

MINUTES: of a special Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held on March 16, 2017, at 6:00 p.m. are as follows:

MEMBERS PRESENT: Kurt Heidelberg, Chairman
Shan McNaughton, Vice Chairman
Kristine Brown, Commissioner
Christopher Buscaglia, Commissioner
Nathan Gonzales, Commissioner
Donn Grenda, Commissioner

STAFF PRESENT: Brian Foote, Planning Manager
Loralee Farris, Principal Planner
Emily Elliott, Senior Planner

I. CALL TO ORDER, ATTENDANCE

Vice Chairman Shan Mc Naughton, called the meeting to order. All Commissioner were present with the exception of Commissioner Alison Roedl.

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

Vice Chairman Shan Mc Naughton opened the meeting for the nominations for Chairman and Vice Chairman. Commissioner Donn Grenda nominated Commissioner Kurt Heidelberg for Chairman and Vice Chairman McNaughton for Vice Chairman, seconded by Commissioner Gonzales and carried on a 6-0 vote (Commissioner Roedl absent).

B. Recognition of outgoing Historic and Scenic Preservation Commission Members

The Commission and staff recognized past Chairman David Van Diest and Commissioner Paige Peyton (past Commissioner Peyton absent) for their dedicated service to the Historic and Scenic Preservation Commission.

Past Chairman Van Diest congratulated the newly elected Chairman and Vice Chairman and expressed his appreciation to the Commission and staff for their expertise and hard work.

III. APPROVAL OF MINUTES

A. Minutes of January 5, 2017

It was moved by Vice Chairman McNaughton, seconded by Commissioner Grenda and carried on a 6-0 vote (Commissioner Roedl absent) to approve the minutes of January 5, 2017.

IV. OLD BUSINESS – None

V. NEW BUSINESS**A. JOSEPH CATALANO, APPLICANT**
(PROJECT PLANNER: EMILY ELLIOTT, AICP)

1. Consideration of a Notice of Exemption pursuant to Section 15301(l)(4) and Section 15331 of the California Environmental Quality Act (CEQA) Guidelines for the demolition of an accessory structure and the construction of a new accessory structure.
2. **PUBLIC HEARING** to consider **Demolition No. 270** to demolish an approximately 372 square foot accessory building over 50 years of age, located at 540 Alvarado Street within the R-S (Suburban Residential) District.
3. **PUBLIC HEARING** to consider **Certificate of Appropriateness No. 541** to construct an approximately 829 square foot detached garage in the rear yard of the property located within the Smiley Park Historic District at 540 Alvarado Street in the R-S (Suburban Residential) District.

Vice Chairman McNaughton recommended period appropriate windows be used in the new accessory structure.

Commissioner Grenda concurred and recommended the reuse of the siding and hardware. Commissioner Grenda requested the new garage match the architectural style of the main structure.

Chairman Heidelberg opened the Public Hearing.

Mr. Joseph Catalano, applicant, addressed the recommendations of the Commission, he stated that the original siding contains lead and does not match the main structure. Due to the excessive damage of the existing windows they cannot be reused. The garage doors will be salvaged but not reused in the new accessory structure.

Chairman Heidelberg closed the Public Hearing.

Mr. Brain Foote, Planning Manager, proposed an amendment to Condition of Approval No.1to included period appropriate windows to match the existing structure.

MOTION

It was moved by Vice Chairman McNaughton, seconded by Commissioner Gonzales and carried by a 6-0 vote (Commissioner Roedl absent) that Demolition Permit No. 270 was exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15301(l)(4) of the CEQA Guidelines.

MOTION

It was moved by Vice Chairman McNaughton, seconded by Commissioner Grenda and carried by a 6-0 vote (Commissioner Roedl absent) that Certificate of Appropriateness No. 542 is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15303(e)of the CEQA Guidelines.

MOTION

It was moved by Vice Chairman McNaughton, seconded by Commissioner Gonzales, and carried by a 6-0 vote (Commissioner Roedl absent) that the Historic and Scenic Preservation Commission approve Demolition No. 270, subject to the conditions of approval.

MOTION

It was moved by Vice Chairman McNaughton, seconded by Commissioner Grenda and carried by a 6-0 vote (Commissioner Roedl absent) that the Historic and Scenic Preservation Commission found Certificate of Appropriateness No. 541 was not detrimental to the Historic Resource and was consistent with the City's Historic Preservation Chapter 2.62, and therefore approved Certificate of Appropriateness No. 541 this includes the added amendment to Conditions of Approval as follows:

COA 541 – condition language:

New windows shall be casement or double hung wood framed windows to substantially match the existing home.

B. MATT CANADA, APPLICANT
(PROJECT PLANNER: EMILY ELLIOTT, AICP)

1. Consideration of a Notice of Exemption pursuant to Section 15301(l)(1) and (4) of the California Environmental Quality Act (CEQA) Guidelines for demolition of a single family residence and an accessory structure.
2. **PUBLIC HEARING** to consider **Demolition No. 272** to demolish an approximately 3,000 square foot dwelling and 100 square foot accessory structure over 50 years of age, located at 546 E. Mariposa Drive within the R-A (Residential Estate) District.

Commissioner Gonzales expressed his concerns regarding the historic significance and architectural design of the structure. Commissioner Gonzales recommended further environmental review.

Commissioner Grenda and Vice Chairman McNaughton concurred with Commissioner Gonzales.

Chairman Heidelberg opened the Public Hearing.

Council Member Paul Barich inquired on the amount of staff time needed for further environmental review.

Ms. Emily Elliott, Senior Planner, stated if further environmental analysis is required staff would retain a consultant funded by the applicant.

Chairman Heidelberg opened the Public Hearing

Mr. Matt Canada, applicant, stated he was opposed to an environmental analysis.

Vice Chairman McNaughton questioned what resources are needed from the applicant to fulfill the request for an environmental analysis.

Commissioner Gonzales recommended the applicant retain an architectural historian or firm to research and create a report specifically for this purpose.

Council Member Barich praised the staff for a job well done and stated that the analysis would create additional expense to the applicant which may not be necessary. Council Member Barich added that this project would beautify the community.

Chairman Heidelberg closed the Public Hearing

MOTION

It was moved by Commissioner Gonzales, seconded by Commissioner Grenda and carried by a 6-0 vote (Commissioner Roedl absent) to table Demolition No. 272 for a further environmental review on the property located at 546 East Mariposa Drive.

C. LAUREN ROOS, APPLICANT (PROJECT PLANNER: LORALEE FARRIS)

1. Consideration of a Notice of Exemption pursuant to Section 15301(e)(1) and Section 15331 of the California Environmental Quality Act (CEQA) Guidelines for minor alterations or additions to existing structures, and the project meets all criteria for exemption.

PUBLIC HEARING to consider **Certificate of Appropriateness No. 542** to construct an approximately 379 square foot addition and a 60 square foot covered porch to the rear of an existing single family dwelling, located within the Smiley Park Neighborhood Historic and Scenic District at 338 Grant Street in the R-2 (Multiple Family Residential) District.

Chairman Heidelberg opened the Public Hearing.

Ms. Lauren Roos, applicant, thanked the Commission for reviewing her project and stated that the addition would improve the architectural consistency of the house.

Chairman Heidelberg closed the Public Hearing.

MOTION

It was moved by Vice Chairman McNaughton, seconded by Commissioner Gonzales and carried by a 6-0 vote (Commissioner Roedl absent) that the Historic and Scenic Preservation Commission found that Certificate of Appropriateness No. 542 is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Sections 15301(e) and 15331 of the CEQA Guidelines.

MOTION

It was moved by Vice Chairman McNaughton, seconded by Commissioner Gonzales and carried by a 6-0 vote (Commissioner Roedl absent) that the Historic and Scenic Preservation Commission found Certificate of Appropriateness No. 542 was not detrimental to the Historic Resource and is consistent with the City's Historic Preservation Ordinance, and therefore approved Certificate of Appropriateness No. 542 subject to the Conditions of Approval.

VI. DISCUSSION, POSSIBLE ACTION AND INFORMATION ITEMS

A. Presentation on the City's Historic Context Statement

Principal Planner Lorelee Farris reported that the city has been awarded the 2016 Historic Preservation Fund Grant from the state office of Historic Preservation to create a Historic Context Statement. Staff has been coordinating with Architectural Resources Group, a professional firm with extensive experience in the field of historic preservation to create a context statement. The Architectural Resources Group included a presentation on Historic Context Statement.

A. Information/Discussion items to be placed on the Next Agenda

1. Review of the Minor Certificate of Appropriateness procedure.
2. Update on the Street Tree Committee and distribution of Landmark Heritage Trees List.
3. State Historical Resources Commission Correspondence

Chairman Heidelberg requested a volunteer for the City Code Review Sub-Committee. Vice Chairman McNaughton agreed to serve on the City Code Review Sub-Committee.

VII. ADJOURNMENT TO THE MEETING OF APRIL 6, 2017

The meeting adjourned at 7:30 p.m. to the regularly scheduled Historic and Scenic Preservation Commission meeting of April 6, 2017.

Respectfully Submitted,

Joni Mena
Senior Administrative Technician

Lorelee Farris
Principal Planner