

**MINUTES:** of the Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held on March 4, 2021, at 6:00 p.m. are as follows:

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

**STAFF PRESENT:** Denise Davis, Council Member  
Brian Desatnik, Director  
Brian Foote, Planning Manager  
Loralee Farris, Principal Planner  
Sean Reilly, Senior Planner  
Jocelyn Torres, Assistant Planner

## **CALL TO ORDER AND ATTENDANCE**

The Commission was in full attendance. Chairman Heidelberg welcomed and introduced both Ms. Justine Guidry and Ms. Rose-Marie Raumin to the Commission. Both Commissioners gave the Commission a briefing of their background and experience.

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

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

Commissioner Lauren Bricker nominated Mr. Steven Holm as Vice Chairperson, there were no other nominations.

#### **MOTION**

It was moved by Commissioner Bricker, and seconded by Commissioner Nathan Gonzales that the Historic and Scenic Preservation Commission approve Mr. Holm as Vice Chairperson and carried on a vote of 7-0.

### **II. CEREMONIAL MATTERS - None**

### **III. PUBLIC COMMENT PERIOD**

(In accordance with the San Bernardino County Health Officer's Order, social distancing practices will be observed. Following public health recommendations to limit public gatherings during the Covid-19 pandemic, City Manager Charles M. Duggan, Jr., acting as the City of Redlands Emergency Services Director has directed that Historic and Scenic Board meetings be closed to the public until further notice or until the current local State of Emergency has been lifted. Chairperson Heidelberg will read all public comments, up to 250 words, into record if they are

received in accordance with the deadlines stated above.)

Chairperson Heidelberg inquired if there were any public comments on matters not on today's agenda. Mr. Brian Foote, Planning Manager, and Ms. Lorelee Farris, Principal Planner, confirmed they had not received any public comments. Chairperson Heidelberg closed the Public Comment Period.

#### **IV. APPROVAL OF MINUTES**

- A. November 5, 2020**
- B. December 17, 2020**
- C. January 7, 2021**

#### **MOTION**

It was moved by Commissioner Bricker and seconded by Vice Chairperson Holm and carried on a vote of 7-0 that the Historic and Scenic Preservation Commission approve the November 5<sup>th</sup>, 2020, December 17<sup>th</sup>, 2020 and January 7<sup>th</sup>, 2021 Historic & Scenic Preservation Commission meeting minutes.

#### **V. OLD BUSINESS**

##### **A. REDLANDS PALM INVESTMENT, LLC, APPLICANT (PROJECT PLANNER: SEAN REILLY)**

A recommendation to the Planning Commission on the impact to cultural resources for Tentative Parcel Map No. 20185, Tentative Tract Map No. 20305, and Conditional Use Permit No. 1143 which concerns the subdivision of a 8.8-acre parcel located at 301 W. Palm Avenue to develop a Planned Residential Development with a total of 30 new residential lots for new single-family development in the R-S (Suburban Residential) District.

Chairperson Heidelberg opened the Hearing.

Commissioner Gonzales and Commissioner Bricker recused themselves due to a potential conflict of interest.

Mr. Sean Reilly, Senior Planner, gave an overview and presentation on the project.

Chairperson Heidelberg inquired if there were any public comment letters received for this project.

Mr. Reilly confirmed that there were and read the public comments into the record. The following comments were received and are on file in the Development Services Department.

- LuAnn and Robert Benton indicated that they lived next door to the project site and expressed concern regarding the perceived level of apathy by the developer; the

lack of changes made by the developer in the project design to address comments and concerns from the Commission and members of the public; the concern regarding the lack of watering and maintenance of the existing citrus grove.

- Cynthia Hoghaug expressed concern regarding the neglect of the existing citrus grove on-site and indicated a need to protect it an important scenic area; indicated that the project did not fit into the neighborhood, that the density was too high, that the proposed dwelling units do not front Palm Avenue, and indicated that they felt a gated community would not be consistent with the area.
- Brad Events expressed the importance of the existing citrus grove, as one of the last of its kind, and indicating that its loss would eliminate another piece of Redlands history; indicated concern regarding the lack of watering of the citrus grove.
- Richard O'Donnell expressed concern regarding irregular irrigation of the existing citrus grove and indicated that the City's Citrus Preservation Commission might be able to provide additional insight on the grove and citrus preservation.
- Tim and Dana Strunk expressed their concerns regarding the proposed project, including the potential loss of a significant portion of the citrus grove, the small lot sizes proposed, the need for additional landscaping as part of the project in the form of mature trees and lush greenery that would blend in with the current neighborhood aesthetic, the inconsistency of a gated community or block perimeter walls in the neighborhood; expressed concern that the City will not value the preservation of this site and its context within the neighborhood. Mr. and Ms. Strunk recommended a 10,000 square foot minimum lot size, a lower density of homes, the completion of an Environmental Impact Report, and review by the Citrus Preservation Commission.

Chairperson Heidelberg inquired whether the Commission had any further questions. No further questions were brought up by the Commission. Chairperson Heidelberg indicated that the resolution was very clear.

Chairman Heidelberg closed the Hearing.

## MOTION

It was moved by Vice Chairperson Holm and seconded by Commissioner Weissman and carried a vote of 5-0 (Commissioner Gonzales and Commissioner Bricker recused) that the Historic and Scenic Preservation Commission adopt Resolution No. 2021-01, finding that the Mitigated Negative Declaration and Cultural Resources Assessment prepared for Tentative Parcel Map No. 20185, Tentative Tract Map No. 20305, and Conditional Use Permit No. 1143, for the subdivision of an 8.8-acre parcel located at 301 W. Palm Avenue does not adequately address impacts to Cultural and Historic Resources.

Commissioner Gonzales and Commissioner Weissman returned to the Commission.

## VI. NEW BUSINESS

### A. DKC ARCHITECTS, INC., APPLICANT (PROJECT PLANNER: JOCELYN TORRES)

**PUBLIC HEARING** to consider **Demolition Permit No. 341** to demolish an approximately 1,650 square foot single-family residence and a 600 square foot garage over 50 years of age located at 1702 West Park Avenue within the EV/IC (Commercial Industrial) District of the East Valley Corridor Specific Plan (APN: 0292-155-22-0000). The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(L)(1) and L(4) (Existing Facilities) of the CEQA Guidelines.

Chairperson Heidelberg opened the Public Hearing.

Ms. Jocelyn Torres, Assistant Planner, gave an overview and presentation on Demolition No. 341.

Chairperson Heidelberg asked the Commission if there were any questions.

Commissioner Bricker stated the property reflects a pride of ownership and shared additional historical information she had learned about the property, which included 1954 Directory information reflecting the resident as Robert Garcia, a fuel superintendent for Redlands Select, and his wife Lucy Bell, a member of a prominent Latino family, known as the Nuñez family. Commissioner Bricker recommended the property be documented with A.K. Smiley Public Library, before it's demolished, using the Department of Parks & Recreation (DPR) forms.

Commissioner Gonzales agreed with Commissioner Bricker's comments regarding documenting the history of the property for the A.K. Smiley Public Library.

Chairperson Heidelberg concurred and requested a modification to the Conditions of Approval to reflect this requirement.

Commissioner Bricker asked for high quality photographs and map that places the buildings on the site. Chairperson Heidelberg suggested that the DPR forms include a Primary Record (DPR 523A), a Building, Structure and Object Record (DPR 523B) for each of the buildings, a Photograph Record (DPR 523I), and a Sketch Map (DPR 523K). Commissioner Bricker concurred that these forms would be adequate.

Chairman Heidelberg closed the Public Hearing.

## MOTION

It was moved by Commissioner Gonzales and seconded by Vice Chairperson Holm and carried on a vote of 7-0 that the Historic and Scenic Preservation Commission approve Demolition No. 341. This includes the modified Condition of Approval Nos. 4 and 5 as follows:

4. Prior to the issuance of any permits, the applicant shall submit Department of Recreation (DPR) forms from the State Office of Historic Preservation for the single-family residence and the garage to the Development Services Department, including DPR 523A (Primary Record), Building, Structure and Object Record (DPR 523B), DPR 523I (Photograph Record), DPR 523J (Location Map), and DPR 523K (Sketch Map) that provide a full historic record of the property.
5. Prior to the issuance of any permits, the applicant shall submit high quality photographs of the single-family residence and the garage to the Development Services Department.

**B. REDLANDS COMMUNITY HOSPITAL, APPLICANT**  
(PROJECT PLANNER: SEAN REILLY)

**PUBLIC HEARING** to consider **Demolition No. 349** to demolish an existing single family residence that is approximately 2,235 square-feet and a 440 square foot detached garage. The structure is over 50 years of age (Built in 1959) and is located at 480 Terracina Blvd within the Suburban Residential (R-S) District (APN: 0172-141-07-0000). This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (L)(1) (Existing Facilities) of the CEQA guidelines.

Chairman Heidelberg opened the Public Hearing.

Mr. Reilly gave an overview and presentation on Demolition No. 349.

There was no discussion from the Commission.

**MOTION**

It was moved by Commissioner Gonzales and seconded by Commissioner Bricker that the Historic and Scenic Preservation Commission adopt Resolution No. 2021-03 approving Demo 349, based on the facts within the staff report and subject to the Conditions of Approval.

**C. REDLANDS COMMUNITY HOSPITAL, APPLICANT**  
(PROJECT PLANNER: SEAN REILLY)

**PUBLIC HEARING** to consider **Demolition No. 350** to demolish an existing single family residence that is approximately 1,816 square-feet and a 500 square foot detached garage. The structure is over 50 years of age (Built in 1959) and is located at 490 Terracina Blvd within the Suburban Residential (R-S) District (APN: 0172-141-08-0000). This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (L)(1) (Existing Facilities) of the CEQA guidelines.

Chairman Heidelberg opened the Public Hearing.

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

There was no discussion from the Commission.

#### MOTION

It was moved by Commissioner Bricker and seconded by Commissioner Gonzales and carried on a vote of 7-0 that the Historic and Scenic Preservation Commission adopt Resolution No. 2021-04 approving Demolition Permit No. 350, based on the facts within this staff report and subject to the Conditions of Approval.

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

#### **A. Review of the 2019-2020 Certified Local Government Annual Report**

Ms. Lorelee Farris, Principal Planner, gave an overview of the Certified Local Government Annual Report. Commissioner Gonzales, Commissioner Bricker and Chairman Heidelberg thanked staff for the report and their hard work and professionalism.

#### MOTION

It was moved by Commissioner Gonzales, and seconded by Vice Chairperson Holm and carried on a vote of 7-0 that the Historic and Scenic Preservation Commission accept the 2019-2020 Annual Report and direct staff to forward the final report to the Office of Historic Preservation.

#### **B. Informational items provided by City Staff - None**

#### **C. Commissioner Announcements**

Commissioner Gonzales stated the A.K. Smiley Public Library does a monthly webinar series on history related items, and can be found under A.K. Smiley Public Library's special collections YouTube channel.

Council Member Denise Davis stated she appreciates staffs hard work and diligence and looks forward to being the liaison on the meetings to come.

### **VIII. ADJOURN TO REGULARLY SCHEDULED MEETING ON APRIL 1, 2021**

Chairman Heidelberg adjourned the meeting at 7:04 p.m. to the regularly scheduled meeting on April 1, 2021.



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Linda McCasland  
Administrative Analyst

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Lorelee Farris  
Principal Planner