

MINUTES: of the Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held of March 1, 2018, at 6:00 p.m. are as follows:

MEMBERS PRESENT: Kurt Heidelberg, Chairman
Shan McNaughton, Vice Chairman
Kristine Brown, Commissioner
Nathan Gonzales, Commissioner
Alison Roedl, Commissioner

STAFF PRESENT: Brian Desatnik, Development Service Director
Brian Foote, Planning Manager
Loralee Farris, Principal Planner
Sean Reilly, Associate 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.

III. APPROVAL OF MINUTES

A. Minutes of February 1, 2018

Chairman Kurt Heidelberg requested that an amendment be made to the minutes of February 1, 2018 pertaining to comments made on Residential Development Allocation No. 2018-I-01.

It was moved by Vice Chairman Shan Mc Naughton, seconded by Commissioner Alison Roedl and carried on a 5-0 vote to approve the minutes of February 1, 2018 as amended.

IV. OLD BUSINESS – None

V. NEW BUSINESS

A. NEIL RHODES, APPLICANT (PROJECT PLANNER: SEAN REILLY)

1. Consideration of a Notice of Exemption pursuant to Section 15301 (Existing Facilities) and 15331 (Historical Resource Restoration/Rehabilitation) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider **Certificate of Appropriateness No. 552** to replace an existing chain-link fence with a six foot high wooden fence on the northwest side of the property, extend the new wooden fence towards the front of the house and return toward the house approximately 10' from the front plane of the residence, install a 2'-8" railing along the front porch and along the existing stairs, and to install parallel solar panels on the roof. The property is located within the East Fern Avenue Historic and Scenic District at 121 East Fern Avenue in the

Mr. Sean Reilly, Associate Planner, gave a brief description of Certificate of Appropriateness No. 552.

Chairman Heidelberg opened the Public Hearing.

Ms. Lee-Ann Milburn, property owner/applicant, answered questions regarding the proposed design and materials for the proposed porch railing.

Vice Chairman McNaughton stated the proposed porch railing is not the appropriate design for the style of the house and recommended a low, painted picket fence with a simple design.

Chairman Heidelberg closed the Hearing.

MOTION

It was moved by Commissioner Nathan Gonzales, seconded by Vice Chairman McNaughton and carried on a 5-0 vote that Certificate of Appropriateness No. 552 was exempt from review under the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.

It was moved by Commissioner Gonzales, seconded by Vice Chairman McNaughton that the Historic and Scenic Preservation Commission adopt Resolution No. 2018-1 approving Certificate of Appropriateness No. 552 with the Conditions of Approval amended as follows:

3.**This approval is for the replacement of an existing chain-link fence with a six foot high wooden fence on the northwest side of the property, the installation of roof solar panels and the installation of a 30" high wooden railing along the front porch and stairs of the home located at 121 East Fen Avenue. The railing is to be constructed of a simple picket design with horizontal top and bottom rails. Pickets of the railing are to be spaced approximately 3" apart with the railing being centered on the depth of the arch feature of the home.

B. REDLANDS FOOD HALL, LLC; JERRY TESSIER, ARTECO PARTNERS, APPLICANT
(PROJECT PLANNER: BRIAN FOOTE)

1. Consideration of a recommendation of a Notice of Exemption pursuant to Section 15301 (Existing Facilities) and Section 15331 (Historical Resource Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA) Guidelines.
2. **PUBLIC HEARING** to consider a recommendation to the City Council on the following applications, for the property located at 330 North Third Street (APNs: 0169-028-47-0000, -48-0000, -49-0000, and -50-0000) in the Town Center - Historic (TC-H) district of the Downtown Specific Plan:

Historic Resource Designation No. 132 for the nomination and local designation of the 34,215 square foot Mutual Orange Distributors (MOD) Packing Plant.

Certificate of Appropriateness No. 559 for proposed exterior façade rehabilitation and modifications for the Mutual Orange Distributors (MOD) Packing Plant.

Commission Review and Approval No. 895 to rehabilitate and

restore the historic Mutual Orange Distributors (MOD) Packing Plant, construct façade rehabilitation and modifications, and establish a multi-tenant food hall (with food retail uses, farmer's market, restaurants, demonstration kitchen, and similar retail uses), and site improvements including outdoor patio/dining area, walls, walkways, landscaping, lighting, and new refuse enclosure. The existing building is 34,215 square feet in total area, with 20,355 square-feet on the main (1st) floor and 13,860 square-feet in the basement. A new exterior boardwalk approximately 5,400 square-feet in area is proposed to be constructed (elevated above ground level) on the west, north, and east sides of the existing building. Also, Conditional Use Permit No. 1100 is requested for the proposed sale of alcoholic beverages related to the restaurant uses, although a recommendation will not be made regarding the CUP application.

Chairman Heidelberg opened the Hearing.

Mr. Brian Foote, Planning Manager, gave a brief overview of the Redlands Food Hall.

Mr. Jerry Tessier, applicant, gave an overview of the project and an update on the Redlands Food Hall progress.

Vice Chairman McNaughton expressed his concerns with the introduction of the water tower, stating that the water tower was not historically located in the same vicinity of the building.

Commissioner Gonzales explained that the Mutual Orange Distributors (MOD) is the incorrect name for the building. Commissioner Gonzales stated that the correct name for the building would be Redlands Mutual Orange Company or Redlands Mutual Orange Association Packing House, based on the building's historic period of significance.

Chairman Heidelberg asked for clarification on the proposed materials and more modern design of the shade structures on the east side of the building.

Mr. Jerry Tessier, applicant, provided an explanation of the materials proposed for the shade structure and how they will be incorporated into the project to maintain the historic character of the project.

Councilmember Barich inquired about how parking will be accommodated for the project.

Mr. Brian Foote, Planning Manager, provided an explanation of the parking exemptions for historic buildings in the Downtown Specific Plan.

Mr. Brian Desatnik, Development Services Director, provided an explanation of the efforts being made in the downtown area to increase parking and provided a brief overview of parking available.

Commissioner Kristine Brown inquired about uses that would take place in the basement of the building and commented on whether Shoppers Lane should be renamed.

Mr. Jerry Tessier, applicant, thanked Don Fisher for his volunteer efforts in assisting in the preparation of documents for the building's historic designation.

Mr. Don Fisher stated he referenced the names of Redlands Mutual Orange Company or Redlands Mutual Orange Association Packing House in preparation of the historical reports.

Chairman Heidelberg closed the Hearing.

MOTION

It was moved by Commissioner Alison Roedl, seconded by Commissioner Gonzales and carried on a vote of 5-0 that the Historic and Scenic Preservation Commission recommended to the City Council that the proposed project is exempt from environmental review in accordance with Section 15301 and 15331 of the California Environmental Quality Act Guidelines.

It was moved by Commissioner Roedl, seconded by Commissioner Gonzales and carried on a vote of 5-0 that the Historic and Scenic Preservation Commission adopt Resolution No. 2018-02 to determine that the proposed rehabilitation project for the Mutual Orange Association Packing House located at 330 North Third Street will be consistent with the applicable provisions of the Secretary of Interior's Standards for preservation of historical buildings.

It was moved by Commissioner Roedl, seconded by Commissioner Gonzales and carried on a vote of 5-0, as amended utilizing the correct name based on the building's period of historic significance, that the Historic and Scenic Preservation Commission adopt Resolution No. 2018-02 to nominate the Mutual Orange Association Packing House located at 330 Third Street to be eligible to become a Historic Resource in accordance with Chapter 2.62 of the Redlands Municipal Code.

It was moved by Commissioner Roedl, seconded by Commissioner Gonzales and carried on a vote of 5-0, as amended utilizing the correct name based on the building's period of historic significance, that the Historic and Scenic Preservation Commission adopt Resolution No. 2018-02 recommending that the City Council designate the Mutual Orange Association Packing House located at 330 North Third Street as a Historic Resource based on the criteria in Section 2.62.170 of the Redlands Municipal Code.

It was moved by Commissioner Roedl, seconded by Commissioner Gonzales and carried on a vote of 5-0 that the Historic and Scenic Preservation Commission adopt Resolution No. 2018-02 approving Certificate of Appropriateness No. 559, subject to the attached Conditions of Approval, and subject to the approval of related project entitlements and designation by the City Council.

VI. DISCUSSION, POSSIBLE ACTION AND INFORMATION ITEMS

A. Informational items provided by City Staff

Staff informed the Commission that the City of Redlands has received a grant from the California Department of Transportation (CalTrans) for the Transit Village plans, which include the ESRI, Downtown, and University of Redlands Stations.

B. Commissioner Announcements - None

VII. ADJOURNMENT TO THE MEETING OF APRIL 5, 2018

The meeting adjourned at 7:15 p.m. to the regularly scheduled Historic and Scenic Preservation Commission meeting of April 5, 2018.

Respectfully Submitted,

Joni Mena
Senior Administrative Technician

Loralee Farris
Principal Planner