

**MINUTES:** of the special meeting of the Historic and Scenic Preservation Commission (HSPC) of the City of Redlands held on September 14, 2022, at 6:00 p.m. are as follows:

**MEMBERS PRESENT:** Kurt Heidelberg, Chair  
Steven Holm, Vice Chair  
Lauren Bricker, Commissioner  
Rose-Marie Raumin, Commissioner

**STAFF PRESENT:** Brian Foote, Planning Manager

## **I. CALL TO ORDER AND ATTENDANCE**

The Commission was in full attendance, with the exception of Commissioner Nathan Gonzales, Commissioner Greg Weissman, and Commissioner Justine Guidry who were excused.

## **II. PUBLIC COMMENT PERIOD – 3 MINUTES**

(At this time, the public has the opportunity to address the Commission on any item of interest within the subject matter jurisdiction of the Commission that does not appear on this agenda. The Commission may not discuss or take any action on any public comment made, except that the Commissioners or staff may briefly respond to statements made or questions posed by members of the public)

Chair Heidelberg opened the Public Comment Period for in person and Zoom participants. There were no comments forthcoming, and the Public Comment Period was closed.

## **III. APPROVAL OF MINUTES**

**A.** Meeting minutes of August 4, 2022

### **MOTION**

It was moved by Commissioner Lauren Bricker and seconded by Vice Chair Steven Holm and carried a vote of 4-0 (Commissioner Gonzales, Commissioner Weissman, and Commissioner Guidry absent) to approve the August 4, 2022, HSPC meeting minutes.

## **IV. OLD BUSINESS – None**

## **V. NEW BUSINESS**

**A. 302 BROOKSIDE, LLC, APPLICANT**  
(PROJECT PLANNER: BRIAN FOOTE)

**PUBLIC HEARING** to consider **Certificate of Appropriateness No. 654** – A request to replace roofing material on window coverings and porches for the residential building located at 302 Brookside Avenue (APN: 0171-203-13-0000) in the A-P, Administrative & Professional Office zoning district. The proposal may qualify for exemption from environmental review in accordance with the Section 15301 (Existing Facilities) and Section 15331 (Historical Resource Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA) Guidelines.

Chair Heidelberg opened the Public Hearing. Mr. Brian Foote, Planning Manager, stated the applicant and his representative were going to join via Zoom and in person, neither the applicant or his representative were present in the meeting, and asked if the item could be heard following item V.B.

The applicant and his representative were not at the meeting.

It was moved by Vice Chair Holm and seconded by Commissioner Rose-Marie Raumin and carried on a vote of 4-0 (Commissioner Gonzales, Commissioner Weissman, and Commissioner Guidry absent) to continue the item to the October 6, 2022, Historic & Scenic Preservation Commission meeting.

**B. KADIR FAKIR, D.B.A. CHEESEWALLA, APPLICANT**  
(PROJECT PLANNER: BRIAN FOOTE)

**PUBLIC HEARING** to consider **Certificate of Appropriateness No. 661** – A request to replace the existing storefront display windows in Suite 105 with a new roll-up window system, and install a new awning, located at 5 East Citrus Avenue, Suite 105 (APN: 0171-121-04-0000) in the C-3, General Commercial zoning district. The proposal may be subject to environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines.

Chair Heidelberg opened the Public Hearing. Mr. Foote gave an overview and presentation on Certificate of Appropriateness No. 661. The property is on the local registry as Historic Landmark (HL) No. 57 known as the “Academy of Music Building.”

Chair Heidelberg inquired if the property was on the California or National register. Mr. Foote stated he had researched if the subject property was on the National Register, and it was not on the list. It does meet the criteria for the California and National registries.

Mr. Kadir Fakir, applicant/owner, gave a brief overview of his proposal.

There were no comments from the public or via Zoom.

Commissioner Bricker stated the challenge is that the unit is isolated and inquired if the applicant had considered large awning windows that pivot.

Both Vice Chair Holm and Commissioner Raumin thought it might be a good compromise.

Mr. Gary Stegeman, architect, came forward to address the Commission and explained the history of the building, the storefronts along Orange Street, and existing constraints such as a seismic beam within the interior of Suite 105 that prevents some possible design alternatives for some types of windows such as single-piece lifting glass panes or vertically pivoting windows.

The Commission, applicant and architect discussed alternatives on the window design. The applicant agreed to explore the window options discussed and to continue their item.

Chair Heidelberg closed the Public Hearing.

**MOTION**

It was moved by Vice Chairman Holm and seconded by Commissioner Raumin and carried on a vote of 4-0 (Commissioner Gonzales, Commissioner Weissman, and Commissioner Guidry absent)

to approve the awning.

It was moved by Commissioner Bricker and seconded by Vice Chair Holm and carried on a vote of 4-0 (Commissioner Gonzales, Commissioner Weissman, and Commissioner Guidry absent) to continue the portion of the application addressing the front window replacement to the October 6, 2022, Historic & Scenic Preservation Commission meeting.

**VI. DISCUSSION, POSSIBLE ACTION, AND INFORMATION ITEMS**

**A. Informational items provided by City Staff**

Mr. Foote informed the Commission that the Planning Commission approved the City Center mixed use project, which was appealed and will go to City Council on the appeal. The Planning Commission recommended approval to the City Council on The Grand project, and there is an approved project that is under construction near Kinkos and the MOD Packing House.

Commissioner Bricker requested an update on the TVSP and its Draft EIR. Mr. Foote stated the public comment period closed on September 6<sup>th</sup> and the consultant is working on their response to comments. The item is going to the Planning Commission on October 11<sup>th</sup> and then City Council soon after.

**B. Commissioner Announcements**

Chair Heidelberg stated he would not be at the October 6, 2022, meeting.

**VII. ADJOURN TO REGULARLY SCHEDULED MEETING ON OCTOBER 6, 2022**

Chair Heidelberg adjourned the HSPC meeting at 6:50 P.M. to the next regularly scheduled meeting of October 6, 2022.

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Linda McCasland  
Administrative Analyst

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Brian Foote  
Planning Manager