, Tentative Tract Map No. 20162, Street Vacation No. 166, Demolition Nos. 315, 316, and 317 to develop a 5.7-acre site, remove existing residential units on the project site, and construct a total of 147 multifamily residential units within three 3-story

buildings. The residential units include studio, one-bedroom, and two-bedroom floor plans that range from 603 sq. ft. to 1,086 sq. ft. The Project also includes onsite parking and recreation areas. The Project would also amend the General Plan Designation of approximately 4.65 acres from Low Density Residential to High Density Residential (0-27 units/acre), change the zoning designation from A-1 (Agricultural), R-1 (Single Family Residential) and R-2 (Multiple Family Residential) to the R-3 (Multiple-Family Residential) District for the entire project site. The Project would also vacate existing right-of-way on the site (an unused existing cul-de-sac "Crystal Ct."), and consolidate 17 parcels into one lot for development purposes. The project site is located at 1205-1219 N. University Street, on the south side of E. Lugonia Avenue, and on the east side of Occidental Drive (APNs: 1212-371-01-0000, 1212-371-05-0000, 1212-371-06-0000, 1212-371-07-0000, 1212-371-08-0000, 1212-371-09-0000, 1212-371-10-0000, 1212-371-11-0000, 1212-371-12-0000, 1212-371-13-0000, 1212-371-14-0000, 1212-371-15-0000, 1212-371-16-0000, 1212-371-17-0000, 1212-371-18-0000, 1212-371-19-0000, and 1212-371-20-0000). 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 Hearing.

Ms. Lorelee Farris, Principal Planner, gave an overview and presentation on the proposal.

Chair Heidelberg inquired if there were any questions from the Commission.

Commissioner Bricker requested clarification on the Historic Resource Evaluation of the two homes, and if the homes were affiliated with aviation in Redlands.

Ms. Farris stated that Ms. Daly, who wrote the evaluation, is not present in the meeting, but confirmed there is no information made available that connects these specific properties to aviation in Redlands.

Chairman Heidelberg closed the Hearing, there was no motion required.

VII. DISCUSSION, POSSIBLE ACTION, AND INFORMATION ITEMS

A. Informational items provided by City Staff

Chairman Heidelberg inquired if there were any informational items.

Mr. Foote gave an overview of 827 Alvarado Street, and stated the proposed scope of work is adjacent to the 301 W. Palm Avenue project. The proposal is for maintenance on the exterior to reinforce the structure and ensure the structure is stronger for the future. Commissioner Bricker said the home was identified as a contributor and believed it was identified as a historical resource.

B. Commissioner Announcements

Commissioner Bricker stated the Harada House National Historic Landmark is one of the most endangered historical resources. The Harada House was the only one to receive a Save America's Treasures grant. There is a program on November 12th, 2020 entitled "Learning from the Harada House" and will discuss lessons on civil rights and social justice and will include interesting speakers such as Jack Clark, Larry Gonzales, Kristin Ahayashi, and Michelle Nogalo. The program will be available through a webinar or Zoom format and said she would be happy to share the information with staff.

VIII. ADJOURN TO REGULARLY SCHEDULED MEETING ON DECEMBER 3, 2020

Chairman Heidelberg adjourned the meeting at 6:37 p.m. to the regularly scheduled Historic and Scenic Preservation Commission meeting of December 3rd, 2020.

Linda McCasland
Administrative Analyst



Loralee Farris
Principal Planner