

**MINUTES:** of the Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held on May 4, 2023, at 6:00 p.m. are as follows:

**MEMBERS** Kurt Heidelberg, Chair  
**PRESENT:** Steven Holm, Vice Chair  
Greg Weissman, Commissioner  
Nathan Gonzales, Commissioner  
Lauren Bricker, Commissioner  
Justine Guidry, Commissioner  
Rose-Marie Raumin, Commissioner

**STAFF** Brian Foote, Planning Manager  
**PRESENT:** Laylee Hokmollahi, Junior Planner  
Jazmin Serrato, Junior Planner

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

The Commission was in full attendance.

## **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 Kurt Heidelberg opened the Public Comment Period. There were no comments forthcoming, and the Public Comment Period was closed.

## **III. APPROVAL OF MINUTES**

### **A. Meeting Minutes of April 6, 2023**

#### **MOTION**

It was moved by Commissioner Rose-Marie Raumin, seconded by Vice Chair Steven Holm, and carried a vote of 6-0 (Commissioner Raumin abstained) to approve the April 6, 2023, HSPC meeting minutes with corrections.

#### IV. OLD BUSINESS

##### A. KENNETH WINCHESTER, APPLICANT (PROJECT PLANNER: LAYLEE HOKMOLLAHI)

**Continued PUBLIC HEARING** to consider **Minor Certificate of Appropriateness No. 665** – A request to legalize/approve an existing six foot (6'0") high vinyl fence and vinyl rolling slide gate with galvanized steel frame located within the street-side setback along Grant Street. The subject property is located at 232 West Olive Avenue (APN: 0171-244-40-0000) within the Multiple-Family Residential (R-3) District and the Smiley Park Neighborhood Historic & Scenic District (Historic District No. 8). The proposal may qualify for exemption from environmental review in accordance with CEQA Guidelines Section 15303 (New Construction of Small Structures) or Section 15270 (Projects Which Are Disapproved).

Chair Heidelberg opened the Public Hearing.

Ms. Laylee Hokmollahi, Junior Planner, gave an overview and presentation on the proposal and stated she and the property owner were available for any questions.

Ms. Beverly Winchester, the property owner, gave an overview of her fencing and gate.

There were no public comments submitted by the audience or in writing.

The Commission discussed trellis choices with wood material, installation of wood veneer on the sliding gate, paint choices for the fence, and compatibility with the historic district. The applicant requested a continuance for more time to research her options for materials and installation methods.

Chair Heidelberg closed the Public Hearing.

#### MOTION

It was moved by Commissioner Weissman, seconded by Commissioner Bricker, to carry on a vote of 7-0 to continue the Certificate of Appropriateness No. 665 to the June 1, 2023, HSPC meeting.

#### V. NEW BUSINESS

##### A. DELMY SEGOVIA, APPLICANT (PROJECT PLANNER: LAYLEE HOKMOLLAHI, JUNIOR PLANNER)

**PUBLIC HEARING** to consider **Demolition No. 380** – A request to demolish an approximately 640 square-foot guest house, over 50 years of age, located at 1119 North Church Street (APN: 0167-271-11-0000) within the Single-

Family Residential (R-1) District. This proposal may qualify for exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15301(l)(4) (Existing Facilities) of the CEQA Guidelines.

Chair Heidelberg opened the Public Hearing.

Ms. Hokmollahi gave an overview and presentation of the proposal.

Mr. Jesse Basaro, representative, stated he was available for any questions.

There were no public comments submitted by the audience or in writing.

There was no further discussion from the Commission.

Chair Heidelberg closed the Public Hearing.

#### MOTION

It was moved by Commissioner Gonzales and seconded by Commissioner Weissman, to carry on a vote of 7-0 that the Historic and Scenic Preservation Commission adopt Resolution No. 2023-10, to determine that Demolition Permit No. 380 was exempt from environmental review under the California Environmental Quality Act (CEQA) Section 15301 (Existing Facilities) of the CEQA Guidelines and approve Demolition Permit No. 380 based on the facts within the staff report and subject to the Conditions of Approval.

**B. JIONGLEI WANG, APPLICANT**  
(PROJECT PLANNER: JAZMIN SERRATO, JUNIOR PLANNER)

**PUBLIC HEARING** to consider **Demolition No. 378** – A request to demolish an approximately 435 square-foot garage over 50 years of age located at 511 Alvarado Street (APN: 0173-041-04-0000) within the Suburban Residential (R-S) District. This proposal may qualify for exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15301(l)(4) (Existing Facilities) of the CEQA Guidelines.

Chair Heidelberg opened the Public Hearing.

Ms. Jazmin Serrato, Junior Planner, gave an overview and presentation of the proposal.

Mr. Jonathan Waley, representative, stated the applicant would like to demolish the structure because it is unsafe and is in disrepair.

Mr. Stephen Long, a resident, asked what the applicant wanted to build.

Ms. Kathy Ekema, a resident, stated as an owner of a historic home, homeowners know there are additional restrictions added to a historic property.

Mr. Luby Weaver, a resident, stated he was concerned with the intent of the property after the garage was demolished. He was concerned that the property owner would build rental units.

Mr. Robert Meals, a resident, stated he was concerned with the property owner building rental units. Mr. Meals stated the residents own seven vehicles and they all park on the street and inquired if they are going to build parking on-site for their household.

Mr. Daniel Haueter, a resident, agreed with the other speakers and believed the property owner intends to demo and then build rental units in the back. Mr. Haueter expressed concern that vehicle parking is inadequate with so many vehicles in the household.

Mr. Kevin O'Bryant, a resident, stated many of the neighbors have had to update their historical homes and have done so while protecting the home and district. Mr. O'Bryant believed the property owner is only concerned with his profit margin. If anyone looked into their backyard, they would see 3- to 5-foot tall weeds and piles of dirt where there was once a green lawn, a pool that had been drained that was surrounded with a fence covered in morning glories. The safety fence was removed, and the pool is a hazard.

Mr. Waley stated when his client bought the home it was already in disrepair and the home is in much better condition than it was a few months ago. The property is not zoned for multifamily.

Commissioner Bricker stated the home is within the National Register Historical District which automatically puts it on the California Registered District and may impact the Commission's decision. The existing garage is a replacement garage and would not be a contributing element to the district, and the Commission would not have the ability to object to the demolition.

Commissioner Bricker asked questions of staff regarding the California Environmental Quality Act. Mr. Brian Foote, Planning Manager, responded to Commissioner Bricker's questions.

Commissioner Gonzales believed in the past the Commission weighed in on the architectural compatibility of an Accessible Dwelling Unit (ADU) structure to make sure that the proposal did not have a negative impact on the home that was designated as a Historic Resource.

Chair Heidelberg closed the Public Hearing.

## MOTION

It was moved by Chair Heidelberg and seconded by Commissioner Bricker, to carry on a vote of 7-0 that the that the Historic and Scenic Preservation Commission adopt Resolution No.2023-07, to determine that Demolition Permit No. 378 was exempt

from environmental review under the California Environmental Quality Act (CEQA) Section 15301 (Existing Facilities) of the CEQA Guidelines and approve Demolition Permit No. 378 based on the facts within the staff report and subject to the Conditions of Approval.

**C. SEAN FORD INC., APPLICANT**

(PROJECT PLANNER: JAZMIN SERRATO, JUNIOR PLANNER)

**PUBLIC HEARING** to consider **Demolition No. 379** – A request to demolish an approximately 1,250 square-foot garage over 50 years of age located at 1124 E. Central Avenue (APN: 0170-251-30-0000) within the Village Center (VC) district of the Transit Villages Specific Plan. This proposal may qualify for exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15301(l)(4) (Existing Facilities) of the CEQA Guidelines.

Chair Heidelberg opened the Public Hearing.

Ms. Jazmin Serrato gave an overview and presentation on the demolition.

Mr. Jonathan Waley, representative, stated the garage is in disrepair and is an eye sore for the district.

There were no public comments submitted or discussion about the demolition application.

Chair Heidelberg closed the Public Hearing.

**MOTION**

It was moved by Commissioner Gonzales and seconded by Commissioner Weissman, to carry on a vote of 7-0 that the Historic and Scenic Preservation Commission adopt Resolution No. 2023-08, to determine that Demolition Permit No. 379 was exempt from environmental review under the California Environmental Quality Act (CEQA) Section 15301 (Existing Facilities) of the CEQA Guidelines and approved Demolition Permit No. 379 based on the facts within the staff report and subject to the Conditions of Approval.

**D. 1980 PARK AVE LLC, APPLICANT**

(PROJECT PLANNER: RYAN MURPHY, SENIOR PLANNER)

**PUBLIC HEARING** to consider **Demolition No. 370** – A request to demolish three residential structures over 50 years of age, consisting of a 2,675 square-foot house, 800 square-foot detached garage, and 500 square-foot shed, located at 1980 West Park Avenue (APN: 0292-153-20-0000) within the Commercial Industrial (EV/IC) district of the East Valley Corridor Specific Plan. This proposal may qualify for exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15301(l)(4) (Existing Facilities) of the CEQA Guidelines.

Chair Heidelberg opened the Public Hearing.

Mr. Foote gave an overview and presentation on the demolition.

Mr. Mark Stanson, the applicant, stated he was available for any questions.

There were no public comments submitted by the audience or in writing.

Chair Heidelberg closed the Public Hearing.

## MOTION

It was moved by Vice Chair Holm and seconded by Commissioner Guidry, to carry on a vote of 7-0 that the Historic and Scenic Preservation Commission adopt Resolution No. 2023-12, to determine that Demolition Permit No. 370 was exempt from environmental review under the California Environmental Quality Act (CEQA) Section 15301 (Existing Facilities) of the CEQA Guidelines and approve Demolition Permit No. 370 based on the facts within the staff report and subject to the Conditions of Approval.

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

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

Mr. Foote stated Demolition No. 357 located at 130 Sierra Vista Drive was denied by the HSPC and the applicant had appealed their decision. The appeal went to the City Council, the City Council voted to uphold the appeal, and overturned the HSPC's decision (therefore approving the demolition).

### **B. Commissioner Announcements**

Commissioner Weissman mentioned that he attended the Preservation Matters Symposium in Palm Springs on April 29-30 and gave details.

## **VII. ADJOURN TO REGULARLY SCHEDULED MEETING ON JUNE 1, 2023**

Chair Heidelberg adjourned the meeting at 7:11 P.M. to the next regularly scheduled meeting of June 1, 2023.

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Linda McCasland  
Administrative Analyst

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Brian Foote  
Planning Manager