

MINUTES: of the Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held on February 3, 2022, at 6:00 p.m. are as follows:

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

STAFF PRESENT: Brian Foote, Planning Manager
Loralee Farris, Principal Planner
Sean Reilly, Senior Planner
Jocelyn Torres, Associate Planner

I. CALL TO ORDER AND ATTENDANCE

The Commission was in full attendance, with the exception of Commissioner Lauren Weiss Bricker who was excused.

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

Commissioner Nathan Gonzales nominated Kurt Heidelberg as Chairman and Steven Holm as Vice Chairperson, there were no other nominations.

MOTION

It was moved by Commissioner Gonzales to appoint Kurt Heidelberg as Chairman, it was seconded by Vice Chairman Steven Holm and carried a vote of 6-0 (Commissioner Bricker absent) to approve the nomination.

It was moved by Commissioner Gonzales to appoint Steven Holm as Vice Chairman, it was seconded by Commissioner Rose-Marie Raumin and carried a vote of 6-0 (Commissioner Bricker absent) to approve the nomination.

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)

Chairman Kurt Heidelberg opened the Public Comment Period. There were no public comments forthcoming and the Public Comment Period was closed.

III. APPROVAL OF MINUTES

A. January 6, 2022

MOTION

It was moved by Vice Chairman Holm and seconded by Commissioner Justine Guidry and carried a vote of 6-0 (Chairman Bricker absent) to approve the January 6, 2022 HSPC meeting minutes.

IV. OLD BUSINESS - None

V. NEW BUSINESS

A. DAVID KELLY, APPLICANT (PROJECT PLANNER: SEAN REILLY)

PUBLIC HEARING to consider **Certificate of Appropriateness No. 642** – A request for a façade remodel and exterior improvements to an existing building located at 19 North 5th Street (formerly Oscar’s Mexican Restaurant). The existing building shares the 5,900 square-foot parcel (APN: 0171-121-10-0000) with Historic Resource No. 33 located at 24 E. State Street. The project qualifies for exemption from environmental review in accordance with Section 15331 (Historical Resource Restoration/Rehabilitation) and Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.

Chairman Heidelberg opened the Public Hearing for comments or questions.

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

Chairman Heidelberg inquired if there were any questions for staff.

Vice Chairman Holm inquired if there were any historic photographs that showed the original store front. Mr. Reilly stated that there were no photographs submitted by the applicant.

Mr. David Higginson, Architect, came forward and stated that they are proposing a facade that is unique. Mr. Higginson stated that the owner has a fondness for the Thirteenth Century European architecture and that influenced the proposed design.

Commissioner Raumin inquired on outdoor seating and if it would impede on any of the foot traffic. Mr. Reilly stated that any outdoor seating would be required to obtain separate permits, approvals, and agreements as required and is only shown with the Certificate of Appropriateness application for reference of the applicant’s intent. Mr. Reilly said that if it was approved, it would be required to be consistent with Americans with Disabilities Act (ADA) standards. Ms. Lorelee Farris, Principal Planner, stated that these details are included within the Conditions of Approval.

Commissioner Greg Weissman inquired about the texture and color of the stucco. Mr. Higginson stated that it’s a smooth texture plaster keeping with the European architecture with a monochromatic appearance that the applicants were fond of. He said they added differential color and accents to add a bit of character that keeps with the rest of downtown, yet sets it apart with a clean and simple appearance.

Chairman Heidelberg stated that he was a bit concerned about the treatment on the side of the building and alley with the refinishing of the stucco and paint. He stated that it would break the continuity and appeal with the exposed brick. Chairman Heidelberg inquired if the applicant considered removing the existing stucco on this facade and having it resemble the alley. Mr. Higginson stated that he doesn’t believe the owner would be opposed to doing things differently and it would be something they could consider.

Ms. Farris encouraged that if the stucco were to be removed, that the removal first be evaluated

structurally to ensure the stucco could be removed without deteriorating the underlying brick.

Commissioner Weissman asked if there was any earthquake retrofitting that needed to be done to the building. Mr. Higginson stated they are addressing those items in their structural plans and plan to retrofit per code.

Chairman Heidelberg said that he was concerned with the color of the stucco and suggested making it less bright in color. Chairman Heidelberg considered adding a Condition of Approval.

Mr. Reilly stated that a Condition of Approval could be added, but the intent of the condition would need to be clear and the applicant would need to agree with them.

Vice Chairman Holm concurred with Chairman Heidelberg's suggestions.

Commissioner Justine Guidry inquired on the color wrapping around the side of the building to the brick area, and requested clarification. Chairman Heidelberg suggested to create a transition and less contrast. Chairman Heidelberg stated that his original thought was to remove the stucco, but recognized that doing so may jeopardize the structural integrity. Chairman Heidelberg suggested that instead of the bright and contrasting color to the exposed brick and mural, a darker color along the alley way be utilized.

Mr. Higginson believed the suggestions would be acceptable to the owner. Mr. Higginson said that they will try to maintain the brick in the alcove area, and have a darker or accent color option that would transition well from the monochromatic up front.

Chairman Heidelberg recommended adding the Condition of Approval to provide an alternative color scheme and make it less of a bright contrast color.

Chairman Heidelberg closed the Public Hearing.

MOTION

It was moved by Commissioner Holm, and seconded by Commissioner Raumin and carried on a vote of 6-0 (Chairman Bricker absent) that the HSPC approve Resolution No. 2022-06, finding that the project was exempt from further environmental review pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) and Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines, and approve Certificate of Appropriateness No. 642, subject to the conditions of approval, this includes the modified Condition of Approval No.7 as follows:

7. The applicant shall work with City staff to provide an alternative color scheme for the alley portion of the building. Prior to the issuance of a building permit, the applicant shall submit darker or accent color options to City staff with color samples with the intent of creating a transition from the eastern elevation of the building to the southern elevation (alley).

B. DIVY HOSPITALITY, INC., APPLICANT (PROJECT PLANNER: JOCELYN TORRES)

An informational presentation for **Commission Review and Approval No. 931** – A request to construct a hotel for Tru Hotel by Hilton with 90 guest rooms and a total of 40,415 square feet, four stories high (50'9" to top of parapet), and related site improvements including parking lot, landscaping, and lighting on two parcels that will be merged into one lot totaling 1.52 acres. The project site is located on the south side of West Colton Avenue at Columbia Street and including 719 N. Eureka Street within the C-4, Highway Commercial District (APNs: 0169-142-07-0000 and 0169-

155-05-0000). The project will require the demolition of an existing single-family residence that is over fifty (50) years of age located at 719 N. Eureka St. (APN: 0169-155-05-0000) which will require future review of a subsequent demolition permit by the Historic and Scenic Preservation Commission.

Chairman Heidelberg opened the Public Hearing for comments or questions.

Ms. Jocelyn Torres, Associate Planner, gave a project informational presentation.

Chairman Heidelberg inquired if there were any comments or questions for staff.

Chairman Heidelberg stated that it's likely that the Commission will ask the applicant to have an Architectural Historian record the property through DPR forms.

Chairman Heidelberg closed the Public Hearing.

VI. DISCUSSION, POSSIBLE ACTION, AND INFORMATION ITEMS

- A. Informational items provided by City Staff - None
- B. Commissioner Announcements - None

VII. ADJOURN TO REGULARLY SCHEDULED MEETING ON MARCH 3, 2022

Chairman Heidelberg adjourned the HSPC meeting at 6:32 P.M. to the next regularly scheduled meeting of March 3, 2022.

Alma Morales
Administrative Assistant II

Loralee Farris
Principal Planner