

**MINUTES:** of the Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held on February 2, 2023, at 6:00 p.m. are as follows:

**MEMBERS PRESENT:** Steven Holm, Vice Chair  
Nathan Gonzales, Commissioner  
Greg Weissman, Commissioner  
Lauren Bricker, Commissioner  
Justine Guidry, Commissioner  
Rose-Marie Raumin, Commissioner

**STAFF PRESENT:** Brian Foote, Planning Manager  
Sean Reilly, Principal Planner

## **I. CALL TO ORDER AND ATTENDANCE**

The Commission was in full attendance, with the exception of Chair Heidelberg who was excused.

### **A. Election of Historic & Scenic Preservation Commission Chair and Vice Chair**

Commissioner Bricker nominated Kurt Heidelberg to be Chair of the Commission. There were no other nominations. It was moved by Commissioner Bricker, seconded by Commissioner Gonzales, and carried a vote of 6-0 (Chair Heidelberg absent) to extend Chair Kurt Heidelberg's term as Chair of the Historic and Scenic Preservation Commission.

Commissioner Gonzales nominated Steven Holm to be Vice Chair of the Commission. There were no other nominations. It was moved by Commissioner Gonzales, seconded by Commissioner Bricker, and carried a vote of 6-0 (Chair Heidelberg absent) to extend Vice Chair Steven Holm's term as Vice Chair of the Historic and Scenic Preservation Commission.

## **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.)

Vice Chair Holm opened the Public Comment Period for in person and Zoom participants. There were no comments forthcoming, and the Public Comment Period was closed.

## **III. APPROVAL OF MINUTES**

### **A. Meeting Minutes of December 2, 2022**

It was moved by Commissioner Gonzales, seconded by Commissioner Weissman, and carried a vote of 6-0 (Chair Heidelberg absent) to approve the December 2, 2022, HSPC meeting minutes.

## **IV. OLD BUSINESS – None**

## **V. NEW BUSINESS**

### **A. BRYAN AND CELINA MCKERNAN, APPLICANT (PROJECT PLANNER: SEAN REILLY)**

**PUBLIC HEARING** to consider **DEMOLITION No. 357**, a proposal to demolish an existing 2,794 square foot single family dwelling over 50 years of age located at 130 Sierra Vista Drive (APN: 0176-173-09-0000). This project qualifies for an exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15301(l)(1) (Existing Facilities) of the CEQA Guidelines.

Vice Chair Holm opened the Public Hearing.

Mr. Sean Reilly, Principal Planner, gave an overview and presentation on the proposal.

Ms. Alexandra Madsen, Consultant, representing the applicant, provided background information on the proposed alterations to the project and stated she was available for any questions.

Mr. Tom Atchley, Mr. Steve Spiller, Mr. Ronald Running, Mr. John Beall, and Mrs. Kathleen Beall, Redlands Area Historical Society, and Ms. Bettina McLeod, resident, expressed opposition to the demolition stating that Mid-Century style homes are often altered, and alterations do not preclude a home from being architecturally significant. It was stated that in terms of CEQA, an Environmental Impact Report should have been included for this project. It was said that Mr. Clare Day is a significant architect in Southern California, that any house that Mr. Day built is architecturally and historically significant, and should be recognized in the City of Redlands.

Mr. Bryan McKernan, applicant, came forward to address the Commission. Mr. McKernan stated that he purchased the house in 2019, prior to that, he worked on the house and did many unpermitted modifications to the house for the previous owner. Mr. McKernan said that he understands the significance of the house; however, the house is unsafe, it is completely made of wood, has electrical issues, has poor air conditioning, and he is unable to make further improvements to the home due to limitations in the original design and construction.

Mr. Brian Foote, Planning Manager, stated there were three Public Hearing comment letters received. He said that Ms. Shirley Leonard, Executive Director, Redlands Conservancy, and Ms. Joanne Morse, and Mr. Bill and Diane McCullen, were all opposed to the demolition.

Vice Chair Holm closed the Public Hearing for in person and Zoom participants.

Commissioner Gonzales requested that the City of Redlands submit a new historic resource evaluation report that addresses each of the identified factors and adequately and in detail substantiates the report's conclusions. Commissioner Gonzales provided comments and recommendations for edits and additional information that he believes should be included in the historic report. A detailed list of his concerns was submitted by Commissioner Gonzales and is on file in the Development Services Department.

Commissioner Bricker stated that Mr. Clare Day is a Fellow of the American Institute of Architect (AIA) and is held in high esteem. She said that it is disturbing that his work on this house was determined to be a less than significant impact, and the report incomplete in her opinion. Commissioner Bricker specified that modifications to the house could be made without ruining the overall integrity of the house, and encouraged the consultant to go back and address the factors that have been identified as insufficient.

Commissioner Weissman asked further clarifying questions of the applicant, and Mr. McKernan provided additional information and responses including his understanding of the Commission's comments and concerns.

MOTION

It was moved by Commissioner Gonzales, seconded by Commissioner Raumin, and carried on a vote of 5-1 (Commissioner Bricker opposed, and Chair Heidelberg absent), to table the item pending a revised and augmented Staff Report as well as historic resources assessment by the City's consultant.

**VI. DISCUSSION, POSSIBLE ACTION, AND INFORMATION ITEMS**

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

**VII. ADJOURN TO REGULARLY SCHEDULED MEETING ON MARCH 2, 2023**

Vice Chair Holm adjourned the meeting at 7:06 P.M. to the next regularly scheduled meeting of March 2, 2023.

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Sonya Flint  
Administrative Assistant

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Brian Foote  
Planning Manager