

**MINUTES:** of the Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held on May 5, 2022, at 6:00 p.m. are as follows:

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

**STAFF PRESENT:** Brian Foote, Planning Manager  
Jocelyn Torres, Associate Planner

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

The Commission was in full attendance, with the exception of Vice Chairman Steven Holm who was excused.

## **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)

Chairman Kurt Heidelberg opened the Public Comment Period. There were no public comments forthcoming and the Public Comment Period was closed.

## **III. APPROVAL OF MINUTES**

**A.** April 7, 2022

### **MOTION**

It was moved by Commissioner Justine Guidry and seconded by Commissioner Lauren Bricker and carried a vote of 6-0 (Vice Chairman Holm absent) to approve the April 7, 2022, HSPC meeting minutes.

## **IV. OLD BUSINESS - None**

## **V. NEW BUSINESS**

**A. DIVY HOSPITALITY, INC., APPLICANT**  
(PROJECT PLANNER: JOCELYN TORRES)

**PUBLIC HEARING** to consider **Demolition No. 366** – A request to demolish an approximately 692 square foot single-family residence over 50 years of age located at 719 N. Eureka Street within the C-4, Highway Commercial District (APN: 0169-155-05-0000). This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(I) (Existing Facilities) of the CEQA Guidelines.

Chairman Heidelberg opened the Public Hearing.

Ms. Jocelyn Torres, Associate Planner, gave an overview and presentation on the proposal.

Chairman Heidelberg inquired if there were any questions for staff.

Commissioner Greg Weissman asked if the property next to the residence would be part of the development. Ms. Torres stated that it would encompass two parcels that would be merged into one. Commissioner Weissman inquired if the structure on the Northwest corner would also be demolished. Ms. Torres clarified the location of both parcels of the proposal.

Mr. Jayrajsinh K. Parmar, Applicant, came forward to address any questions from the Commission. Chairman Heidelberg asked when the demolition would begin. Mr. Parmar stated that they planned on starting before December.

Mr. Fernando Ramirez, Auto sales property owner, came forward to address the Commission. Mr. Ramirez was in favor on improving a deteriorated area of the corridor from Orange Street down to Eureka Street. He believed the area has a lot of characteristics and potential to be beautiful. Mr. Ramirez also stated that there are homes in the same vicinity that seem to be out of compliance, need repair and should be addressed. In addition, he stated that he supports the hotel project in hopes that it will succeed, improve the area, and protect investments of business owners like himself.

Mr. Shan McNaughton, Architect, came forward to address the Commission regarding the Applicant's request to demolish the single-family residence. He suggested that the small wood framed building could be offered to someone to relocate.

Mr. Pramesh Shaw, Property Owner, called in via Zoom to address the Commission. He stated that he would like to have the house demolished for this project and is in support of the demolition.

Commissioner Bricker concurred with Mr. McNaughton's suggestion. She stated that it seemed to be a well-maintained house from the exterior, has some physical integrity and is a good example of a craftsman house. She stated that she supports the idea of relocating the house to an appropriate location and recommended that a Condition of Approval be added.

Commissioner Weissman asked Mr. Parmar if he had studied the cost and issues of moving the building. Mr. Parmar explained that they bought both parcels, to meet the city's parking requirements for this project and they never considered moving the house to another location. They would rather start the demolition and begin the project as soon as possible. He stated that the interior of the house is not in livable condition and would need a lot of renovation.

Commissioner Guidry inquired about a fire to this home in either 1964 or 1966 and asked if they rebuilt a new house or was it repaired. Ms. Torres stated that there was no additional information after the fire. Chairman Heidelberg asked if anyone lived in the home after the fire. Ms. Torres confirmed the date of the fire being 1966 and stated that in 1967 there was a residence staying at the property according to the research done at A.K. Smiley Public Library.

Chairman Heidelberg suggested that it may be worth making the house available to move off-site and preserve the character of the house. He explained the conditions that are normally placed in these situations and that it may delay the project up to four months. Mr. Parmar asked who would pay for the move. Chairman Heidelberg answered that it would be the responsibility of the party or person moving the house.

Chairman Heidelberg asked Mr. Parmar if he would agree to guidance on how to advertise and give people three (3) months to respond. If there are no respondents, then give another month for any interested person or party to salvage the fixtures and parts from the house that may be

repurposed for other homes. Mr. Paramar agreed with the suggested conditions.

Mr. Brian Foote, Planning Manager, clarified that the entitlement for the hotel was previously approved and at this point it would go through the plan check process. Mr. Paramar stated that they do have the time for the plan check process.

Chairman Heidelberg made a Condition of Approval to add Department of Parks and Recreation (DPR) forms to include Primary, Building, Structure and Object (BSO) in order to memorialize what the building looked like. He also requested that a qualified architectural historian record the property and complete the necessary DPR forms so that photographs and comments are provided. Chairman Heidelberg also requested that the Conditions of Approval include a three (3) month advertisement to relocate the home, and if that fails, another month for salvage work. Mr. Paramar agreed with the added condition. Commissioner Bricker added that the resulting documentation be given to the City's Heritage Room at A. K. Smiley Public Library.

Ms. Torres asked the Commissioners for clarification and guidance on how the applicant would advertise the house. Commissioner Heidelberg said that if allowable, they may be able to give resources and believed there is a clearinghouse where you can advertise.

Mr. Paramar asked for an approximate timeframe for the plan check process. Mr. Foote explained that plan checks vary, but a building of that size takes approximately two (2) to four (4) months and that Mr. Paramar can begin the DPR process next week. He added that it also depends on the submittals, corrections, and the consultant's speediness to respond.

Chairman Heidelberg closed the Public Hearing.

#### MOTION

It was moved by Commissioner Weissman, and seconded by Commissioner Nathan Gonzales and carried on a vote of 6-0 (Vice Chairman Holm absent) that the HSPC adopt Resolution No. 2022-010, and determined that Demolition Permit No. 366 was exempt from environmental review under the California Environmental Quality Act (CEQA) Section 15301 (Existing Facilities) of the CEQA Guidelines, and approved Demolition Permit No. 366 based on the facts within this staff report and subject to the Conditions of Approval, this includes the added Condition of Approval No. 7 and No. 8 as follows:

7. The applicant shall be responsible for obtaining a qualified architectural historian (or other qualified consultant) to prepare and complete the necessary DPR forms (Primary, BSO, and Photo Record) and photographs for documentation of the subject property and structure. The applicant shall provide a copy to the Planning Division and to the City's Heritage Room at A.K. Smiley Public Library.
8. The applicant shall offer the house and make the house available to move off-site for ninety (90) days 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 90 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 thirty (30) 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. LEONARD AND CAROL INGALLS, APPLICANT (PROJECT PLANNER: JOCELYN TORRES)**

**PUBLIC HEARING** to consider **Demolition No. 368** – A request to demolish an approximately 1,584 square foot detached garage over 50 years of age located at 1376 Pacific Street within the R-E, Residential Estate District (APN: 0175-192-05-0000). This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(l) (Existing Facilities) of the CEQA Guidelines.

Chairman Heidelberg opened the Public Hearing.

Ms. Jocelyn Torres, Associate Planner, gave an overview and presentation on the proposal.

Chairman Heidelberg inquired if there were any comments or questions for staff.

Shaun McNaughton, Architect, came forward to address the commission. Mr. McNaughton stated that the current garage is a very utilitarian structure that doesn't have anything of substantial value or contribution. He stated that it would be replaced with something substantial.

Commissioner Bricker asked the date of construction of the home. Mrs. Carol Ingalls, Applicant, came forward and stated that the home was built in 1989 and the home in the back of the original property is what they hope to renovate.

Chairman Heidelberg closed the Public Hearing.

#### MOTION

It was moved by Commissioner Gonzales, and seconded by Commissioner Rose-Marie Raumin and carried on a vote of 6-0 (Vice Chairman Holm absent) that the HSPC adopt Resolution No. 2022-09, and determined that Demolition Permit No. 368 was exempt from environmental review under the California Environmental Quality Act (CEQA) Section 15301 (Existing Facilities) of the CEQA Guidelines, and approved Demolition Permit No. 368 based on the facts within this staff report and subject to the Conditions of Approval.

#### **B. GUADALUPE COBANOV, APPLICANT** (PLANNER: BRIAN FOOTE, CITY PLANNER)

**PUBLIC HEARING** to consider **Certificate of Appropriateness No. 652** – A request for rehabilitation of an existing single-family dwelling for medical office use, and construct a 1,238 square-foot two-story addition (resulting in a total building size of 3,649 square-feet) on a 19,970 square-foot lot located at 1605 Calvary Circle (APN: 0293-133-13-0000) in the Administrative Professional (EV/AP) District of the East Valley Corridor Specific Plan. Proposed scope of work includes: restore architectural elements and new paint; new wood siding on exterior of 1<sup>st</sup> floor addition; new cedar shingle on exterior of 2<sup>nd</sup> floor addition; new window openings and double-hung windows on proposed addition; new asphalt shingle roof and additional roof rafters; new wood columns to match restored columns around porch; and new ramp and ADA-accessibility improvements. The project is exempt from environmental review in accordance with the Section 15301 (Existing Facilities) and Section 15331 (Historical Resource Restoration/ Rehabilitation) of the California Environmental Quality Act (CEQA) Guidelines.

Chairman Heidelberg opened the Public Hearing.

Mr. Brian Foote, City Planner, gave an overview and presentation on the proposal.

Commissioner Gonzales stated that he believes that categorical exemption under Section 15301 would not be appropriate because it is an eligible historical structure, and that he believed

categorical exemptions cannot be used on an eligible historic structure. He stated that it does qualify under Section 15331.

Commissioner Bricker stated that it is a beautiful project and commended Mr. McNaughton. She inquired about the use of the diamond pane windows, and if he may consider the elimination or alternative to the diamond pattern. Mr. McNaughton answered that the pattern is not necessary on the new windows, and they can make them single light windows and preserve the existing diamond pattern windows, which are a special feature of the home.

Chairman Heidelberg inquired if there were any comments or questions for staff. There were no further comments from the Commission.

Chairman Heidelberg closed the Public Hearing.

## MOTION

It was moved by Commissioner Raumin and seconded by Commissioner Bricker and carried on a vote of 6-0 (Vice Chairman Holm absent) that the HSPC adopt Resolution No. 2022-11, and approved Certificate of Appropriateness No. 652, subject to conditions of approval, and finding that the project was exempt from environmental review in accordance with Sections 15301 and 15331 of the CEQA Guidelines, this includes the added Condition of Approval No. 5a as follows:

- 5a. New windows in the addition portion shall be single-light windows (not diamond). Existing historic windows with diamond pattern shall be retained.

## 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 June 2, 2022

Chairman Heidelberg adjourned the HSPC meeting at 6:58 P.M. to the next regularly scheduled meeting of June 2, 2022.

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Alma Morales  
Administrative Assistant II

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Brian Foote  
Planning Manager