

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

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

**STAFF** Brian Foote, Planning Manager  
**PRESENT:** Jazmin Serrato, Junior Planner  
Laylee Hokmollahi, Junior Planner

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

The Commission was in full attendance.

## **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 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 February 2, 2023**

It was moved by Commissioner Lauren Bricker, seconded by Commissioner Greg Weissman and carried a vote of 7-0 to approve the February 2, 2023, HSPC meeting minutes.

## **IV. OLD BUSINESS – None**

## **V. NEW BUSINESS**

### **A. TERRACINA MEDICAL HOLDINGS, LLC, APPLICANT (PROJECT PLANNER: JAZMIN SERRATO, JUNIOR PLANNER)**

**PUBLIC HEARING** to consider **Demolition No. 365** – A request to demolish a 946 square-foot single-family residence, an approximately 634 square foot detached carport and an approximately 326 square foot accessory structure located at 1619 Laurel Avenue (APN: 0172-162-04-0000) within the

Suburban Residential (R-S) District. This proposal may qualify for exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15301(I)(1) (Existing Facilities) of the CEQA Guidelines.

Mr. Brian Foote, Planning Manager, introduced Miss Jazmin Serrato, Junior Planner to the Commission. The Commission welcomed her.

Chair Heidelberg opened the Public Hearing.

Miss Serrato gave an overview and presentation on the proposal and stated she and the applicant's representative are available for any questions.

Mr. Pat Meyer, Terracina Medical Holdings representative, stated the applicant concurred with the staff's conclusion and recommendations and the applicant agreed to the conditions of approval that are attached to the resolution.

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

Commissioner Bricker encouraged the Commission to consider the condition of the demolition and recommended relocating the structure to an appropriate location.

Chair Heidelberg asked Mr. Meyer if the applicant would consider delaying the demolition. Mr. Meyer stated it would not be practical to delay the project at this time and said the applicant would oppose a condition that would require relocation of the house. Following discussion, Mr. Meyer agreed to a 90-day delay maximum and said the applicant will be happy to advertise in the Redlands Community News.

Mr. Foote stated if the applicant agrees, the Commission can add a condition that the applicant make reasonable efforts to advertise and relocate the house for a period not to exceed 90 days. Commissioner Nathan Gonzales suggested the Commission include the following language in the condition: That the applicant make a reasonable effort to advertise and relocate the house for a period of 70 days. If there is no interest to move the house to another location off-site, then the applicant shall provide an additional 20 days for any interested person or party to salvage parts from the house. He added that demolition may then occur after the above timeframes and steps have been satisfactorily completed.

Mr. Meyer agreed to the added condition of approval.

## MOTION

It was moved by Commissioner Gonzales, seconded by Commissioner Rose-Marie Raumin, and carried on a vote of 7-0 that the HSPC adopt Resolution No. 2022-02, to determine that Demolition Permit No. 365 was exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines and approved Demolition Permit No. 365 based on the facts within the staff report and subject to the conditions of approval, this includes the added Condition No. 7 as follows:

7. The property owner shall offer the house and make the house available to move to an off-site location for preservation, for a period of not less than ninety (90) days from the date of approval of this permit, to any interested person or party. The applicant shall provide proof of outreach efforts (e.g., copies of certified letters) to the Planning Division. If, after seventy (70) days, there has been no interest expressed to the property owner to move the house to another location off-site, then the applicant shall provide an additional (20) days for any interested person or party to salvage parts from the house. Demolition may then occur after the above timeframes and steps have been satisfactorily completed.

**B. REDLANDS CALIMESA 1, LLC, APPLICANT**  
(PROJECT PLANNER: JAZMIN SERRATO, JUNIOR PLANNER)

**PUBLIC HEARING** to consider **Demolition No. 372** – A request to demolish an approximately 1,839 square-foot single-family residence and an approximately 120 square foot detached shed located at 1618 W. Fern Avenue (APN: 0172-162-26-0000) within the Suburban Residential (R-S) District. This proposal may qualify for exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15301(I)(1) (Existing Facilities) of the CEQA Guidelines.

Chair Heidelberg opened the Public Hearing.

Miss Serrato gave an overview and presentation on the proposal and stated she was available for any questions.

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 on a vote of 7-0 that the HSPC adopt Resolution No. 2022-02, to determine that Demolition Permit No. 372 was exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines and approved Demolition Permit No. 372, based on the facts within the staff report and subject to the Conditions of Approval.

**C. RICK SFORZA, APPLICANT**  
(PROJECT PLANNER: LAYLEE HOKMOLLAHI, JUNIOR PLANNER)

**PUBLIC HEARING** to consider **Demolition No. 376** – A request to demolish an approximately 342 square-foot detached garage, over 50 years of age, located at 1313 College Avenue within the Single Family Residential (R-1) District (APN: 0170-061-30-0000). This proposal may qualify for exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines.

Mr. Brian Foote, Planning Manager, introduced Miss Laylee Hokmollahi, Junior Planner to

the Commission. The Commission welcomed her.

Chair Heidelberg opened the Public Hearing.

Miss Hokmollahi gave an overview and presentation on the proposal and stated she was available for any questions.

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

## MOTION

It was moved by Commissioner Weissman, seconded by Commissioner Gonzales, and carried on a vote of 7-0 that the HSPC adopt Resolution No. 2022-02, to determine that Demolition Permit No. 376 was exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines and approved Demolition Permit No. 376, based on the facts within the staff report and subject to the Conditions of Approval.

### **D. KENNETH WINCHESTER, APPLICANT** (PROJECT PLANNER: LAYLEE HOKMOLLAHI, JUNOR PLANNER)

**PUBLIC HEARING** to consider **Minor Certificate of Appropriateness No. 665** – A request to legalize/approve an existing 6-foot-high vinyl fence and vinyl rolling slide gate with galvanized steel frame located within the street-side setback along Grant Street. The subject property is located at 232 West Olive Avenue (APN: 0171-244-40-0000) within the Multiple-Family Residential (R-3) District and the Smiley Park Neighborhood Historic & Scenic District (Historic District No. 8). The proposal may qualify for exemption from environmental review in accordance with CEQA Guidelines Section 15303 (New Construction of Small Structures) or Section 15270 (Projects Which Are Disapproved).

Chair Heidelberg opened the Public Hearing.

Miss Hokmollahi gave an overview and presentation on the proposal and stated she and the property owner were available for any questions.

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

Mr. Foote stated there is an active application for a permit on this item with the Minor Exception Permit Committee. He said the proposed height and location of the fence would be subject to review by the Minor Exception Permit Committee at a later date. He reminded HSPC of its role to evaluate the appropriateness of the current material and style of the fence only.

Miss Hokmollahi stated staff recommends that the appropriate material would be wood, and vinyl is not listed under primary material for a Victorian style house.

Ms. Beverly Winchester, applicant/property owner, stated when the fence was installed, she was not informed she needed a permit.

Commissioner Bricker suggested if there is enough room between the fence and the property line the owner can do some planting, and potentially add a trellis for climbing vines to screen the fence.

Chair Heidelberg stated the fence is not appropriate the way it is, and adding treatment on the fence would not prevent the fence from protruding out. He said the Commission could move to continue the item if the property owner wants to explore more options on how to treat the fence.

Commissioner Bricker suggested the property owner consult with the fence contractor to discuss suitable material options for the fence or to replace the vinyl fence with a wooden fence, which she believes is more appropriate. Commissioner Bricker recommended the property owner have the fence cut at its footing and push it back by 6 inches to give room for planting.

Commissioner Gonzales stated vinyl fencing is not consistent with the Secretary of Interior Standards, and he was not in support of a vinyl fence.

Ms. Winchester asked the Commission for a continuance to explore additional options.

## MOTION

It was moved by Commissioner Gonzales, seconded by Commissioner Raumin, to carry on a vote of 7-0 to continue the Minor Certificate of Appropriateness No. 665 to the April 6, 2023, HSPC meeting or to a date to be determined.

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

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

Commissioner Gonzales requested an update of the property located on the southwest corner of Highland Avenue and Center Street [705 W. Highland Avenue within Historic District No. 2]. He stated the property appears to be undergoing some unpermitted modifications with the massive new staircase that is being built. Mr. Foote said staff will look into it. Commissioner Gonzales requested this item be placed on the April 6, 2023, HSPC agenda.

Commissioner Bricker requested reopening the discussion regarding the City of Redlands Design Guidelines. Mr. Foote stated the final draft document was prepared a few years ago, but there were some outstanding issues with the Redlands Historical Society and the Redlands Conservancy, and he said it would be good to have the Historical Society and the Historical Conservancy's support at the hearings to try to adopt the Design Guidelines. Commissioner Gonzales suggested organizing a sub-committee of the Commission and a

member of staff to meet with some of the constituent groups. Mr. Foote said staff can look into it and place it on the agenda soon.

Commissioner Bricker stated the California Preservation Foundation's annual meeting is upcoming and said there will be online training and independent workshops available. Mr. Foote stated the City of Redlands is interested in online training and professional involvement opportunities and asked the Commission to inform him of any training opportunities of interest.

Commissioner Weissman stated there are some homes in the Redlands area that are unkept. Commissioner Weissman asked what is HSPC's role in the involvement of unkept homes. Ms. Linda McCasland, Administrative Analyst, said either Code Enforcement or the Fire Department could be contacted on those properties, but an address would be needed.

## **VII. ADJOURN TO REGULARLY SCHEDULED MEETING ON APRIL 6, 2023**

Chair Heidelberg adjourned the meeting at 7:05 P.M. to the next regularly scheduled meeting of April 6, 2023.

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Sonya Flint  
Administrative Assistant



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Brian Foote  
Planning Manager