

MINUTES: of the Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held of August 2, 2018, at 6:00 p.m. are as follows:

MEMBERS Kurt Heidelberg, Chairman
PRESENT: Nathan Gonzales, Commissioner
Angela Keller, Commissioner
Patricia Larson, Commissioner
Kristine Brown, Commissioner

STAFF Brian Desatnik, Development Service Director
PRESENT: Brian Foote, Planning Manager
Loralee Farris, Principal Planner
Emily Elliott, Senior Planner
Sean Reilly, Associate Planner
Jacqueline Hong, Assistant Planner

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, with the exception of Vice Chairman Shan McNaughton and Commissioner Alison Roedl.

III. APPROVAL OF MINUTES

A. May 3, 2018

It was moved by Commissioner Kristine Brown, seconded by Commissioner Nathan Gonzales and carried on a 5-0 vote (Vice Chairman McNaughton and Commissioner Roedl absent) to approve the minutes of May 3, 2018.

B. June 7, 2018

It was moved by Commissioner Gonzales, seconded by Commissioner Angela Keller and carried on a 5-0 vote (Vice Chairman McNaughton and Commissioner Roedl absent) to approve the minutes of June 7, 2018.

IV. OLD BUSINESS – None

V. NEW BUSINESS

A. TAMARA SERRAO-LEIVA, APPLICANT (PROJECT PLANNER: LORALEE FARRIS)

PUBLIC HEARING to consider a recommendation to the City Council on **Historic Resource Application No. 133** for the nomination and designation of a single-family dwelling located at 634 Chestnut Avenue within the R-S (Suburban Residential) District (APN: 0173-211-12-0000). This project is exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines.

Ms. Lorelee Farris Principal Planer, gave a brief overview of Historic Resource Application No. 133.

Ms. Tamara Serrao-Leiva, applicant, addressed the Commission stating that the home had integrity and would be a significant addition as a Historic Resource.

Chairman Heidelberg opened the Public Hearing, there were no comments forthcoming and the Public Hearing was closed.

MOTION

It was moved by Commissioner Nathan Gonzales and seconded by Commissioner Kristine Brown and carried on a 5-0 vote (Vice Chairman McNaughton and Commissioner Roedl absent) to approve Resolution No. 2018-13, and nominated the residence at 634 Chestnut Avenue to be eligible to become a Historic Resource and recommended that the City Council designate the residence as a Historic Resource.

B. NEWLAND HOMES, LLC, APPLICANT (PROJECT PLANNER: EMILY ELLIOTT)

A request to consider a recommendation to the City Council for the approval of points for **Residential Development Allocation (RDA) No. 2018-III-01** for Tentative Tract Map No. 20126, an approved subdivision for one hundred and five (105) residential lots on approximately 39 acres. The project site is located on the north side of Lugonia Avenue and approximately 630 feet east of Judson Street, in the Planned Residential Development / Residential Estate (PRD/R-E) District (APNs: 0168-161-04-0000, 0168-161-05-0000, 0168-161-06-0000, 0168-161-07-0000). This RDA 2018-III-01 request is for 105 allocations; no allocations have been previously awarded for this tract. -foot single family residential dwelling over 50 years of age, located at 11090 Iowa Street within the East Valley Corridor Specific Plan Multiple Family Residential – 3000 District. (APN: 0292-165-10-0000)

Ms. Emily Elliott, Senior Planner, gave a brief overview of Residential Development Allocation (RDA) No. 2018-III-01.

Chairman Heidelberg opened the Public Hearing, there were no comments forthcoming and the Public Hearing was closed.

It was moved by Commissioner Nathan Gonzales and seconded by Commissioner Kristine Brown and carried on a 5-0 vote (Vice Chairman McNaughton and Commissioner Roedl absent) that the Historic and Scenic Preservation Commission recommended that the City

Council adopt a value of two (2) points for Historic Preservation on RDA No. 2018-III-01.

**C. COREY STEIPEN, APPLICANT
(PROJECT PLANNER: EMILY ELLIOTT)**

PUBLIC HEARING to consider **Certificate of Appropriateness No. 556** related to the exterior renovation of an approximately 3,797 square-foot two-story, single family residence. Modifications to the property include installation of front yard fencing, removal of an entry canopy, installation of a portico, installation of a loggia and alterations to the rear terrace, and alternations to an existing pool cabana. 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 is exempt from environmental review pursuant to Section 15301(a) (Existing Facilities) of the California Environmental Quality Act Guidelines.

Ms. Emily Elliott, Senior Planner, gave a brief overview of Certificate of Appropriateness No. 556.

Mr. Corey Steipen, Applicant, introduced himself to the Commission as the property owner and Applicant for the Certificate of Appropriateness application.

The Commission expressed concern regarding the chain link fence in the front yard , which had already been installed, as well as the removal of the entry awning and support columns located at the entrance of the home. The Commission recommended a wrought iron or tube steel fence.

Mr. Steipen clarified that the proposed portico would replace the awing to define the entrance of the dwelling.

Mr. Tom Irvin, Project Architect, explained the design of the proposed portico, which would require the removal of the small front window and the niche located on either side of the front entry door.

The Commission expressed concern regarding the removal of the small window and the niche, as characteristic features of the dwelling's architectural style, and recommended that the applicant and his architect consider modifying the design for the portico to retain these features. The Commission also questioned whether the changes to the cabana were consistent with the architectural style of the dwelling and the time period.

Chairman Heidelberg opened the Public Hearing, there were no comments forthcoming and the Public Hearing was closed.

The Commission recommended a continuance to allow the applicant to research additional options for the portico, cabana, and fence.

MOTION

It was moved by Commissioner Gonzales, seconded by Commissioner Brown and carried on a 5-0 vote (Vice Chairman McNaughton and Commissioner Roedl absent) to continue Certificate of Appropriateness No. 556 to the October 4, 2018 Historic and Scenic Preservation Commission meeting.

**D. 1600 ORANGE, LLC., APPLICANT
(PROJECT PLANNER: SEAN REILLY)**

PUBLIC HEARING to consider **Demolition No. 303** to demolish two residential structures over 50 years of age and associated accessory structures totaling approximately 5,500 square feet of building area, located at 149 and 159 Alabama Street within the East Valley Corridor Specific Plan Administrative Professional (EV/AP) District. (APN: 0292-167-08-0000) This project is exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.

Mr. Sean Reilly, Associate Planner, gave a brief overview of Demolition No. 303.

Chairman Heidelberg opened the Public Hearing, there were no comments forthcoming and the Public Hearing was closed.

MOTION

It was moved by Commissioner Gonzales, seconded by Commissioner Brown and carried on a 5-0 vote (Vice Chairman McNaughton and Commissioner Roedl absent) that the Historic and Scenic Preservation Commission adopted Resolution No.2018-09, and approved Demolition Permit No. 303, subject to the Conditions of Approval.

**E. 1600 ORANGE, LLC., APPLICANT
(PROJECT PLANNER: SEAN REILLY)**

PUBLIC HEARING to consider **Demolition No. 304** to demolish two residential structures over 50 years of age and two associated accessory buildings totaling approximately 3,000 square feet of building, located at 139 Alabama Street within the East Valley Corridor Specific Plan Administrative Professional (EV/AP) District (APN: 0292-167-13-0000). This project is exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.

Mr. Sean Reilly, Associate Planner, gave a brief overview of Demolition No. 304.

Chairman Heidelberg opened the Public Hearing, there were no comments forthcoming and the Public Hearing was closed.

MOTION

It was moved by Commissioner Gonzales, seconded by Commissioner Brown and carried on a 5-0 vote (Vice Chairman McNaughton and Commissioner Roedl absent) that the

Historic and Scenic Preservation Commission adopted Resolution No.2018-10, and approved Demolition Permit No. 304 subject to the Conditions of Approval.

**F. 1600 ORANGE, LLC., APPLICANT
(PROJECT PLANNER: SEAN REILLY)**

PUBLIC HEARING to consider **Demolition No. 305** to demolish an approximately 1,400 square-foot single family residential dwelling and associated garage structure both over 50 years of age, located at 1600 Orange Avenue within the East Valley Corridor Specific Plan Administrative Professional (EV/AP) District (APN:0292-167-18-0000). This project is exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.

Mr. Sean Reilly, Associate Planner, gave a brief overview of Demolition No. 305.

MOTION

It was moved by Commissioner Brown, seconded by Commissioner Patricia Larson and carried on a 5-0 vote (Vice Chairman McNaughton and Commissioner Roedl absent) that the Historic and Scenic Preservation Commission adopted Resolution No.2018-11, and approved Demolition Permit No. 305 subject to the Conditions of Approval.

VI. DISCUSSION, POSSIBLE ACTION AND INFORMATION ITEMS

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

Chairman Heidelberg requested that a digital copy of all staff reports be accessible for viewing at the Historic and Scenic Preservation Commission meetings.

VII. ADJOURNMENT TO THE MEETING OF SEPTEMBER 6, 2018

The meeting adjourned at 7:50 p.m. to the regularly scheduled Historic and Scenic Preservation Commission meeting of September 6, 2018.

Respectfully Submitted,



Joni Mena
Senior Administrative Technician



Loralee Farris
Principal Planner