

REQUEST FOR HISTORIC AND SCENIC PRESERVATION COMMISSION ACTION

IV.A. REDLANDS RAILWAY DISTRICT, LLC, APPLICANT

Continued **PUBLIC HEARING** to consider **Certificate of Appropriateness No. 643** to develop two commercial retail buildings totaling approximately 6,591 square feet (West Building with 3,053 sq. ft. and East Building with 3,898 sq. ft.) on a 0.68-acre project site located at 347 Orange Street (APN: 0169-281-39-0000), sharing the parcel with Historic Landmark Nos. 38 and 40 (Santa Fe Railway Station and Old Chamber of Commerce Building), at the northwest corner of Third Street and Shoppers Lane, in the Town Center – Historic (TC-H) District of the Downtown Specific Plan (Specific Plan No. 45). The project qualifies for exemption from environmental review in accordance with Section 15303 (New Construction of Small Structures) of the California Environmental Quality Act Guidelines.

HISTORIC AND SCENIC PRESERVATION MEETING: January 6, 2021

Planner: Emily Elliott, AICP, Contract Planner

Reviewed by: Loralee Farris, Historic Preservation Officer 

PROCEDURE FOR PUBLIC HEARING

1. Chairperson declares the meeting open as a public hearing.
2. Chairperson calls upon staff for report.
3. Chairperson calls for questions/comments from members of the Commission.
4. Chairperson calls upon applicant, or its representative, for comments/testimony.
5. Chairperson calls for comments/questions/testimony from members of the public (3 minutes per speaker).
6. Chairperson calls upon the applicant, or representative, for rebuttal comments (5 minutes).
7. Chairperson closes the public hearing.
8. Commission considers the motion(s) and votes.

SYNOPSIS

1. Historic Designation: The Chamber of Commerce Building (347 Orange Street), the subject building, is a contributor to the National Register-listed Santa Fe Depot Historic District and is Historic Landmark No. 40. The adjacent building to the north, 351 Orange Street (Santa Fe Railroad Station), is an individually designated historic property on the National Register as a contributor to the Santa Fe Depot Historic District and is identified as Historic Landmark No. 38.

2. Existing Land Use: The portion of the site proposed for development is currently vacant.

3. Historic and Scenic Preservation Commission submittal dates:
 - (A) Date Submitted: November 18, 2021
 - (B) Date Accepted as Complete: November 18, 2021
 - (C) Historic and Scenic Preservation Commission Meeting: December 2, 2021
January 6, 2022

4. Attachments:
 - (A) Redesigned Renderings Plans
 - (B) Staff Report Package from December 2, 2021
 - (C) Resolution No. 2022-05, with Conditions of Approval

PROPOSAL

The applicant is proposing to construct two new buildings, surface parking, and to install related landscaping improvements on a vacant portion of 347 Orange Street at the westerly portion of the property. This parcel also contains two Historic Landmarks, the Santa Fe Depot (Historic Landmark No. 38) and Old Chamber of Commerce Building (Historic Landmark No. 40). The subject site is rectangular in shape and both landmark buildings are oriented to the east fronting on Orange Street. The proposed project would make use of vacant space on the west end of the parcel. The proposal includes the construction of:

- Two commercial retail buildings totaling approximately 6,591 square feet (West Building with 3,053 sq. ft. and East Building with 3,898 sq. ft.)
- Surface parking lot
- A brick plaza between the buildings;
- Outdoor patios
- Planters, landscaping, and hardscape improvements

BACKGROUND

The Historic and Scenic Preservation Commission considered this application at its December 2, 2021 meeting. The Commission found the project to be consistent with State and local guidelines for new construction on historic properties, however the Commission requested the applicant modify the roof structures of both buildings by reducing the height of the shed roof and sawtooth roof structures to reduce their visual impact from the rail line. The applicant agreed to facilitate this request and the public hearing was continued

to January 6, 2022. The modified plans are included in Attachment A, and the staff report package from December 2, 2021 is included as Attachment B.

ANALYSIS

The original submittal proposed roof structures with a height of approximately 8 feet. The applicant has revised each roof structure to reduce the height by approximately three and a half feet. The original and revised concepts are shown below.



Figure 1 - Original Design



Figure 2 - Modified Design

The modifications proposed to the roof structures of each building remain consistent with the guidelines and principals for new construction on historic properties. The redesigned concept addresses the Commission's concerns over the exaggerated design of the original shed and sawtooth roof structures.

ENVIRONMENTAL REVIEW

The proposed project is Class 3 exempt from the requirements of the California Environmental Quality Act's (CEQA) guidelines pursuant to Sections 15303. Section 15303 exempts the construction of small commercial structures under 10,000 square feet.

STAFF RECOMMENDATION

Staff recommends that the Historic and Scenic Preservation Commission approve Certificate of Appropriateness No. 643, subject to the recommended conditions of approval.

MOTION

If the Historic and Scenic Preservation Commission deems it appropriate, staff recommends the following motion:

"I move that the Historic and Scenic Preservation Commission adopt Resolution No. 2022-05, determining that the project is exempt from further environmental review pursuant to Sections 15303 of the CEQA Guidelines and approving Certificate of Appropriateness No. 643, based on the information contained with the staff report and subject to conditions of approval."

ATTACHMENT A

Redesigned Rendering Plans



3RD STREET SOUTH RETAIL BUILDINGS
REDLANDS RAILWAY DISTRICT, LLC
REDLANDS, CALIFORNIA

12/8/21

sgh
ARCHITECTS

707 BROOKSIDE AVENUE
REDLANDS CA 92373
P: 909 375 3030
sgharch.com



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ATTACHMENT B

Staff Report Package from December 2, 2021

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CONCEPT OF VACUUM

Location Map

Attachment A

Location and aerial map

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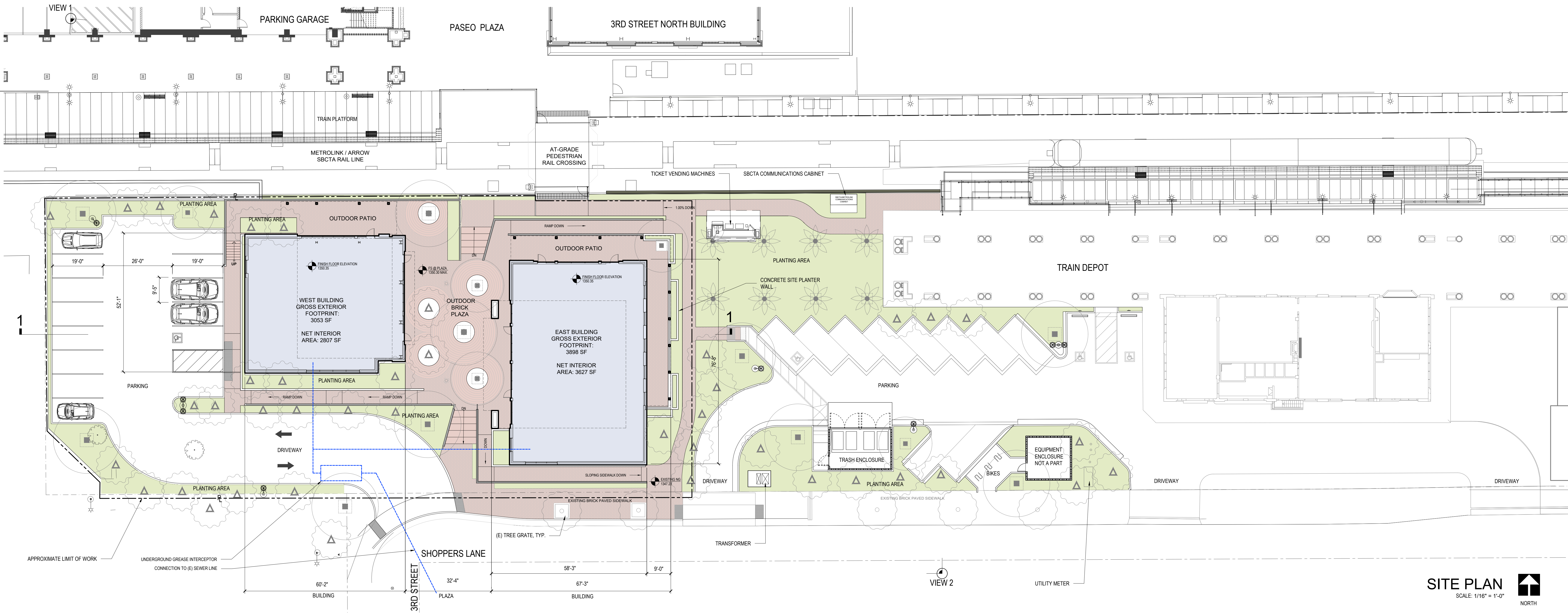
ATTACHMENT "B"

Santa Fe Depot Historic District National Register Form

(Due to the large size of this file, it has been included as a separate attachment and is also available for view at the Development Services Department)

ATTACHMENT "C"

Architectural Plans



PROJECT DESCRIPTION

PROJECT: 3RD STREET SOUTH RETAIL BUILDINGS

DESCRIPTION: (2) NEW ONE-STORY COMMERCIAL BUILDINGS

LOCATION: WEST OF HISTORIC RAILWAY DEPOT IN REDLANDS, CA

EXISTING GENERAL PLAN DESIGNATION: COMMERCIAL

EXISTING ZONING DESIGNATION: COMMERCIAL / SP45 / TC

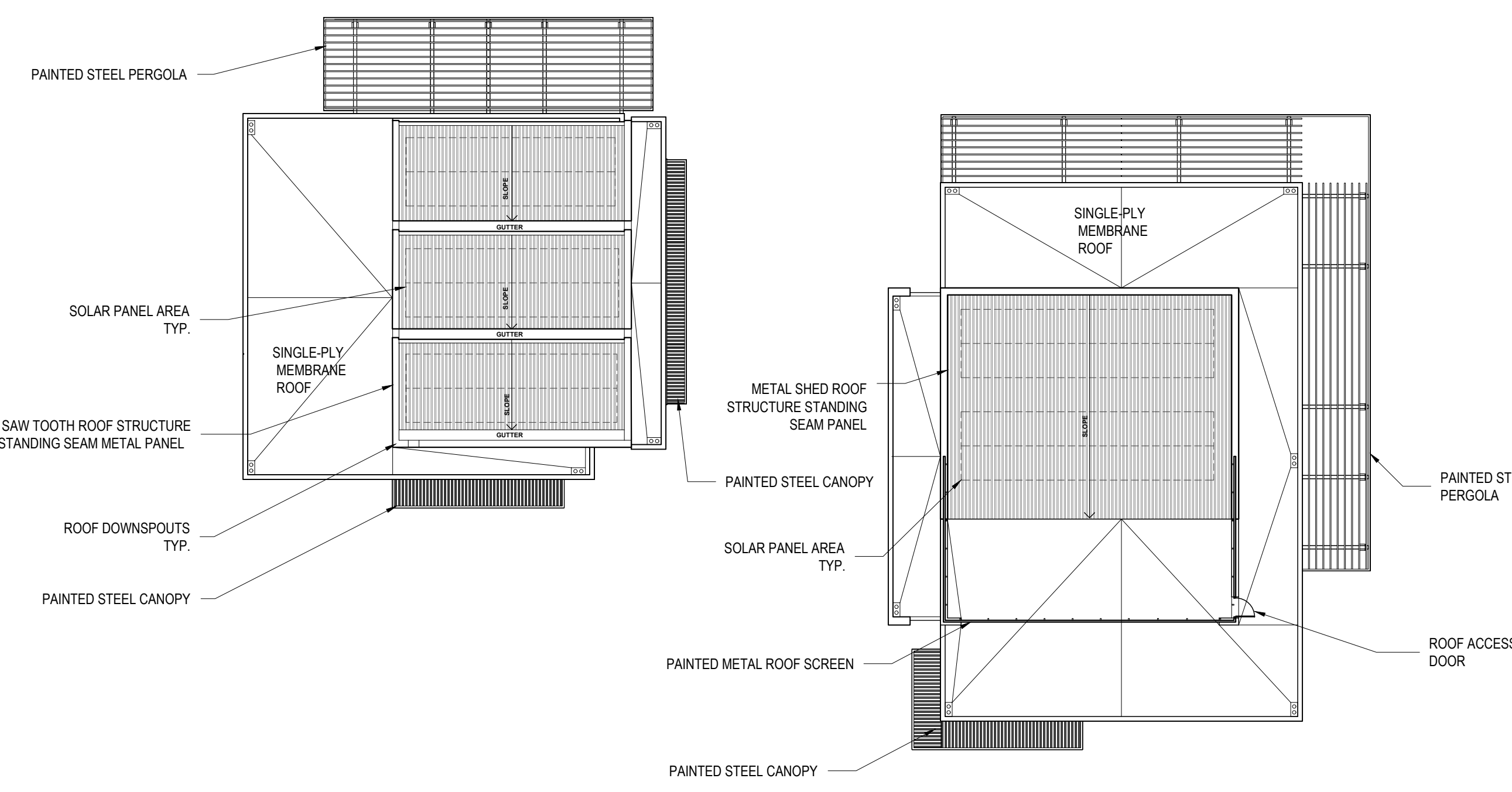
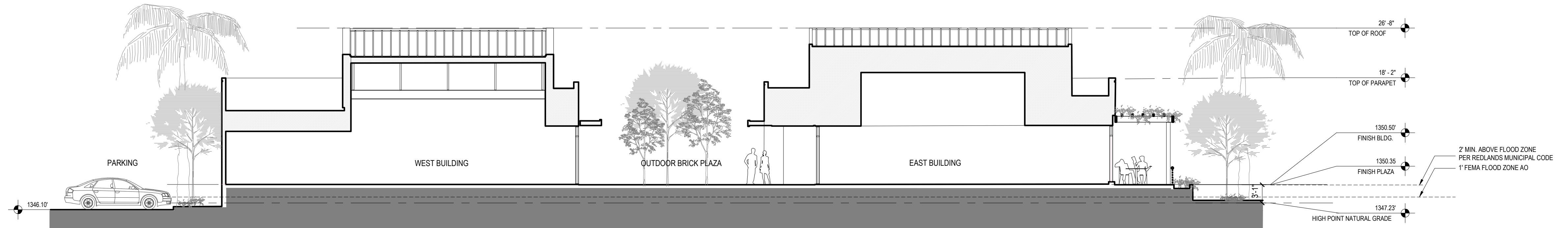
SURROUNDING ZONING & LAND USES: COMMERCIAL SP45 / TC

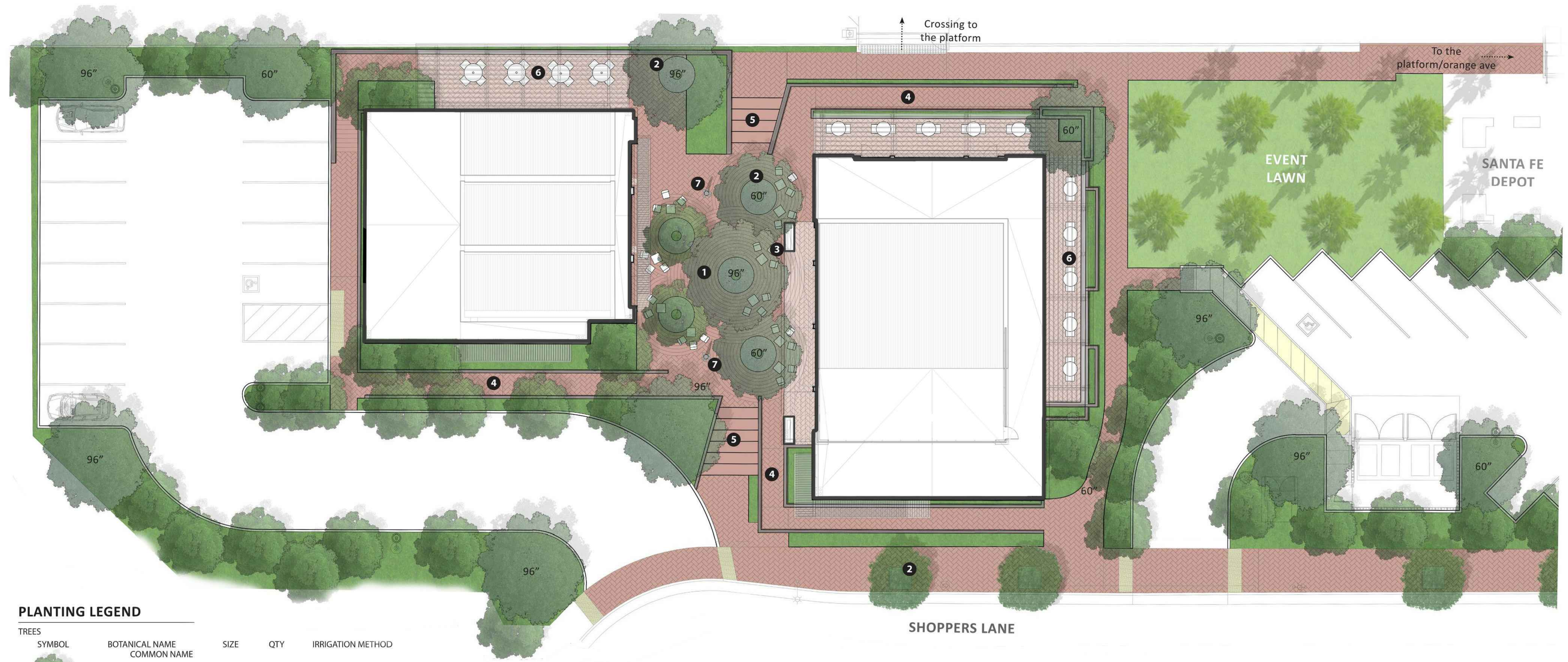
GROSS LOT AREA: 45,748 SF (1.05 AC)
NET LOT AREA: 41,748 SF (0.95 AC)

PROPOSED BUILDING AREA: 6,951 SF

LOT COVERAGE CALCULATION: BLDG FOOTPRINT AREA: 6,951 SF
TOTAL NET LOT AREA: 41,748 SF
TOTAL LOT COVERAGE: 16.5%

PROPOSED NUMBER OF STORES: ONE (1)





PLANTING LEGEND

TREES				
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	IRRIGATION METHOD
	<i>Eucalyptus citriodora</i> Lemon Scented Gum	15 Gal.	37	Bubbler
	<i>Platanus x acerifolia</i> Sycamore	48" Box	4	Bubbler
	<i>Phoenix dactylifera</i> Date Palm	25' BTB	8	Bubbler
	<i>Quercus agrifolia</i> Coast Live Oak	60" Box 96" Box	6 8	Bubbler
SHRUBS AND GROUNDCOVER				
	<i>Dietes bicolor</i> Fortnight Lily			Sod
	<i>Raphiolepis indica</i> 'Clara' Indian Hawthorn			
	<i>Trachelospermum jasminoides</i> Star Jasmine			
VINES				
	<i>Bougainvillea</i> Bougainvillea			
	<i>Parthenocissus tricuspidata</i> Boston Ivy			

DESIGN NARRATIVE

The main brick terrace welcomes pedestrians with big oak trees and circular brick pavers for relaxation and comfort. A combination of event light poles and lanterns creates a truly unique atmosphere at night. Design elements such as entry stairs, metal tree grates and movable seating are similar to the 3rd street plaza design, north of the site.

The event lawn celebrates the Santa Fe Depot with palms strategically placed to follow the cadance of the Santa Fe Depot's structural columns.

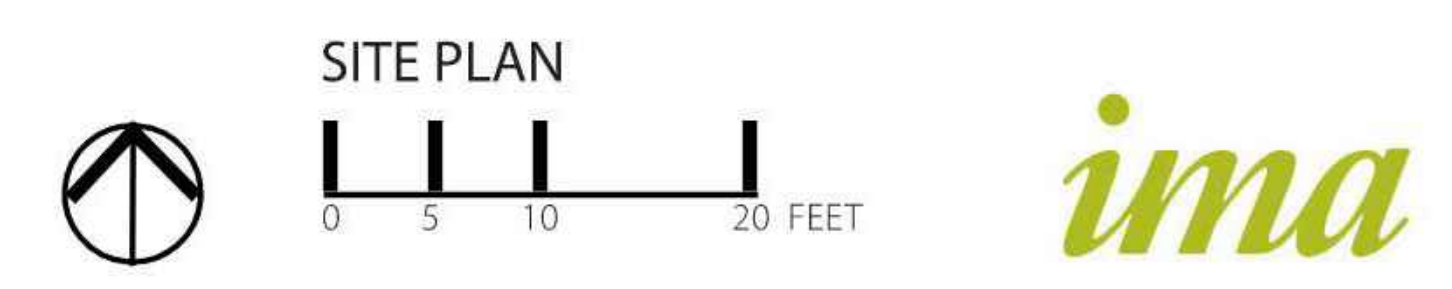
The space overall will become a truly unique venue for events and special occasions.



LEGEND

- 1 MAIN BRICK TERRACE
- 2 TREE WITH GRATE
- 3 MOVABLE CHAIRS AND TABLES
- 4 ADA RAMP
- 5 ENTRY STAIRS
- 6 PATIO SEATING
- 7 EVENT POLE LIGHTING

REDLANDS: SOUTH RETAIL BUILDINGS
Schematic Landscape Design

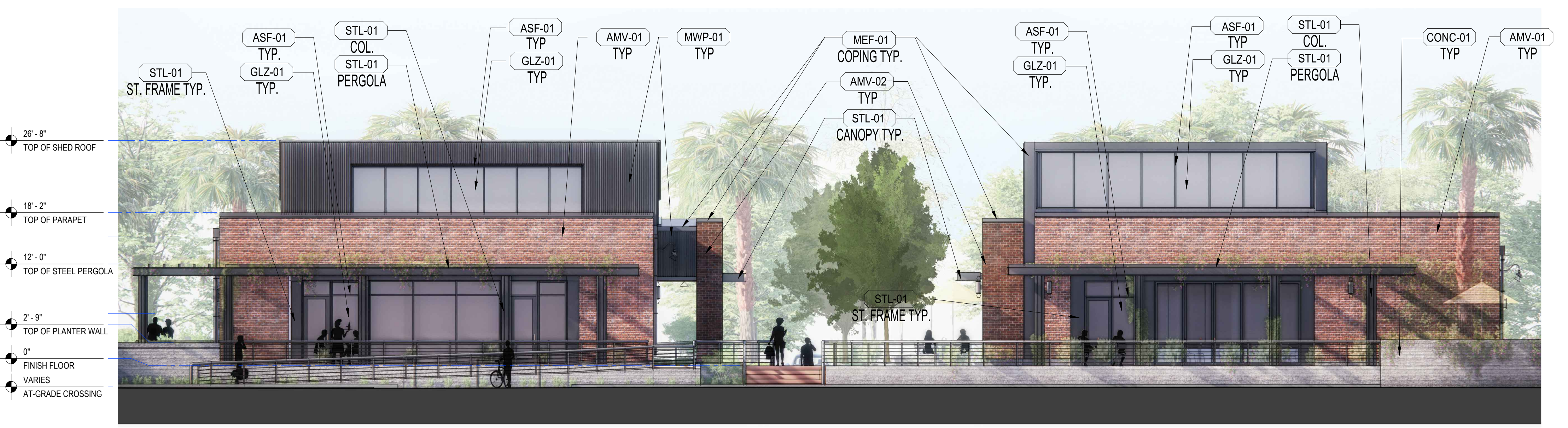




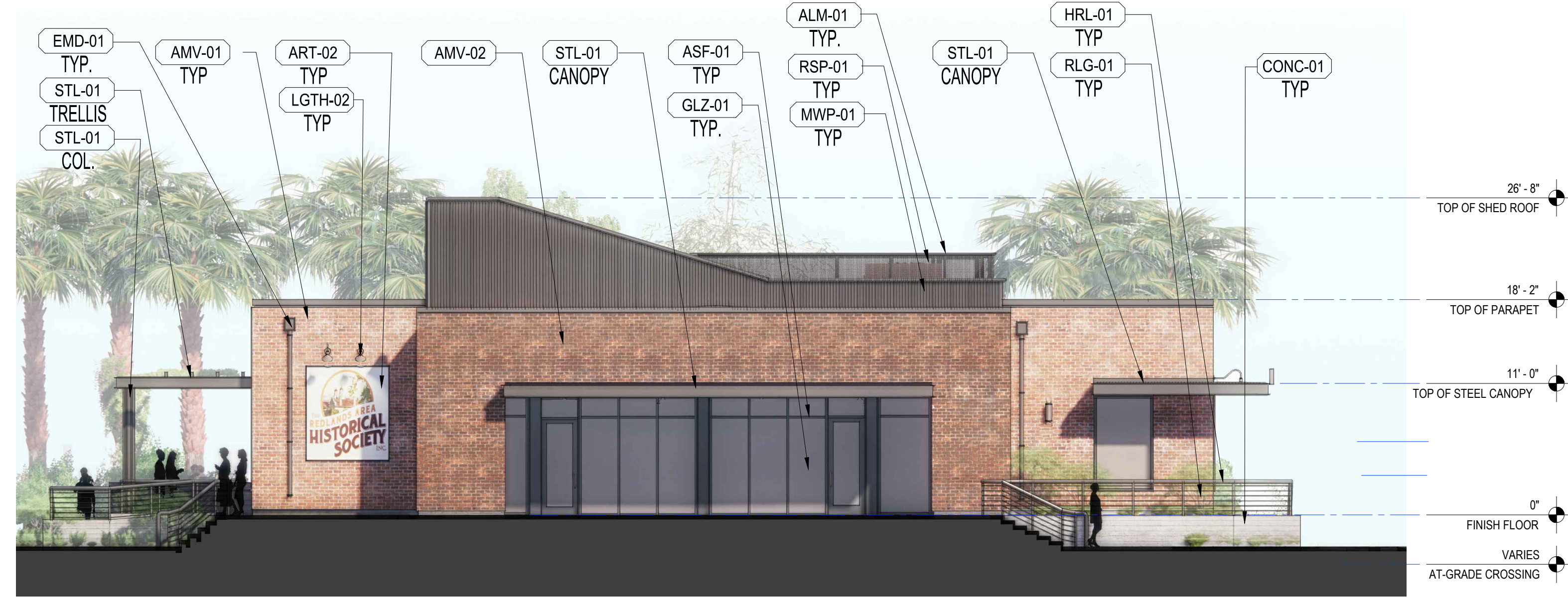
SITE SOUTH ELEVATION

LEGEND MATERIALS

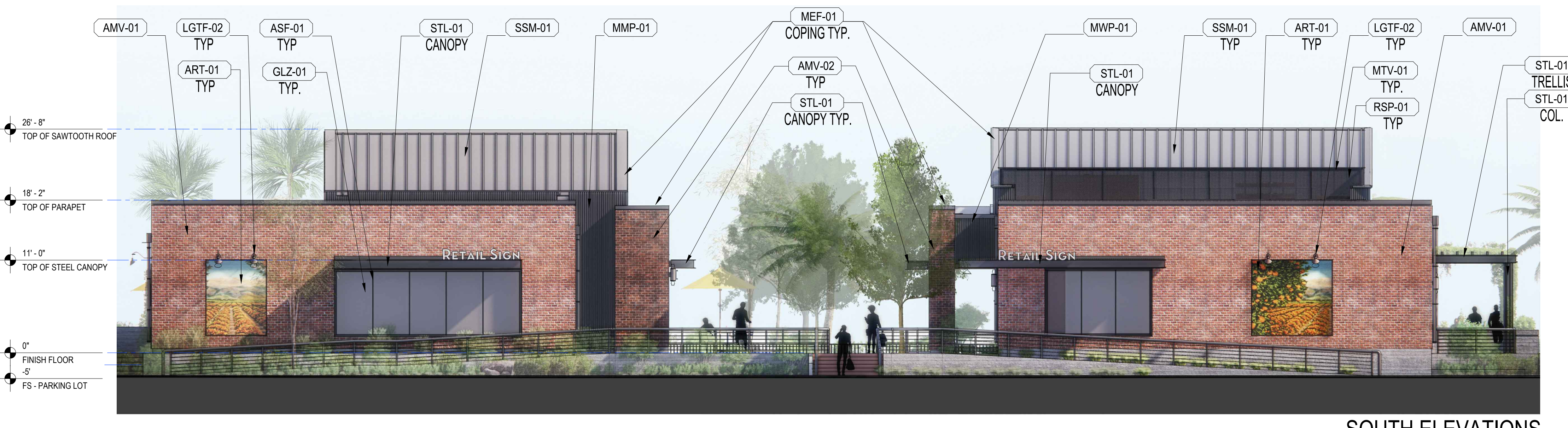
DESIGNATION	DESCRIPTION	COLOR	FINISH
ROOF MATERIALS			
SSM-01	STANDING SEAM METAL ROOFING - TYPE 01	SLATE GRAY	PAINTED (PVDF/KYNAR FINISH)
WALL MATERIALS			
CONC-01	STRUCTURAL CONCRETE	NATURAL GRAY / INTEGRAL BOARD-FORMED / EXPOSED FORM COLOR	
AMV-01	ADHERED MASONRY "THIN BRICK" VENEER	OLD TOWN RED	STANDARD SIZE
AMV-02	ADHERED MASONRY "THIN BRICK" VENEER	OLD SACRAMENTO BLEND	STANDARD SIZE
MWP-01	CORRUGATED METAL WALL PANELS	SLATE GRAY	PAINTED (PVDF/KYNAR FINISH)
RSP-01	ROOF SCREEN CORRUGATED PERFORATED PANEL	SLATE GRAY	PAINTED CORRUGATED PERFORATED
METAL, TRIM & ACCESSORIES ELEMENTS			
STL-01	STRUCTURAL STEEL FABRICATION	SHEET METAL	PAINTED STEEL
MEF-01	METAL FABRICATIONS	SHEET METAL	PAINTED STEEL
RLG-01	PAINTED STEEL GUARDRAILS W/ ST STL WIRE ROPE	SHEET METAL	PAINTED / NATURAL STAINLESS STEEL ROPES
HLR-01	STEEL HANDRAILS	SHEET METAL	PAINTED STEEL
MTV-01	METAL VERTICAL TUBE ROOF SCREEN	SHEET METAL	PAINTED
EMD-01	EXPOSED METAL DOWNSPOUT	SHEET METAL	PAINTED
DOORS AND WINDOWS			
ASF-01	ALUMINUM STOREFRONT FRAMING	DARK BRONZE	ANODIZED
GLZ-01	INSULATED STOREFRONT GLAZING	BRONZE TINT	NATURAL GLASS W/ LOW E-COATING
RAG-01	ROOF ACCESS GATE	COLOR TO MATCH MWP-01	PAINTED STEEL
EXTERIOR LIGHTING			
LGTF-01	WALL WASH EXTERIOR LIGHT FIXTURE	SATING BLACK	BY MANUFACTURER
LGTH-02	GOOSENECK WALL MOUNTED LIGHT FIXTURE	SATING BLACK	BY MANUFACTURER
SPECIALTIES			
ART-01	COMMISSIONED CUSTOM WALL ARTWORK	VARIABLES/TBD	VARIABLES/TBD



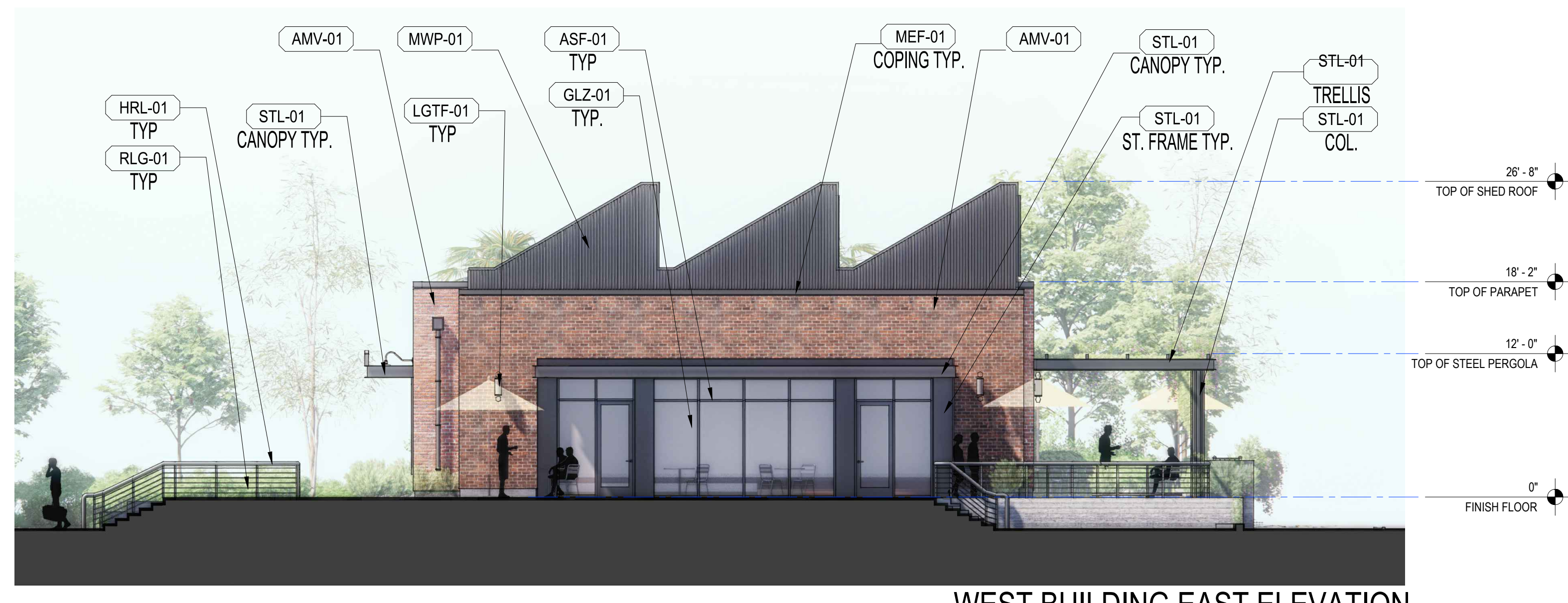
NORTH ELEVATIONS



EAST BUILDING WEST ELEVATION



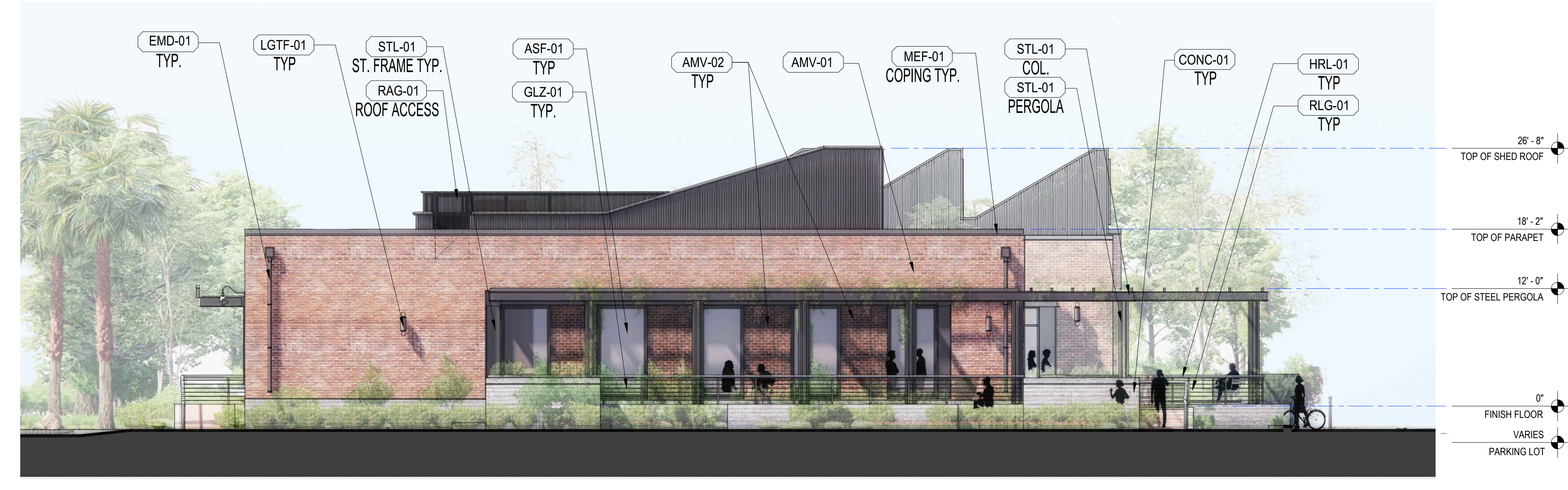
SOUTH ELEVATIONS



WEST BUILDING EAST ELEVATION



WEST BUILDING WEST ELEVATION



EAST BUILDING EAST ELEVATION

ATTACHMENT "D"

Resolution No. 2021-16

RESOLUTION NO. 2020-16

A RESOLUTION OF THE HISTORIC AND SCENIC PRESERVATION COMMISSION OF THE CITY OF REDLANDS APPROVING CERTIFICATE OF APPROPRIATENESS NO. 643 TO DEVELOP TWO COMMERCIAL RETAIL BUILDINGS TOTALING APPROXIMATELY 6,591 SQUARE FEET (WEST BUILDING WITH 3,053 SQ. FT. AND EAST BUILDING WITH 3,898 SQ. FT.) ON A 0.68-ACRE PROJECT SITE LOCATED AT 347 ORANGE STREET (APN: 0169-281-39-0000), SHARING THE PARCEL WITH HISTORIC LANDMARK NO. 38 (SANTA FE RAILWAY STATION) AND HISTORIC LANDMARK NO. 40 (OLD CHAMBER OF COMMERCE BUILDING), AT THE NORTHWEST CORNER OF THIRD STREET AND SHOPPERS LANE.

WHEREAS, Redlands Railway District, LLC, has submitted an application for Certificate of Appropriateness No. 643 for the construction of two commercial buildings on the same site as the historic Santa Fe Depot (Historic Landmark No. 38) and Old Chamber of Commerce building (Historic Landmark No. 40) located at 347 Orange Street. The project is located in the Town Center – Historic (TC-H) District of Specific Plan No. 45 (APN: 0169-281-39-0000); and

WHEREAS, notice of this Historic and Scenic Preservation Commission public hearing for the Project was duly published in the Redlands Daily Facts by the Secretary to the Historic and Scenic Preservation Commission; and

WHEREAS, on December 2, 2021, the Historic and Scenic Preservation Commission held a public hearing and considered the staff report, oral report, the testimony and the written evidence submitted by and on behalf of the applicant and by members of the public; and

WHEREAS, Public Resources Code Sections 15303 (New Construction or Conversion of Small Structures) provides for exemption from the California Environmental Quality Act, there is no substantial evidence of any potentially significant impacts, and the project qualifies for this exemption.

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC & SCENIC PRESERVATION COMMISSION OF THE CITY OF REDLANDS AS FOLLOWS:

Section 1. The proposed project is exempt from the California Environmental Quality Act per Section 15303 for New Construction of Small Structures, and there is no substantial evidence of any potentially significant environmental impacts.

Section 2. This Certificate of Appropriateness is hereby approved subject to the conditions of approval contained in Exhibit A attached hereto.

Section 3. This Resolution shall become effective upon adoption.

ADOPTED, SIGNED AND APPROVED this 2nd day of December, 2021.

Kurt Heidelberg, Chair
Historic & Scenic Preservation Commission

ATTEST:

Linda McCasland, Secretary

I, Linda McCasland, Historic and Scenic Preservation Commission Secretary of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the Historic and Scenic Preservation Commission at a regular meeting thereof held on the 2nd day of December, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda McCasland, Secretary
Historic & Scenic Preservation
Commission

**EXHIBIT A
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

**CONDITIONS OF APPROVAL FOR
CERTIFICATE OF APPROPRIATENESS NO. 643**

Date of Preparation:	November 23, 2021
Historic and Scenic Preservation Commission Date:	December 2, 2021
Applicant:	Redlands Railway District, LLC
Location:	349 Orange Street

Conditions of Approval:

1. This approval is for Certificate of Appropriateness No. 643 to develop two commercial retail buildings totaling approximately 6,591 square feet (West Building with 3,053 sq. ft. and East Building with 3,898 sq. ft.) on a 0.68-acre project site located at 347 Orange Street (APN: 0169-281-39-0000), sharing the parcel with Historic Landmark Nos. 38 and 40 (Santa Fe Railway Station and Old Chamber of Commerce Building), at the northwest corner of Third Street and Shoppers Lane, in the Town Center – Historic (TC-H) District of the Downtown Specific Plan (Specific Plan No. 45).
2. All plans submitted to the City as part of this Certificate of Appropriateness application shall reflect the plans submitted on November 18, 2021 and shall comply with all provisions of the Redlands Municipal Code.
3. Unless construction has commenced pursuant to a building permit, or a time extension is granted in accordance with Code, this application shall expire in eighteen (18) months from the approval date.

Note: This project can be extended by staff per Section 2.62.200(K) for a period not to exceed thirty-six (36) months.

4. The applicant for this permit, and its successors and assigns, shall defend, indemnify and hold harmless the City of Redlands, and its elected officials, officers, agents and employees, from and against any and all claims, actions, and proceedings to attack, set aside, void or annul the approval of this permit by the City, or brought against the City due to acts or omissions in any way connected to the applicant's project that is the subject of this permit. This indemnification shall include, but not be limited to, damages, fees, costs, liabilities, and expenses incurred in such actions or proceedings, including damages for the injury to property or persons, including death of a person, and any award of attorneys' fees. In the event any such action is commenced to attack, set aside, void or annul all, or any,

provisions of this permit, or is commenced for any other reason against the City for acts or omissions relating to the applicant's project, within fourteen (14) City business days of the same, the applicant shall file with the City a performance bond or irrevocable letter of credit (together, the "Security") in a form and in an amount satisfactory to the City, to ensure applicant's performance of its defense and indemnity obligations under this condition. The failure of the applicant to provide the Security shall be deemed an express acknowledgement and agreement by the applicant that the City shall have the authority and right, without objection by the applicant, to revoke all entitlements granted for the project pursuant to this permit. The City shall have no liability to the applicant for the exercise of City's right to revoke this permit.

5. The applicant shall not make any modifications or changes during construction that are in conflict or contrary to the project's approved site design, or building elevations without first consulting with the Development Services Director or his designee.
6. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
7. The project shall obtain separate approval of a Commission Review and Approval by the Planning Commission, prior to the issuance of building permits.

Loralee Farris, Principal Planner
Historic Preservation Officer

ATTACHMENT C

Resolution No. 2022-05, with Conditions of Approval

RESOLUTION NO. 2022-05

A RESOLUTION OF THE HISTORIC AND SCENIC PRESERVATION COMMISSION OF THE CITY OF REDLANDS APPROVING CERTIFICATE OF APPROPRIATENESS NO. 643 TO DEVELOP TWO COMMERCIAL RETAIL BUILDINGS TOTALING APPROXIMATELY 6,591 SQUARE FEET (WEST BUILDING WITH 3,053 SQ. FT. AND EAST BUILDING WITH 3,898 SQ. FT.) ON A 0.68-ACRE PROJECT SITE LOCATED AT 347 ORANGE STREET (APN: 0169-281-39-0000), SHARING THE PARCEL WITH HISTORIC LANDMARK NOS. 38 AND 40 (SANTA FE RAILWAY STATION AND OLD CHAMBER OF COMMERCE BUILDING), AT THE NORTHWEST CORNER OF THIRD STREET AND SHOPPERS LANE, IN THE TOWN CENTER – HISTORIC (TC-H) DISTRICT OF THE DOWNTOWN SPECIFIC PLAN (SPECIFIC PLAN NO. 45).

WHEREAS, Redlands Railway District, LLC has submitted an application for Certificate of Appropriateness No. 643 for the construction of two commercial buildings on the same site as the historic Old Chamber of Commerce building (Historic Landmark No. 40) and Santa Fe Depot (Historic Landmark No. 38) located at 347 Orange Street. The project is located in the TC-H (Town Center - Historic) District of Specific Plan No. 45 (APN: 0169-281-39-0000.)

WHEREAS, notice of this Historic and Scenic Preservation Commission public hearing for the Project was duly published in the Redlands Daily Facts by the Secretary to the Historic and Scenic Preservation Commission; and,

WHEREAS, on December 2, 2021 the Historic and Scenic Preservation Commission held a public hearing and considered the staff report, oral report, the testimony and the written evidence submitted by and on behalf of the applicant and by members of the public; and,

WHEREAS, the Historic and Scenic Preservation Commission continued the public hearing to January 6, 2022 where the Commission considered the staff report, oral report, the testimony and the written evidence submitted by and on behalf of the applicant and by members of the public; and

WHEREAS, Public Resources Code Sections 15303 (Small Structures) provides for exemption from the California Environmental Quality Act, there is no substantial evidence of any potentially significant impacts, and the project qualifies for this exemption; and,

NOW, THEREFORE, BE IT RESOLVED by the Historic and Scenic Preservation Commission of the City of Redlands as follows:

Section 1. The proposed project is Exempt from the California Environmental Quality Act per Sections 15303 for Small Structures and there is no substantial evidence of any potentially significant impacts.

Section 2. The proposed Certificate of Appropriateness is hereby approved subject to the conditions of approval contained in Exhibit A attached to this Resolution.

Section 3. This Resolution shall become effective immediately and is subject to a 10-day appeal period, ending on January 17, 2022.

ADOPTED, SIGNED AND APPROVED this 6th day of January, 2022.

Kurt Heidelberg, Historic and Scenic
Preservation Commission Chair

ATTEST:

Linda McCasland, Secretary

I, Linda McCasland, Historic and Scenic Preservation Commission Secretary of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the Historic and Scenic Preservation Commission at a regular meeting thereof held on the 6th day of January 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Linda McCasland, Historic and
Scenic Preservation Commission
Secretary

**EXHIBIT A
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

**CONDITIONS OF APPROVAL FOR
CERTIFICATE OF APPROPRIATENESS NO. 643**

Date of Preparation:	November 23, 2021
Historic and Scenic Preservation Commission Date:	December 2, 2021 & January 6, 2022
Applicant:	Redlands Railway District, LLC
Location:	349 Orange Street

Conditions of Approval:

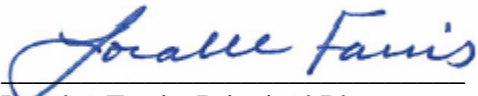
1. This approval is for Certificate of Appropriateness No. 643 to develop two commercial retail buildings totaling approximately 6,591 square feet (West Building with 3,053 sq. ft. and East Building with 3,898 sq. ft.) on a 0.68-acre project site located at 347 Orange Street (APN: 0169-281-39-0000), sharing the parcel with Historic Landmark Nos. 38 and 40 (Santa Fe Railway Station and Old Chamber of Commerce Building), at the northwest corner of Third Street and Shoppers Lane, in the Town Center – Historic (TC-H) District of the Downtown Specific Plan (Specific Plan No. 45).
2. All plans submitted to the City as part of this Certificate of Appropriateness application shall reflect the plans submitted on November 18 2021 and shall comply with all provisions of the Redlands Municipal Code.
3. Unless construction has commenced pursuant to a building permit, or a time extension is granted in accordance with Code, this application shall expire in eighteen (18) months from the approval date.

Note: This project can be extended by staff per Section 2.62.200 K for a period not to exceed thirty-six (36) months.

4. The applicant for this permit, and its successors and assigns, shall defend, indemnify and hold harmless the City of Redlands, and its elected officials, officers, agents and employees, from and against any and all claims, actions, and proceedings to attack, set aside, void or annul the approval of this permit by the City, or brought against the City due to acts or omissions in any way connected to the applicant's project that is the subject of this permit. This indemnification shall include, but not be limited to, damages, fees, costs, liabilities, and expenses incurred in such actions or proceedings, including damages for the injury to property or persons, including death of a person, and any award of attorneys' fees. In the event any such action is commenced to attack, set aside, void or annul all, or any,

provisions of this permit, or is commenced for any other reason against the City for acts or omissions relating to the applicant's project, within fourteen (14) City business days of the same, the applicant shall file with the City a performance bond or irrevocable letter of credit (together, the "Security") in a form and in an amount satisfactory to the City, to ensure applicant's performance of its defense and indemnity obligations under this condition. The failure of the applicant to provide the Security shall be deemed an express acknowledgement and agreement by the applicant that the City shall have the authority and right, without objection by the applicant, to revoke all entitlements granted for the project pursuant to this permit. The City shall have no liability to the applicant for the exercise of City's right to revoke this permit.

5. The applicant shall not make any modifications or changes during construction that are in conflict or contrary to the project's approved site design, or building elevations without first consulting with the Development Services Director or his designee.
6. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.



Lorelee Farris, Principal Planner
Historic Preservation Officer