

MINUTES: of the Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held on November 1, 2018, at 6:00 p.m. are as follows:

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

STAFF PRESENT: Brian Desatnik, Development Services Director
Brian Foote, Planning Manager
Loralee Farris, Principal Planner
Bushra Bangee, Planning Intern

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.

III. APPROVAL OF MINUTES

A. October 4, 2018

It was moved by Vice Chairman Shan McNaughton, seconded by Commissioner Kristine Brown and carried on a 7-0 vote to approve the minutes of October 4, 2018.

IV. OLD BUSINESS – None

V. NEW BUSINESS

**A. MARK STANSON, APPLICANT
(PROJECT PLANNER: BUSHRA BANGEE)**

1. **PUBLIC HEARING** to consider **Demolition No. 320** to demolish a Single family dwelling, storage shed, and detached garage over 50 years of age located at 1941 West Park Avenue within the East Valley Corridor Specific Plan Commercial, Industrial (EV/IC) District. (APN: 0292-154-11-0000) This project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(L)(1) and (L)(4) (Existing Facilities) of the CEQA Guidelines.

Ms. Bushra Bangee, Planning Intern, gave an overview of Demolition No. 320.

Mr. Mark Stanson, applicant, came forward to address the Historic and Scenic Preservation Commission. Mr. Stanson was available for questions.

Chairman Heidelberg opened up 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 McNaughton and carried on a 7-0 vote that the Historic and Scenic Preservation Commission adopt Resolution No. 2018-18 determining that Demolition Permit No. 320 was exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 153091(L)(1) and (L)(4) of the CEQA Guidelines and approved Demolition Permit No. 320, based on the finding in the Staff Report and subject to the Conditions of Approval.

B. BEAZER HOMES HOLDINGS, LLC, APPLICANT (PROJECT PLANNER: LORALEE FARRIS)

1. A request to consider a recommendation to the City Council for the approval of points for **Residential Development Allocation (RDA) No. 2018-IV-01** for Tentative Tract Map No. 19956, an approved subdivision for forty (40) residential lots and two (2) lettered open space lots on approximately 18.54 acres. The project site is located on the east side of Wabash Avenue, north of Highland Avenue and south of Citrus Avenue in the R-E (Residential Estate) District. This RDA 2018-IV-01 request is for 40 allocations; no allocations have been previously awarded for this tract.

Mrs. Lorelee Farris, Principal Planner, gave a presentation on Residential Development Allocation No. 2018-IV-01.

Chairman Heidelberg opened up the Hearing. There were no comments forthcoming and the Hearing was closed.

MOTION

It was moved by Commissioner Angela Keller, seconded by Commissioner Alison Roedl and carried on a 7-0 vote that the City Council adopt a value of Five (5) points for Historic Preservation on RDA 2018-IV-01.

**C. NEIL RHODES AND LEE-ANNE MILLBURN, APPLICANT
(PROJECT PLANNER: LORALEE FARRIS)**

1. A request to consider a 10-year Work Plan and a recommendation to the City Council on a Mills Act application for a single family residential property located within the East Fern Avenue Historic and Scenic District at 121 E. Fern Avenue, within the R-2 (Multiple-Family Residential) District (APN: 0171-137-22-0000).

Mrs. Farris, Principal Planner, gave a brief overview of the Mills Act application for 121 East Fern Avenue.

Chairman Heidelberg opened up the Hearing. There were no comments forthcoming and the Hearing was closed.

MOTION

It was moved by Commissioner Patricia Larson, seconded by Vice Chairman McNaughton and carried on a 7-0 vote that the Historic and Scenic Preservation Commission adopt Resolution No. 2018-19, and recommended that the City Council find that the Mills Act application is not subject to the California Environmental Quality Act, pursuant to Section 15061(b)(3) of the CEQA Guidelines, and recommended approval of the Mills Act contract for 121 E. Fern Avenue.

V. DISCUSSION, POSSIBLE ACTION AND INFORMATION ITEMS

A. Informational Items provided by City Staff

1. A discussion and possible action related to updating the Historic and Scenic Preservation Commission policy determination on Major and Minor Certificates of Appropriateness.

Mrs. Farris, Principal Planner, gave a brief update on the Historic and Scenic Preservation Commission policies regarding Minor and Major Certificated of Appropriateness.

The Commission discussed the policies for the Minor and Major Certificate of Appropriateness and voiced their concerns on the Minor Certificate of Appropriateness Improvement No. 7 which addresses door and window sizes.

Staff recommended additional language to clarify the perimeters of Minor Certificate of Appropriateness improvement No. 7.

The Commission has requested that this item be brought back to the December Historic and Scenic Preservation meeting for additional discussion.

Mrs. Farris, Principal Planner informed the Commission that the first draft of the historic guidelines has been received from Architectural Resources Group (ARG). Mrs. Farris will

email a copy to the Commissioners within the next week for their review. The historic guidelines will be placed on the December agenda for discussion.

B. Commissioner Announcements - None

VII. ADJOURN TO REGULARLY SCHEDULED MEETING ON DECEMBER 6, 2018

The meeting adjourned at 7:00 p.m. to the regularly scheduled Historic and Scenic Preservation Commission meeting of December 6, 2018.



Joni Mena
Senior Administrative Technician



Lorelee Farris
Principal Planner