

MINUTES: of the Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held on February 6, 2020, at 6:00 p.m. are as follows:

MEMBERS PRESENT: Kurt Heidelberg, Chairman
Angela Keller, Vice-Chairwoman
Nathan Gonzales, Commissioner
Kristine Brown, Commissioner
Lauren Weiss Bricker, Commissioner
Steven Holm, Commissioner

STAFF PRESENT: Brian Foote, Planning Manager
Loralee Farris, Principal Planner
Jocelyn Torres, Assistant Planner
Ivan Torres, Assistant Planner
Emily Elliott, Contract Planner
Paul Barich, Council Member

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. CEROMONIAL MATTERS

- A.** Election of Historic & Scenic Preservation Commission Chairperson and Vice Chairperson.

Commissioner Nathan Gonzales nominated Mr. Kurt Heidelberg as the Chairman of the Historic and Scenic Preservation Commission.

MOTION

It was moved by Commissioner Nathan Gonzales, seconded by Commissioner Kristine Brown and carried on 6-0 vote to nominate Mr. Heidelberg as Chairman.

Commissioner Gonzales nominated Ms. Angela Keller as Vice Chairwoman.

MOTION

It was moved by Commissioner Gonzales, seconded by Commissioner Brown and carried on 6-0 vote to nominate Ms. Keller as Vice Chairwomen.

IV. APPROVAL OF MINUTES

- A.** November 7, 2019

MOTION

It was moved by Commissioner Brown, seconded by Vice Chairwoman Angela Keller, and carried on a 6-0 vote to approve the minutes of November 7, 2019.

V. OLD BUSINESS

A. COREY STEIPEN, APPLICANT (PROJECT PLANNER: LORALEE FARRIS)

PUBLIC HEARING to consider **Certificate of Appropriateness No. 556** related to the installation of a five-foot-tall chain link fence along the front property line and property perimeter. The site is located within the Highland Avenue Historic and Scenic District at 1205 W. Highland Avenue in the R-S (Suburban Residential) District (APN: 0175-091-03-0000). This project may be exempt from environmental review pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) and 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.

Chairman Heidelberg opened the Public Hearing.

Ms. Lorelee Farris, Principal Planner, gave an update on Certificate of Appropriateness No. 556.

Mr. Corey Steipen, applicant, gave a presentation regarding the chain link fence located around the perimeter of the property. Mr. Steipen confirmed the chain link fence was installed for security purposes and the vegetation planted around the perimeter was intended to conceal the fence.

Commissioner Gonzales, expressed concern on the installation of the 5ft foot tall fence along the property perimeter. Commissioner Gonzales acknowledged the vegetation adds coverage to a substantial amount of the fence.

Speaker, Mr. Rock, resident, stated that the chain link fence is not permitted and not appropriate for the Historic property, and should not be allowed.

Chairman Heidelberg closed the Public Hearing.

MOTION

It was moved by Vice Chairwoman, Keller seconded by Commissioner Gonzales and carried on a 5-1 vote that the Historic and Scenic Preservation Commission had adopted an amended Resolution No.2020-04, which amends and clarifies the findings within the Resolution to specify that while chain link alone, as a material, is not historically appropriate, it is mitigated through the planting and on-going maintenance of California Privet plants and Italian Cypress trees, on both sides of the fence, to completely screen the material from view, and approved Certificate of Appropriateness No. 556 subject to the Conditions of Approval and found that the Certificate of Appropriateness No. 556 was exempt from further environmental review pursuant to Sections 15331 and 15301 of the CEQA Guidelines.

VI. NEW BUSINESS

A. CITY OF REDLANDS, APPLICANT (PROJECT PLANNER: EMILY ELLIOTT)

PUBLIC HEARING to consider **Demolition No. 318** to demolish an approximately 5,985 square-foot warehouse. The structure is over 50 years of age and is located at 31 West Stuart Avenue within Specific Plan 45 Town Center Historic District (APN: 0169-281-64-0000). This project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(L)(3) (Existing Facilities) of the CEQA Guidelines.

Chairman Heidelberg opened the Public Hearing.

Ms. Emily Elliott, Contract Planner, gave a brief presentation on Demolition No.318.

Chairman Heidelberg closed the Public Hearing.

MOTION

It was moved by Commissioner Gonzales, seconded by Commissioner Brown and carried on a 5-0 vote (Vice Chairwoman Keller recused) that the Historic and Scenic Preservation Commission had adopted Resolution No. 2020-02 and determined that Demolition No. 318 was exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines and approved Demolition Permit No. 318, based on the findings contained in the staff report, and subject to the Conditions of Approval.

B. PROPERTY ONE, LLC, APPLICANT (PROJECT PLANNER: EMILY ELLIOTT)

PUBLIC HEARING to consider **Certificate of Appropriateness No. 593** for various additions/alterations to the City Transfer and Storage Company Warehouse, known as Historic Landmark No. 134, related to constructing a new screened mechanical equipment area, 706 square foot patio, new arched opening for patio access, and a kitchen exhaust fan/take-up air unit, located at 440 Oriental Avenue in the SC (Service Commercial) District of Specific Plan No. 45 (APN: 0169-271-39-0000.) This project is exempt from environmental review pursuant to Sections 15331 (Historical Resource Restoration/Rehabilitation) and Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act Guidelines.

Chairman Heidelberg opened the Public Hearing.

Ms. Elliott, Contract Planner, gave a brief presentation on Certificate of Appropriateness No. 593.

Ms. Justine Leong, of the Architectural Resources Group, gave an update on the various additions and alteration to the City Transfer and Storage Company Warehouse.

Chairman Heidelberg closed the Public Hearing.

MOTION

It was moved by Commissioner Brown seconded by Vice Chairwoman Keller and carried on a 6-0 vote that the Historic and Scenic Preservation Commission had adopted Resolution No. 2020-01 and approved Certificate of Appropriateness No. 593 subject to the amended Conditions of Approval and found that the Certificate of Appropriateness No. 593 was exempt from further environmental review pursuant to Sections 15331 and 15301 of the CEQA Guidelines.

**C. BALBOA PARK PROPERTIES, LLC, APPLICANT
(PROJECT PLANNER: EMILY ELLIOTT)**

PUBLIC HEARING to consider **Demolition No. 343** to demolish an approximately 816 square foot single family dwelling over 50 years of age, located at 523 Ruiz Street (APN 0169-156-29-0000) within the Town Center (TC) District of the Downtown Specific Plan (Specific Plan No. 45). The project qualifies for exemption from environmental review in accordance with Section 15301(I)(1) (Existing Facilities) of the California Environmental Quality Act Guidelines.

Chairman Heidelberg opened the Public Hearing.

Ms. Emily Elliott, Contract Planner, gave a presentation on Demolition No. 343.

The Historic and Scenic Preservation Commission requested that that any additional demolitions on Ruiz Street be accompanied with additional historical background information on the Ruiz Street development that put individual demolitions on the street in context with the overall neighborhood, to include a survey of structures in the tract, photographs, site plans and any historical depictions of the tract, and the history of the street name.

Mr. Glenn Fearon, representative, concurred with the Commission's request to create a development package for each demolished structure.

Chairman Heidelberg closed the Public Hearing.

MOTION

It was moved by Commissioner Gonzales seconded by Commissioner Brown and carried on a 6-0 vote that the Historic and Scenic Preservation Commission had adopted Resolution No. 2020-05 and determined that Demolition No. 343 was exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines and approved Demolition Permit No. 343, based on the findings contained in the staff report, and subject to the Conditions of Approval.

VII. DISCUSSION, POSSIBLE ACTION, AND INFORMATION ITEMS

**A. MARKS ARCHITECTS, APPLICANT
(PROJECT PLANNER IVAN FLORES)**

An informational presentation for Conditional Use Permit No. 1139, a request to construct an approximately 3,000 square-foot drive-thru restaurant located at 1248 Wabash Avenue in the C-4 (Highway Commercial) District (APN: 0298-042017-0000 and 0298-042018-0000), The project will require the demolition of an existing commercial building that is over fifty (50) years of age which will require future review

of a subsequent demolition permit by the Historic and Scenic Preservation Commission.

Mr. Ivan Flores Assistant Planner gave a presentation on Conditional use Permit No. 1139.

**B. DRK ARCHITECTS, INC. APPLICANT
(PROJECT PLANNER JOCELYN TORRES)**

An informational presentation for Commission Review and Approval No. 907, a request to construct a 7,198 square-foot commercial building, located at 1702 West Park Avenue within the EVIC (Commercial Industrial) District of the East Valley Corridor Specific Plan (APN: 0292-155-22-0000). The project will require the demolition of an existing single-family residence and detached garage that are over fifty (50) years of age which will require future review of a subsequent demolition permit by the Historic and Scenic Preservation Commission.

Ms. Jocelyn Torres, Assistant Planner, gave a presentation on Commission Review and Approval NO. 907.

C. Informational items provided by City Staff

Mr. Brian Desatnik, Development Services Director, announced that City Council had appointed Mr. Greg Weissman as the new Historic and Scenic Preservation Commissioner. Commissioner Weissman is scheduled to participate at the Historic and Scenic Preservation Commission meeting Scheduled for March 5, 2020.

Mr. Desatnik briefly discussed Senate Bill 50, stating that the Senate Bill 50 had failed, but with a few revisions the bill may pass in the future.

D. Commissioner Announcements

Commissioner Gonzales, announced that the Lincoln Shrine Memorial 48th Annual Open House is scheduled for Saturday, February 8, 2020.

Commissioner Bricker, announced that Modernism Week 2020 is scheduled for February 13 - February 23, 2020. Modernism week will take place in Palm Springs.

Chairman Heidelberg, announced that the Society for California Archaeology 2020 Annual Meeting is scheduled for March 12, 2020 – March 15, 2020. The meeting will be located at the Riverside Convention Center.

VII. ADJOURN TO THE REGULARLY SCHEDULED MEETING ON MARCH 5, 2020

The meeting adjourned at 7:43 p.m. to the regularly scheduled Historic and Scenic Preservation Commission meeting of March 2, 2020.



Joni Mena
Senior Administrative Assistant



Lorelee Farris
Principal Planner