

MINUTES: of the Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held of June 7, 2018, at 6:00 p.m. are as follows:

MEMBERS PRESENT: Kurt Heidelberg, Chairman
Shan McNaughton, Vice Chairman
Nathan Gonzales, Commissioner
Angela Keller, Commissioner
Patricia Larson, Commissioner
Alison Roedl, Commissioner

STAFF PRESENT: Brian Desatnik, Development Service Director
Brian Foote, Planning Manager
Loralee Farris, Principal Planner
Sean Reilly, Associate Planner
Jacqueline Hong, Assistant Planner

I. CALL TO ORDER AND PUBLIC COMMENT PERIOD - 3 MINUTES

Chairman Kurt Heidelberg, called the meeting to order, and opened the Public Comment period. There were no comments forthcoming and the Public Comment period was closed.

II. ATTENDANCE

All Commissioners were present, with the exception of Commissioner Christine Brown.

III. APPROVAL OF MINUTES - None

IV. OLD BUSINESS – None

V. NEW BUSINESS

**A. SOMMERVILLE-CONZELMAN COMPANY, APPLICANT
(PROJECT PLANNER: JACQUELINE HONG)**

1. Consideration of a Notice of Exemption pursuant to Section 15301(l)(1) (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.
2. **PUBLIC HEARING** to consider **Demolition No. 301** to demolish an approximately 1,100 square-foot single family residential dwelling over 50 years of age, located at 11090 Iowa Street within the East Valley Corridor Specific Plan Multiple Family Residential – 3000 District. (APN: 0292-165-10-0000)

Ms. Jacqueline Hong, Assistant Planer, gave a brief overview of Demolition No. 301.

Chairman Heidelberg opened the Public Hearing, there were no comments forthcoming and the Public Hearing was closed.

MOTION

It was moved by Commissioner Nathan Gonzales, seconded by Vice Chairman Shan McNaughton and carried on a 6-0 vote (Commissioner Brown absent) that Demolition No.301 was exempt from review under the California environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities)of the CEQA Guidelines.

MOTION

It was moved by Commissioner Gonzales, seconded by Vice Chairman McNaughton and carried on a 6-0 vote (Commissioner Brown absent) that the Historic and Scenic Preservation Commission adopted Resolution No.2018-08, and approved Demolition Permit No. 301, subject to the Conditions of Approval.

B. DAVE ATCHLEY, APPLICANT
(PROJECT PLANNER: SEAN REILLY)

1. Consideration of a Notice of Exemption pursuant to Section 15301(I)(3) and 15301(I)(4) (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.
2. **PUBLIC HEARING** to consider **Demolition No. 300** to demolish a commercial structure and attached metal carport structure totaling approximately 2,000 square feet and over 50 years of age, located at 420 Oriental Avenue within the SC (Service Commercial) District of the Downtown Specific Plan (APN: 0169-271-38-0000).

Mr. Sean Reilly, Associate Planner, gave a brief overview of Demolition No. 300.

Chairman Heidelberg opened the Public Hearing, there were no comments forthcoming and the Public Hearing was closed

Vice Chairman McNaughton stated archeological monitoring was appropriate.

Chairman Heidelberg inquired whether the brick building adjacent to the subject property was occupied.

Mr. Dave Atchley, applicant, explained that the brick building is occupied and will be restored in the future. The demolition site will provide parking for the adaptive reuse of the brick building, on the adjacent property, in the future.

MOTION

It was moved by Vice Chairman McNaughton, seconded by Commissioner Gonzales and carried on a 6-0 vote (Commissioner Brown absent) that Demolition No. 300 was exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15301(L)(3) and Section 15301(L)(4) of the CEQA Guidelines.

MOTION

It was moved by Vice Chairman McNaughton, seconded by Commissioner Gonzales and carried on a 6-0 vote (Commissioner Brown absent) that the Historic and Scenic Preservation Commission

adopted Resolution No. 2018-06 and recommended approval of Demolition Permit No. 300, subject to the Condition of Approval.

C. TAYLOUR BALLARD, APPLICANT
(PROJECT PLANNER: SEAN REILLY)

1. Consideration of a Notice of Exemption pursuant to Sections 15331 (Historic Resource Restoration/Rehabilitation) and 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider **Certificate of Appropriateness No. 561** related to the exterior renovation of an approximately 1,300 square-foot single-story, single family residence. Modifications to the property include installation of front yard fencing, basket weave side yard fencing and driveway gate, the relocation of porch access stairs, and modifications to front yard landscaping. The site is located within the Smiley Park Neighborhood Historic and Scenic District and the Smiley Park Historic District as 317 Alvarado Street in the R-2 (Multiple Family Residential) District.

Mr. Sean Reilly, Associate Planner, gave a brief description of Certificate of Appropriateness No. 561.

Chairman Heidelberg opened the Public Hearing.

Commissioner Gonzales, Commissioner Patricia Larson and Vice Chairman McNaughton indicated their support of the proposed Conditions of Approval.

Mr. and Mrs. Ed Ballard, representatives, came forward to address the Commission. Mr. Ballard submitted photographs of gates and fences in the surrounding area to demonstrate that there are many different styles that are also in the historic district that are not period appropriate. Mr. and Mrs. Ballard expressed their frustration regarding the conditions of approval for the Certificate of Appropriateness No. 561.

The Historic and Scenic Preservation Commission expressed their concerns regarding the style and placement of the existing front porch stairway, front access gate, and side fence and driveway gate. The Commission discussed options with Mr. and Mrs. Ballard and recommended the following:

- The relocated porch stairs should be constructed of wood with wood backed risers, handrails with one and a half inch steel, painted or powder coated to match the house, with wooden posts.
- The six foot tall driveway gate and the basket weave fence should be moved back to a minimum of one foot behind the front plane of the house (to the rear of the front porch).
- The front yard access gate at the sidewalk should be reduced in height to match the height of the front yard fencing and modified to match the tubular steel material.

Ms. Perrie Munday, Real Estate Broker, inquired if all properties with code issues are brought before the Historic and Scenic Commission.

Staff explained that the City's Code Enforcement department responds to complaints. The violations and Certificate of Appropriateness applications may come before the Historic and Scenic Preservation Commission.

Mr. Ed Ballard concurred with revised, Conditions of Approval.

Chairman Heidelberg closed the Public Hearing.

It was moved by Commissioner Alison Roedl, seconded by Commissioner Angela Keller and carried on a 6-0 vote (Commissioner Brown absent) that Certificate of Appropriateness No. 561 was exempt from review under the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.

It was moved by Commissioner Roedl, seconded by Commissioner Keller and carried on a 6-0 vote (Commissioner Brown absent) that the Historic and Scenic Preservation Commission adopt Resolution No 2018-7 approving Certificate of Appropriateness No. 561 subject to the amended Conditions of Approval for conditions 3, 4, 5, & 6 as follows:

- ~~3. The relocated porch access shall be constructed with concrete stairs, wooden handrails and posts matching or substantially similar to those on the existing porch.~~
- ~~4. The existing six foot (6'0") wooden driveway gate shall be moved back to line up with the midpoint or rear plane of the house (to be less visible from the street and less of a prominent feature of the house).~~
- ~~5. The front yard access gate at the sidewalk shall be reduced to match the height of the front yard fencing (30 inches) and modified to match the tubular steel material of the existing fence. Posts shall be reduced in height to match the existing fence height.~~
- ~~6. The side yard basket weave fencing and posts shall be reduced in height to five feet (5'0") maximum. Alternatively, the existing six foot (6'0") height fence may be relocated to a position near the midpoint or rear plane of the home (not less than 40 feet).~~
3. The relocated porch stairs shall be constructed of wood with wood backed risers. Handrails shall be constructed of one and a half inch (1.5") diameter steel, painted or powder coated to match the house. Wooden posts shall be six inch by six inch (6" x 6") wooden posts painted to match the existing porch.
4. The existing six foot (6'0") tall wooden driveway gate shall be moved back to a point a minimum of one foot behind the front plane of the house (to the rear of the front porch) to be less visible from the street and less of a prominent feature of the house.
5. The front yard access gate at the sidewalk shall be reduced in height to match the height of the front yard fencing (approximately 30 inches tall) and modified to match the tubular steel material of the existing fence. Posts shall be reduced in height to match the existing fence height.
6. The side yard basket weave fencing and posts shall be reduced in height to a maximum of six feet (6'0") tall. The fence shall not extend beyond a position one foot behind the front plane of the home.

VI. DISCUSSION, POSSIBLE ACTION AND INFORMATION ITEMS

A. Informational Items provided by City Staff

1. Mr. Brian Foote, Planning Manager, informed the Commission that the City Council had approved the agreements between the City of Redlands and Architectural Resources Group, Inc. for the preparation of a citywide Historic Architectural Design Guidelines, and for the provision

of on-call historical architectural review services as-needed.

2. Mr. Brian Foote, Planning Manager, informed the commission that the City Council had approved Demolition No. 281 to demolish a structure known as the former Redlands Safety Hall and related on-site improvements located at 212 Brookside Avenue; adopted Resolution No. 7851, approving Demolition No. 282 to demolish a structure located at 216 Brookside Avenue.

B. Commissioner Announcements

1. Vice Chairman McNaughton requested an update on the Redlands Mall.

Mr. Brian Desatnik, Development Services Director, stated at this time there had not been any of the Redlands Mall.

VII. ADJOURNMENT TO THE MEETING OF JULY 5, 2018

The meeting adjourned at 7:30 p.m. to the regularly scheduled Historic and Scenic Preservation Commission meeting of July 5, 2018.

Respectfully Submitted,



Joni Mena
Senior Administrative Technician



Lorelee Farris
Principal Planner