

MINUTES: of the Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held on May 2, 2024, at 6:00 p.m. are as follows:

MEMBERS Kurt Heidelberg, Chair
PRESENT: Steven Holm, Vice Chair
Nathan Gonzales, Commissioner
Lauren Bricker, Commissioner
Justine Guidry, Commissioner
Greg Weissman, Commissioner

STAFF Brian Foote, City Planner/Planning Manager
PRESENT: Laylee Hokmollahi, Assistant Planner

I. CALL TO ORDER AND ATTENDANCE

The Commission was in full attendance, with the exception of Commissioner Rose-Marie Raumin who was excused.

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).

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

III. APPROVAL OF MINUTES

A. Meeting Minutes of March 7, 2024

MOTION

It was moved by Commissioner Greg Weissman, seconded by Commissioner Lauren Bricker, and carried a vote of 6-0 (Commissioner Raumin absent) to approve the March 7, 2024, HSPC meeting minutes.

IV. OLD BUSINESS - None

V. NEW BUSINESS

A. COREY STEPIEN, APPLICANT
(PROJECT PLANNER: LAYLEE HOKMOLLAHI, ASSISTANT PLANNER)

PUBLIC HEARING to consider **Certificate of Appropriateness No. 691** – A request to reconstruct an accessory structure (cabana) located within the front yard setback adjacent to Highland Avenue. The subject property is

located at 1205 W. Highland Avenue (APN: 0175-091-03-0000) within the R-S, Suburban Residential District and the West Highland Avenue Historic & Scenic District (Historic District No. 2). The subject property is individually designated as Historic Resource No. 47. The proposal may qualify for exemption from environmental review in accordance with CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) or Section 15331 (Historical Resource Restoration/Rehabilitation).

Chair Heidelberg opened the Public Hearing.

Miss Laylee Hokmollahi, Assistant Planner, gave an overview and presentation on the proposal and stated she and the applicant are available for any questions.

Commissioner Bricker expressed appreciation for the applicant bringing the design to the Commission for preliminary review and for addressing some of the Commissioners' concerns regarding the double roof structure. Commissioner Bricker presented some slides to help support her following concerns:

- There is a difference of elevation on the site.
- Terracotta tile could be considered for roofing material.
- There is a rise in the site's topography to the southwest.
- Lower the pitch of the shed roof.
- Consider adding a hip roof because of the overall footprint of the building.

Mr. Corey Stepien, property owner, stated once the structure is complete, hedges will be planted on the outside of the fence, the massive cypress trees will align with the front of the property, and the existing Bougainvillea plant will screen the property well.

Commissioner Nathan Gonzales asked if it was necessary to have a steep pitch if the desire is to screen from the street when Italian cypress trees are being planted to meet that need. Mr. Stepien concurred and said the proposed pitch is needed to avoid some exposure to the sun. Mr. Stepien also pointed out that the backyard no longer has an Italian-style garden; none of the features from 1924 are there today except for the fountain.

Commissioner Bricker offered to meet with Mr. Stepien separately to provide some suggestions for the proposal. Mr. Stepien accepted Commissioner Bricker's offer.

Mr. Stepien requested clarification of the Commission's requests. Mr. Brian Foote, City Planner, gave more details of the HSPC's recommendations and stated the overall height will remain. Mr. Stepien expressed concern with the Commission's delay in moving forward with the project. He said there are issues with his home insurance company, and time is of the essence.

Chair Heidelberg asked Mr. Stepien if he would consider continuing the item to a Special HSPC meeting to obtain additional clarification. Mr. Stepien agreed, and Mr. Foote suggested continuing the item to May 23, 2024, for a special HSPC meeting.

There were no public comments forthcoming, and Chair Heidelberg closed the Public Hearing.

MOTION

It was moved by Commissioner Gonzales, seconded by Vice Chair Steven Holm, and carried a vote of 6-0 (Commissioner Raumin absent) that the Historic and Scenic Preservation Commission continue the public hearing for Certificate of Appropriateness No. 691 to a Special meeting on May 23, 2024.

VI. DISCUSSION, POSSIBLE ACTION, AND INFORMATION ITEMS

A. Informational items provided by City Staff

Mr. Foote stated that May is Historic Preservation Month, and the California Preservation Foundation's Annual Conference is from May 29 through June 1, 2024, in Los Angeles. He asked if any Commissioners are interested in attending to let him know.

B. Commissioner Announcements

Commissioner Gonzales stated he will be conducting a Redlands Forum Program regarding looking at the history of the City of Redlands through maps. He said the program will be held at ESRI, registration will open a week before the program, and the starting time is at 5:30 pm.

Commissioner Bricker reported she and Commissioner Justine Guidry met to collaborate on the draft Design Guidelines brochure. Mr. Foote encouraged the Commissioners to send the content and photos to be included in the brochure to him; he will format the information as a brochure and return it to them to review and edit.

Commissioner Bricker asked if it would be problematic to publish the Design Guidelines brochure at the same time the Design Guidelines are presented. Mr. Foote encouraged the Commission to pause posting or publishing any new brochures until the Design Guidelines are officially adopted. Mr. Foote stated he received the final revision of the Design Guidelines from ARG and hopes to present it to the City Council in June 2024.

VII. ADJOURN TO REGULARLY SCHEDULED MEETING ON JUNE 6, 2024

Chair Heidelberg adjourned the HSPC meeting at 6:50 P.M. to a Special HSPC meeting to be held on May 23, 2024.

Sonya Flint
Administrative Assistant

Brian Foote
City Planner