

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

MEMBERS Kurt Heidelberg, Chairman
PRESENT: Kristine Brown, Commissioner
Nathan Gonzales, Commissioner
Angela Keller, Commissioner
Alison Roedl, Commissioner

STAFF Brian Foote, Planning Manager
PRESENT: Lorelee Farris, Principal 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 Patricia Larson.

III. APPROVAL OF MINUTES

A. November 1, 2018

It was moved by Commissioner Alison Roedl, seconded by Commissioner Kristine Brown and carried on a 5-0 vote (Vice Chairman McNaughton and Commissioner Larson absent) to approve the minutes of November 1, 2018.

IV. OLD BUSINESS – None

V. NEW BUSINESS

**A. KELLY NEWLAND FOR BALBOA PARK PROPERTIES, LLC,
APPLICANT
(PROJECT PLANNER: BUSHRA BANGEE)**

1. **PUBLIC HEARING** to consider **Demolition No. 322** to demolish a single family dwelling over 50 years of age located at 511 Ruiz Street within the Town Center District (TC) of Specific Plan No. 45 (APN: 0169-156-32-0000). This project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(L)(1) (Existing Facilities) of the CEQA Guidelines.

Ms. Lorelee Farris, Principal Planner, gave an overview of Demolition No. 322.

Mr. Dave Atchley, representative, addressed the Commission and was available for questions.

Chairman Heidelberg opened up the Public Hearing.

Mr. Gabriel Gamboa, Ms. Shelly Alanzo, Ms. Carolyn Ruiz, Mr. Ruben Ruiz and Ms. Sylvia Ruiz, residents, expressed concern regarding the following items:

- Zoning
- Future development for Ruiz Street
- Asbestos and possible health threat to residents related demolition

Chairman Heidelberg closed the Public Hearing.

MOTION

It was moved by Commissioner Nathan Gonzales, seconded by Commissioner Brown and carried on a 5-0 vote (Vice Chairman McNaughton and Commissioner Larson absent) that the Historic and Scenic Preservation Commission adopt Resolution No. 2018-20 determining that Demolition Permit No. 322 was exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines and approved Demolition Permit No. 322, based on the findings in the Staff Report and subject to the Conditions of Approval.

**B. KELLEY NEWLAND FOR BALBOA PARK PROPERTIES, LLC,
APPLICANT
(PROJECT PLANNER: BUSHRA BANGEE)**

1. **PUBLIC HEARING** to consider **Demolition No. 323** to demolish a single family dwelling and accessory structures over 50 years of age located at 515 Ruiz Street within the Town Center District (TC) of Specific Plan No. 45 (APN: 0169-156-31-0000). This project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(L)(1) and (L)(4) (Existing Facilities) of the CEQA Guidelines.

Ms. Lorelee Farris, Principal Planner, gave an overview of Demolition No. 323.

Chairman Heidelberg opened up the Public Hearing. There were no comments forthcoming and the Public Hearing was closed.

MOTION

It was moved by Commissioner Brown, seconded by Commissioner Roedl and carried on a 5-0 vote (Vice Chairman McNaughton and Commissioner Larson absent) that the Historic and Scenic Preservation Commission adopt Resolution No. 2018-21 determining that Demolition Permit No. 323 was exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines and approved

Demolition Permit No. 323, based on the findings in the Staff Report and subject to the Conditions of Approval.

**C. KELLEY NEWLAND FOR BALBOA PARK PROPERTIES, LLC,
APPLICANT,
(PROJECT PLANNER: BUSHRA BANGEE)**

- 1. PUBLIC HEARING** to consider **Demolition No. 324** to demolish a single family dwelling and a detached garage over 50 years of age located at 519 Ruiz Street within the Town Center District (TC) of Specific Plan No. 45. (APN: 0169-156-30-0000) This project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(L)(1) and (L)(4) (Existing Facilities) of the CEQA Guidelines.

Ms. Lorelee Farris, Principal Planner, gave an overview of Demolition No. 324.

Chairman Heidelberg opened up the Public Hearing

Ms. Carolyn Ruiz Chavez expressed concern on the demolition of a shared wall on the side property line. Ms. Chavez would like to have the placement of the wall verified, and expressed concern regarding the loss of fencing near her side property line.

Mr. Atchley, representative, indicated that the applicant will accept a condition of approval to have the property surveyed to determine where the fence was located in relation to the property owner and explained that the applicant will work with the adjacent property owner and staff.

Chairman Heidelberg closed the Public Hearing.

The Commission added Condition of Approval No. 8, which reads:

“Prior to issuance of a demolition permit, the applicant shall have the property surveyed to determine whether the existing block wall that runs parallel to the northern property line is on the subject property or the adjacent property to the north and shall make a good faith effort to work with the adjacent property owner to the north to adequately secure the subject property during demolition activities.”

It was moved by Commissioner Gonzales, seconded by Commissioner Roedl and carried on a 5-0 vote (Vice Chairman McNaughton and Commissioner Larson absent) that the Historic and Scenic Preservation Commission adopt Resolution No. 2018-22 determining that Demolition Permit No. 324 was exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines and approved Demolition Permit No. 324, based on the findings in the Staff Report and subject to the Conditions of Approval, as amended.

V. DISCUSSION, POSSIBLE ACTION AND INFORMATION ITEMS

A. CROWN CASTLE, APPLICANT (PROJECT PLANNER: LORALEE FARRIS)

- 1. An opportunity for the Historic and Scenic Preservation Commission to discuss and provide comments on stealth treatment options for small cell wireless facilities located within the West Highland Avenue Historic and Scenic District, as it related to Conditional Use Permit No. 1084/Variance No. 784, proposed within the public right-of-way near the intersection of West Highland Avenue and Ramona Drive, and Conditional Use Permit No. 1086 and Variance No. 786, proposed within the public right-of-way near the intersection of West Highland Avenue and South San Mateo Street.**

Ms. Farris, Principal Planner, gave a presentation on the stealth treatment options for small cell wireless facilities located within the West Highland Avenue Historic and Scenic District.

Ms. Lena Hoffmeyer, representative, gave a brief explanation on the proposed area and options for the small cell wireless facilities.

The Commission discussed the options presented for the small cell wireless facilities, and agreed it would be less obtrusive to place the small cell wireless facilities on existing utility poles.

Ms. Farris, Principal Planner, explained that the Municipal Utilities and Engineering Department is working on an ordinance that will address small cell wireless facilities. The ordinance is anticipated to have restrictions on placing small cell wireless facilities on existing poles.

The Commission recommended that staff work with the Municipal Utilities Department to make alternatives for citing small wireless facilities within Historic Districts.

No action taken at this time.

A. Informational Items provided by City Staff

Ms. Farris, Principal Planner, stated that staff is working on the Historic Guidelines, and will be brought to a future Historic and Scenic Preservation Commission meeting.

B. Commissioner Announcements

Commissioner Roedl announced she is resigning from the Historic and Scenic Preservation Commission to work on a Master's Degree.

Commissioner Gonzales inquired why the City of Redlands has a one million dollar cap on the Mills Act program.

Ms. Farris, Principal Planner, stated that staff will do further research and bring any additional information to the Commission.

Commissioner Angela Keller, presented information about creating one or more historic districts on the north side of Redlands. Commissioner Keller distributed maps identifying potential districts. Additional information will be brought to a future Historic and Scenic Preservation Commission meeting for discussion.

VII. ADJOURN TO REGULARLY SCHEDULED MEETING ON JANUARY 3, 2019

The meeting adjourned at 7:40 p.m. to the regularly scheduled Historic and Scenic Preservation Commission meeting of January 3, 2019.

Joni Mena

Joni Mena
Senior Administrative Technician

for

Loralee Farris

Loralee Farris
Principal Planner