

MINUTES: of the Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held on July 1, 2021, at 6:00 p.m. are as follows:

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

STAFF PRESENT: Loralee Farris, Principal Planner
Sean Reilly, Senior Planner

I. CALL TO ORDER AND ATTENDANCE

The Commission was in full attendance.

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.)

Chairman Heidelberg inquired if there were any Public Comments. There were no Public Comments forthcoming and the Public Comment Period was closed.

IV. APPROVAL OF MINUTES

- A. March 4, 2021**
- B. June 3, 2021**

It was moved by Commissioner Bricker and seconded by Commissioner Gonzales and carried a vote of 7-0 to approve the March 4, 2021 and June 3, 2021 Historic & Scenic Preservation Commission meeting minutes.

V. OLD BUSINESS - None

VI. NEW BUSINESS

- A. PROPERTY RENEWABLE ENERGY PARTNERS, APPLICANT
(PROJECT PLANNER: SEAN REILLY)**

PUBLIC HEARING to consider **Certificate of Appropriateness No. 618** for the construction of an approximately 1,200 square-foot detached metal solar carport structure. The project is located at 503 Brookside Avenue, and the property is listed as Historic Resource No. 101 within in the A-P (Administrative and Professional Office) District (APN: 0171-221-25-0000). This project is exempt pursuant to Section 15303 (New Construction or Conversion of Small Structures), Section 15301 (Existing Facilities), and Section 15331 (Historical Resource Restoration/Rehabilitation) of the California Environmental Quality Act Guidelines.

Chairman Heidelberg opened the Public Hearing.

Mr. Sean Reilly gave an overview and presentation on Certificate of Appropriateness No. 618.

Chair Heidelberg asked staff for clarification on the applicability of how CEQA exemption Section 15331 of the California Environmental Quality Act Guidelines applies to the project. Ms. Farris stated that Section 15331 applies to rehabilitation of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and the proposed project utilizes the rehabilitation section of the Secretary of Interior's Standards because the project involves new related construction on a designated historic resource.

Commissioner Bricker requested clarification on the total height of both the structure and the building. Mr. Reilly stated the proposed structure is sixteen feet in height. Ms. Farris said the primary building is between eighteen and twenty feet and is taller than the proposed carport. Ms. Farris also clarified that the height of the carport structure was driven by the need to provide adequate clearance for vehicles to access the van accessible parking stall.

Vice Chairman Holmes inquired if there is any additional equipment associated with the solar panels on the carport that would be attached to the primary building. Mr. Reilly stated there would be conduit and an electrical panel typical of a solar installation on the rear, where it would not be visible from the street.

Chair Heidelberg inquired if there were any Public Hearing comments. There were no Public Hearing comments forthcoming and the Public Hearing was closed.

MOTION

It was moved by Commissioner Gonzales and seconded by Commissioner Raumin and carried a vote of 7-0 that the Historic and Scenic Preservation Commission approve Certificate of Appropriateness No. 618 and adopt Resolution No. 2021-08, based on the facts within this staff report and subject to the Conditions of Approval.

**B. CITY OF REDLANDS, DEVELOPMENT SERVICES DEPARTMENT, APPLICANT
(PROJECT PLANNER: LORALEE FARRIS)**

Consideration of Resolution No. 2021-09, an update to the Certificate of Appropriateness Minor and Major Improvement Checklist. This project is exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines.

Chairman Heidelberg opened the item for an overview.

Ms. Farris gave an overview on the Minor and Major Certificates of Appropriateness applications, the existing checklist that has been utilized by staff, and the proposed updates to the checklist.

Chairman Heidelberg inquired if there is a difference in using language that references street visibility versus public right of way visibility. Ms. Farris said it was not intended to be a difference just an update on the terminology. Chairman Heidelberg requested the language be changed to street verses the public right of way.

Commissioner Bricker requested clarification on the intended meaning of the category for “alteration of a major wall material” under “Major Certificates of Appropriateness” in comparison to “new fences or walls” under “Minor Certificates of Appropriateness.” Ms. Farris indicated that the former referred to the alteration of a wall material on the façade of a structure, which would require a Major Certificates of Appropriateness, whereas the latter would cover the installation of new fences or masonry walls, which would be a Minor Certificates of Appropriateness. Ms. Farris also stated that clarification could be made to the checklist to specify that the alteration of a wall material applied to the wall material on the façade of a structure.

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 approve Resolution No. 2021-09, approving the updated Major/Minor Checklist for Certificate of Appropriateness applications, and will include the comments of the Commission.

VII. DISCUSSION, POSSIBLE ACTION, AND INFORMATION ITEMS

A. Informational items provided by City Staff

Ms. Farris stated that the Historic & Scenic Preservation Commission will resume in-person meetings beginning in August 2021.

B. Commissioner Announcements

Commissioner Bricker provided an update of on the preservation of historic Harada House, located in the city of Riverside.

VIII. ADJOURN TO REGULARLY SCHEDULED MEETING ON AUGUST 5, 2021

Chairman Heidelberg adjourned the meeting at 6:36 p.m. to the regularly scheduled meeting on August 5, 2021.



Linda McCasland
Administrative Analyst

Lorelee Farris
Principal Planner