

MINUTES: of a Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held on September 7, 2017, at 6:04 p.m. are as follows:

MEMBERS Shan McNaughton, Vice Chairman
PRESENT: Kristine Brown, Commissioner
Christopher Buscaglia, Commissioner
Nathan Gonzales, Commissioner
Alison Roedl, Commissioner

STAFF Brian Foote, Planning Manager
PRESENT Lorelee Farris, Principal Planner
Sean Reilly, Associate Planner

I. CALL TO ORDER AND PUBLIC COMMENT PERIOD - 3 MINUTES

Vice Chairman Shan McNaughton, called the meeting to order, and opened the Public Comment period.

Mr. Randal Morris, resident, expressed his concerns regarding Orange Street, including traffic, zoning, depreciated property values, and the lack of ability to finance homes under commercial zoning.

II. ATTENDANCE

All Commissioners were present, with the exception of Chairman Kurt Heidelberg and Commissioner Donn Grenda.

III. APPROVAL OF MINUTES

A. Minutes of August 17, 2017

It was moved by Commissioner Nathan Gonzales, seconded by Commissioner Alison Roedl and carried on a 5-0 vote (Chairman Heidelberg and Commissioner Grenda absent) to approve the minutes of August 17, 2017.

A. DAVID ATCHLEY, APPLICANT (PROJECT PLANNER: SEAN REILLY)

1. Consideration of a Notice of Exemption pursuant to Section 15301(l)(1) of the California Environmental Quality Act (CEQA) Guidelines.
2. **PUBLIC HEARING** to consider **Demolition No. 285** to demolish three structures totaling approximately 3,100 square feet and over 50 years of age. The project is located at 1143 Park Avenue within the M-2 (General Industrial) District. (APN: 0171-011-47).

Sean Reilly gave a brief overview of Demolition No. 285.

Vice Chairman McNaughton opened the Public Hearing, there were no public comments forthcoming and the Public Hearing was closed.

MOTION

It was moved by Commissioner Gonzales, seconded by Commissioner Roedl and carried on a 5-0 vote (Chairman Heidelberg and Commissioner Grenda absent) that Demolition Permit No. 285 was exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15301(L)(3) and Section 15301(L)(4) of the CEQA Guidelines.

It was moved by Commissioner Gonzales, seconded by Commissioner Roedl and carried on a 5-0 vote (Chairman Heidelberg and Commissioner Grenda absent) that the Historic and Scenic Preservation Commission approved Demolition Permit No. 285, subject to the Conditions of Approval.

B. DAVID ATCHLEY, APPLICANT (PROJECT PLANNER: SEAN REILLY)

1. Consideration of a Notice of Exemption pursuant to Section 15301(l)(1) of the California Environmental Quality Act (CEQA) Guidelines.
2. **PUBLIC HEARING** to consider **Demolition No. 286** to demolish an approximately 17,000 square-foot multi-tenant industrial building over 50 years of age, located at 1105 Park Avenue within the M-2 (General Industrial) District. (APNs: 0171-011-61 and 0171-011-62).

Sean Reilly gave a brief overview of Demolition No. 286.

Vice Chairman McNaughton opened the Public Hearing, there were no public comments forthcoming and the Public Hearing was closed.

MOTION

It was moved by Commissioner Roedl, seconded by Vice Chairman McNaughton and carried on a 5-0 vote (Chairman Heidelberg and Commissioner Grenda absent) that Demolition Permit No. 286 was exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15301(L)(3) and Section 15301(L)(4) of the CEQA Guidelines.

It was moved by Commissioner Roedl, seconded by Vice Chairman McNaughton and carried on a 5-0 vote (Chairman Heidelberg and Commissioner Grenda absent) that the Historic and Scenic Preservation Commission approved Demolition Permit No. 286, subject to the Conditions of Approval.

C. DAVID ATCHLEY, APPLICANT

(PROJECT PLANNER: SEAN REILLY)

1. Consideration of a Notice of Exemption pursuant to Section 15301(I)(1) of the California Environmental Quality Act (CEQA) Guidelines.
2. **PUBLIC HEARING** to consider **Demolition No. 287** to demolish an approximately 15,000 square-foot multi-tenant industrial building over 50 years of age, located at 1113 Park Avenue within the M-2 (General Industrial) District. (APNs: 0171-011-40 and 0171-011-38).

Sean Reilly gave a brief overview of Demolition No. 287.

Vice Chairman McNaughton opened the Public Hearing, there were no public comments forthcoming and the Public Hearing was closed.

MOTION

It was moved by Commissioner Roedl, seconded by Commissioner Gonzales and carried on a 5-0 vote (Chairman Heidelberg and Commissioner Grenda absent) that Demolition Permit No. 287 was exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15301(L)(3) and Section 15301(L)(4) of the CEQA Guidelines.

It was moved by Commissioner Roedl, seconded by Commissioner Gonzales and carried on a 5-0 vote (Chairman Heidelberg and Commissioner Grenda absent) that the Historic and Scenic Preservation Commission approved Demolition Permit No. 287, subject to the Conditions of Approval.

D. DAVID ATCHLEY, APPLICANT
(PROJECT PLANNER: SEAN REILLY)

1. Consideration of a Notice of Exemption pursuant to Section 15301(I)(1) of the California Environmental Quality Act (CEQA) Guidelines.
2. **PUBLIC HEARING** to consider **Demolition No. 292** to demolish three structures totaling approximately 3,000 square feet. One of which is over 50 years of age. The project is located at 1075 Park Avenue within the M-2 (General Industrial) District. (APN: 0171-011-54).

Sean Reilly gave a brief overview of Demolition No. 292.

Vice Chairman McNaughton opened the Public Hearing, there were no public comments forthcoming and the Public Hearing was closed.

MOTION

It was moved by Commissioner Chris Buscaglia, seconded by Commissioner Gonzales and carried on a 5-0 vote (Chairman Heidelberg and Commissioner Grenda absent) that Demolition Permit No. 292 was exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15301(L)(3) and Section 15301(L)(4) of the CEQA Guidelines.

It was moved by Commissioner Buscaglia, seconded by Commissioner Gonzales and carried on a 5-0 vote (Chairman Heidelberg and Commissioner Grenda absent) that the Historic and Scenic Preservation Commission approved Demolition Permit No. 292, subject to the Conditions of Approval.

E. CITY OF REDLANDS, DEVELOPMENT SERVICES DEPARTMENT (PROJECT PLANNER: BRIAN FOOTE, AICP)

1. Consideration of a determination of exemption pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, as there is no possibility of environmental effects as a result of the proposed project.
2. Discussion of potential changes to Redlands Municipal Code Section 18.184 (Nonconforming Buildings and Uses) pertaining to nonconforming historical buildings or contributing buildings within a historic district. A proposed new Section 18.184.060 ("Variations to Regulations for Buildings and Sites on City List of Historic Resources, and Contributing Buildings within City Historic Districts") would allow for minor additions, promote rehabilitation and maintenance, and facilitate the long-term viability and adaptive reuse of designated historical buildings and contributing buildings within a historic district.

Mr. Brian Foote gave an overview of the proposed changes to the Redlands Municipal Code Section 18.184.060.

No action taken.

VI. ADJOURN TO REGULARLY SCHEDULED MEETING ON OCTOBER 5, 2017

The meeting adjourned at 6:50 p.m. to the regularly scheduled Historic and Scenic Preservation Commission meeting of October 5, 2017.

Respectfully Submitted,



Joni Mena
Senior Administrative Technician



Loralee Farris
Principal Planner