

**MINUTES:** of a special meeting of the Historic and Scenic Preservation Commission (HSPC) of the City of Redlands held on May 18, 2017, at 5:00 p.m. are as follows:

**MEMBERS** Kurt Heidelberg, Chairman  
**PRESENT:** Shan McNaughton, Vice Chairman  
Christopher Buscaglia, Commissioner  
Nathan Gonzales, Commissioner  
Donn Grenda, Commissioner  
Alison Roedl, Commissioner

**STAFF** Brian Foote, Planning Manager  
**PRESENT:** Lorelee Farris, Principal Planner  
Sean Reilly, Associate 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 Kristine Brown.

**III. APPROVAL OF MINUTES – March 16, 2017**

It was moved by Vice Chairman Shan McNaughton, seconded by Commissioner Donn Grenda and carried on a 6-0 vote (Commissioner Brown absent) to approve the minutes of March 16, 2017.

**IV. OLD BUSINESS – None**

**V. NEW BUSINESS**

**A. PROPERTY ONE, LLC, APPLICANT  
(PROJECT PLANNER: SEAN REILLY)**

1. Consideration of a Notice of Exemption pursuant to Section 15301(l)(1) of the California Environmental Quality Act (CEQA) Guidelines.
2. PUBLIC HEARING to consider Demolition No. 273 to demolish an approximately 1,400 square foot dwelling over 50 years of age, located at 1450 Sylvan Boulevard within the R-1 (Single Family Residential) District.

Chairman Heidelberg opened the Public Hearing.

Ms. Mimi Barre, resident, inquired:

- If conditions have been included to salvage the miscellaneous hardware from the demolition.
- If the applicant has applied for a zone change.

Associate Planner, Sean Reilly, indicated that a condition addressing salvage has been included. Mr. Reilly, is not aware of an application for a zone change.

Chairman Heidelberg closed the Public Hearing.

MOTION

It was moved by and Vice Chairman McNaughton, seconded by Commissioner Nathan Gonzales and carried by a 6-0 vote (Commissioner Brown absent) that Demolition Permit No. 273 was exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15301(l)(1) and Section 15301(l)(4) of the CEQA Guidelines.

MOTION

It was moved by Vice Chairman McNaughton, seconded by Commissioner Gonzales and carried by a 6-0 vote (Commissioner Brown absent) that the Historic and Scenic Preservation Commission approve Demolition Permit No. 273, based on the Conditions of Approval.

**B. PROPERTY ONE, LLC, APPLICANT**  
(PROJECT PLANNER: SEAN REILLY)

1. Consideration of a Notice of Exemption pursuant to Section 15301(l)(1) of the California Environmental Quality Act (CEQA) Guidelines.
2. PUBLIC HEARING to consider Demolition No. 274 to demolish an approximately 950 square foot dwelling over 50 years of age, located at 1446 Sylvan Boulevard within the R-1 (Single Family Residential) District.

Chairman Heidelberg opened the Public Hearing.

Speaker, Ms. Barre asked if the trees located next to the structure were included in the demolition plans.

Associate Planner, Mr. Reilly, stated that the trees were not included in the demolition plans.

Chairman Heidelberg closed the Public Hearing.

Vice Chairman McNaughton, recommended that an option for relocation of the structure be added to the Conditions of Approval.

#### MOTION

It was moved by and Vice Chairman McNaughton, seconded by Commissioner Gonzales and carried by a 6-0 vote (Commissioner Brown absent) that Demolition Permit No. 274 is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15301(l)(1) and Section 15301(l)(4) of the CEQA Guidelines.

#### MOTION

It was moved by Vice Chairman McNaughton, seconded by Commissioner Gonzales and carried by a 6-0 vote (Commissioner Brown absent) that the Historic and Scenic Preservation Commission approve Demolition Permit No. 274, based on the Conditions of Approval this included the amended Conditions of Approval #3 as follows:

**The applicant shall explore the feasibility of and options for the potential relocation of the structure for a period of no more than thirty (30) days from this approval.** The building and any historic period elements that are in such a condition that would allow for reuse, including but not limited to doors, knobs, windows or decorative elements shall be offered in writing to a historic preservation organization such as the Redlands Area Historical Society or the Redlands Conservancy. Evidence of this offer is required to be provided to the Development Services Department prior to the issuance of a Demolition Permit.

#### **C. PROPERTY ONE, LLC, APPLICANT (PROJECT PLANNER: SEAN REILLY)**

1. Consideration of a Notice of Exemption pursuant to Section 15301(l)(1) of the California Environmental Quality Act (CEQA) Guidelines.
2. PUBLIC HEARING to consider Demolition No. 275 to demolish an approximately 1,500 square foot dwelling over 50 years of age, located at 1490 Sylvan Boulevard within the R-1 (Single Family Residential) District.

Chairman Heidelberg opened the Public Hearing.

Applicant, David Atchley, stated he was available for questions.

Chairman Heidelberg closed the Public Hearing.

#### MOTION

It was moved by and Vice Chairman McNaughton, seconded by Commissioner Gonzales and carried by a 6-0 vote (Commissioner Brown absent) that Demolition Permit No. 275 was exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15301(l)(1) and Section 15301(l)(4) of the CEQA Guidelines.

#### MOTION

It was moved by Vice Chairman McNaughton, seconded by Commissioner Gonzales and carried by a 6-0 vote (Commissioner Brown absent) that the Historic and Scenic Preservation Commission approve Demolition Permit No. 275, based on the Conditions of Approval.

**D. EDGAR E. EDWARDS, APPLICANT**  
(PROJECT PLANNER: LORALEE FARRIS)

1. Consideration of a Notice of Exemption pursuant to Section 15301(e) Of the California Environmental Quality Act (CEQA) Guidelines
2. PUBLIC HEARING to consider Certificate of Appropriateness No. 543 to construct a 166 square foot covered porch, a sixty (60) square foot covered pergola, and a new six foot (6') tall redwood fence with lattice running approximately 115 linear feet along the western property line, in the rear yard area, located at 314 West Olive Avenue in the R-3 (Multiple-Family Residential) District.

Chairman Heidelberg opened the Public Hearing.

Applicant, Mr. Edgar E. Edwards, stated he concurred with the Conditions of Approval and was available for questions.

Chairman Heidelberg closed the Public Hearing.

#### MOTION

It was moved by and Vice Chairman McNaughton, seconded by Commissioner Gonzales and carried by a 6-0 vote (Commissioner Brown absent) that Certificate of Appropriateness No. 543 was exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15301(e) and of the CEQA Guidelines.

#### MOTION

It was moved by Vice Chairman McNaughton, seconded by Commissioner Gonzales and carried by a 6-0 vote (Commissioner Brown absent) that the Historic and Scenic Preservation Commission approve Certificate of Appropriateness No. 543, based on the Conditions of Approval.

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

A. Presentation on the City's draft Historic Context Statement

Consultant, Ms. Mary Ringhoff from the Architectural Resources Group, gave a brief overview of the administrative draft of the Context Statement.

Principal Planner, Lorelee Farris, informed the commission of a tentative Historic Context Statement meeting scheduled for the week of June 12, 2017.

B. Informational Items provided by City Staff

Planning Manager, Brian Foote, reminded the Commission of the following off site meeting located at 1621 Garden Street ("Robert J. Dunn House"), scheduled for 7:00 p.m.

C. Commissioner Announcements

1. The Commission requested that two topics be placed on a future agenda for discussion: Mansionization and Gentrification.
2. The Commission requested California's new accessory dwelling unit law be placed on a future agenda for discussion.

**VII. ADJOURNMENT TO THE SPECIAL MEETING OF MAY 18, 2017, AT 7:00 PM.**

The meeting adjourned at 6:10 p.m. to the special meeting of the Historic and Scenic Preservation Commission on May 18, 2017, beginning at 7:00 p.m., located at 1621 Garden Street ("Robert J. Dunn House").

Respectfully Submitted

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Joni Mena  
Senior Administrative Technician

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Lorelee Farris  
Principal Planner