

MINUTES: of the Special Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held of July 10, 2019, at 6:00 p.m. are as follows:

MEMBERS Kurt Heidelberg, Chairman
PRESENT: Nathan Gonzales, Commissioner
Kristine Brown, Commissioner
Lauren W. Bricker, Commissioner
Steven Holm, Commissioner

STAFF Brian Desatnik, Development Services Director
PRESENT: Brian Foote, Planning Manager
Loralee Farris, Principal Planner
Sean Reilly, Associate Planner
Emily Elliott, Contract 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 with the exception of Vice Chair Angela Keller and Commissioner Patricia Larson.

III. APPROVAL OF MINUTES

A. May 2, 2019

It was moved by Commissioner Kristine Brown, seconded by Commissioner Lauren Bricker and carried on a 5-0 vote (Vice Chairwoman Keller and Commissioner Larson absent) to approve the minutes of May 2, 2019, 2019.

IV. OLD BUSINESS – None

VI. NEW BUSINESS

A. REDLANDS PROPERTY MANAGEMENT, INC., APPLICANT (PROJECT PLANNER: SEAN REILLY)

PUBLIC HEARING to consider **Demolition No. 328** to demolish an approximately 1,100 square-foot residential structure and an approximately 400 square-foot detached garage over 50 years of age, located at 328 N. University Street within the R-2 (Multiple Family Residential) District (APN: 0170-201-17-0000). This project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines.

Mr. Sean Reilly, Associate Planner, gave a brief presentation on Demolition No. 328.

Mr. Jason Royal, representative, stated that due to continuous vandalism to the property the decision was made to have the structure demolished. The structure has extensive interior damage and cannot be rehabilitated. At this time the applicant did not have immediate plans to develop the property.

Chairman Heidelberg opened the Public Hearing.

Speaker, Mr. Shan McNaughton, Architect, stated that this is the second residential structure demolition to be brought to the Historic and Scenic Preservation Commission that did not have immediate plans to rebuild. Mr. McNaughton encouraged the applicant to reconsider and renovate the property.

Chairman Heidelberg closed the Public Hearing.

MOTION

It was moved by Commissioner Nathan Gonzales, seconded by Commissioner Brown and carried on a 5-0 vote (Vice Chairwoman Keller and Commissioner Larson absent) that Demolition Permit No. 328 was exempt from review under the California Environmental Quality Act (CEQA pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines.

It was moved by Commissioner Gonzales, seconded by Commissioner Brown and carried on a 5-0 vote (Vice Chairwoman Keller and Commissioner Larson absent) that the Historic and Scenic Preservation Commission adopt Resolution No. 2019-05 approving Demolition Permit No. 328, subject to the Conditions of Approval.

B. JENNIFER KRIKORIAN ALVAREZ, APPLICANT (PROJECT PLANNER: JOCELYN TORRES)

PUBLIC HEARING to consider **Demolition No. 329** to demolish a single family dwelling and a shed over 50 years of age located at 604 Third Street within Specific Plan No. 45/Town Center (APN: 0169-201-10-0000). This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines.

Ms. Jocelyn Torres, Assistant Planner, gave a brief presentation on Demolition No. 329.

Ms. Jennifer Krikorian Alvarez, applicant, stated that due to the constant vandalism to the dwelling and shed, she has no alternative but to demolish the structures for safety reasons.

Chairman Heidelberg opened the Public Hearing. There were no comments forthcoming and the Public Hearing was closed.

MOTION

It was moved by Commissioner Brown, seconded by Commissioner Gonzales and carried on a 4-1 vote (Commissioner Bricker opposed, Vice Chairwoman Keller and Commissioner Larson absent) that Demolition Permit No. 329 is exempt from review under the California Environmental Quality Act (CEQA pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines.

It was moved by Commissioner Gonzales, seconded by Commissioner Brown and carried on a 4-1 vote (Commissioner Bricker opposed, Vice Chairwoman Keller and Commissioner Larson absent) that the Historic and Scenic Preservation Commission adopt Resolution No. 2019-06 approving Demolition Permit No. 329, subject to the Conditions of Approval.

**C. BALBOA PARK PROPERTIES LLC, APPLICANT
(PROJECT PLANNER: EMILY ELLIOTT)**

PUBLIC HEARING to consider **Demolition No. 330** to demolish an approximately 816 square foot single family dwelling over 50 years of age, located at 512 Ruiz Street (APN 0169-156-12-0000) within the Town Center (TC) District of the Downtown Specific Plan (Specific Plan No. 45). The project qualifies for exemption from environmental review in accordance with Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.

Ms. Emily Elliott Contract Planner, gave a brief presentation on Demolition No. 330.

Mr. Glen Fearon, representative, came forward to address the Historic and Scenic Preservation Commission.

Chairman Heidelberg open the Public Hearing.

Speaker, Ms. Carolyn Chavez, resident, stated that she is not opposed to the demolition, but expressed concerns regarding:

- A recommendation to the applicant to consider adding construction fence around the prior demolition site to deter vandalism to neighboring properties.
- Poor air quality during the demolition process.

Mr. Fearon will contact Ms. Chavez to address construction fencing.

Ms. Elliott explained the abatement requirements prior building permit issuance.

Commissioner Bricker, was concerned that the history of Ruiz Street will be lost and recommended that documentation and photographs be completed to preserve the history of Ruiz Street, such as an Historic American Building Survey.

Mr. Brian Desatnik, Development Services Director, stated that he takes this concern seriously and will research the process.

Chairman Heidelberg closed the Public Hearing.

MOTION

It was moved by Commissioner Brown, seconded by Commissioner Gonzales and carried on a 5-0 vote (Vice Chairwoman Keller and Commissioner Larson absent) that the Historic and Scenic Commission adopt Resolution No. 2019-07 determining that Demolition Permit No. 330 is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines and approving Demolition Permit No. 330 subject to the Conditions of Approval.

D. BALBOA PARK PROPERTIES LLC, APPLICANT (PROJECT PLANNER: EMILY ELLIOTT)

PUBLIC HEARING to consider **Demolition No. 331** to demolish an approximately 700 square foot single family dwelling over 50 years of age, located at 516 Ruiz Street (APN 0169-156-11-0000) within the Town Center (TC) District of the Downtown Specific Plan (Specific Plan No. 45). The project qualifies for exemption from environmental review in accordance with Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.

Ms. Elliott, Contract Planner, gave a brief presentation on Demolition No. 331.

Commissioner Gonzales, recommended high resolution photographs of the structure for documentation proposes.

Commissioner Bricker, recommended a tract map of the project site for documentation proposes.

Ms. Elliott stated she will inquire with the City of Redlands Engineering Department for a map.

Mr. Fearon, representative, stated that he will inquire with the applicant for historic documentation for the Ruiz Street demolitions. Mr. Fearon indicated that he will include historical documentation with future projects.

Chairman Heidelberg opened the Public Hearing. There were no comments forthcoming and the Public Hearing was closed.

MOTION

It was moved by Commissioner Gonzales, seconded by Commissioner Brown and carried on a 5-0 vote (Vice Chairwoman Keller and Commissioner Larson absent) that the Historic and Scenic Commission adopt Resolution No. 2019-08 determining that Demolition Permit No. 331 was exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines and approved Demolition Permit No. 331 subject to the Conditions of Approval.

**E. PROPERTY ONE, LLC, APPLICANT
(PROJECT PLANNER: EMILY ELLIOTT)**

PUBLIC HEARING to consider **Certificate of Appropriateness No. 580** to construct a 600 square foot patio with cover to the east elevation of an existing warehouse building (Historic Resource No. 134) located in the Service Commercial (SC) District of the Downtown Specific Plan (Specific Plan No. 45). The project qualifies for exemption from environmental review in accordance with Sections 15301(e)(1) (Existing Facilities) and 15332 (Restoration and Rehabilitation) of the California Environmental Quality Act Guidelines.

Ms. Elliott, gave a brief presentation on Certificate of Appropriateness No. 580.

Ms. Justine Leong, Architectural Resources Group, gave an updated presentation on the City Transfer and Storage Company Warehouse, Historic Landmark No. 134.

Chairman Heidelberg opened the Public Hearing. There were no comments forthcoming and the Public Hearing was closed.

MOTION

It was moved by Commissioner Gonzales seconded by Commissioner Brown and carried on a 5-0 vote (Vice Chairwoman Keller and Commissioner Larson absent) that the Historic and Scenic Preservation Commission adopt Resolution No. 2019-09, approving Certificate of Appropriateness No. 580, subject to the Conditions of Approval, and found that the project was exempt from further environmental review pursuant to Section 15331 and 15332 of the CEQA Guidelines.

**F. RAMY KATRIB, APPLICANT
(PROJECT PLANNER: LORALEE FARRIS)**

PUBLIC HEARING to consider the following applications for the property located at 1605 Calvary Circle in the Administrative Professional (EV/AP) District of the East Valley Corridor Specific Plan (APN: 0293-133-13-0000).

- 1. Historic Designation No. 135** to nominate and consider a recommendation to the City Council for local designation of a two-story single family dwelling proposed for future adaptive reuse. This application is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines, as there is no possibility of any significant effects on the environment.
- 2. Conditional Use Permit No. 1107** for an informational review a request to rehabilitate and adaptively reuse an existing single family dwelling as a medical office and construct a 2,985 square foot addition, resulting in a total building size of 4,896 square feet on a

19,970 square foot lot. This application is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, as there is no possibility of any significant effects on the environment.

3. **Variance No. 799** for an informational review to the Planning Commission on a request in a reduction in the rear building setback, from 25 feet to 17 feet, and a recommendation in the parking lot setback from 15 feet to 0 feet to accommodate the adaptive reuse of the property. This application is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Minor Alterations in Land Use Limitations) of the CEQA Guidelines, as there is no possibility of any significant effects on the environment.
4. **Historic Parking Modification No. 31** for a recommendation to the Planning Commission on a request to credit on street parking spaces on Calvary Circle toward the total number of required off-street parking spaces required for the adaptive reuse of the structure as a medical office. This application is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Minor Alterations in Land Use Limitations) of the CEQA Guidelines, as there is no possibility of any significant effects on the environment.

Ms. Lorelee Farris, Principal Planner, gave a presentation on the proposed project.

Mr. McNaughton, representative, addressed the Historic and Scenic Preservation Commission.

Chairman Heidelberg requested that the applicant update the primary record of Historic Designation No. 135 to reference the original evaluation.

Commissioner Bricker expressed concerns of the following items:

- The proposed metal roof
- The size of the proposed addition

Mr. Ramy Katrib, applicant, addressed the Historic and Scenic Preservation Commission.

Chairman Heidelberg opened the Public Hearing. There were no comments forthcoming and the Public Hearing was closed.

MOTION

It was moved by Commissioner Gonzales, Seconded by Commissioner Brown and carried on a 5-0 vote (Vice Chairwoman Keller and Commissioner Larson absent) to continue

proposed project to the August 1, 2019 Historic and Scenic Commission meeting to allow the applicant time to update the documentation for Historic Designation No. 135.

VII. DISCUSSION, POSSIBLE ACTION, AND INFORMATION ITEMS

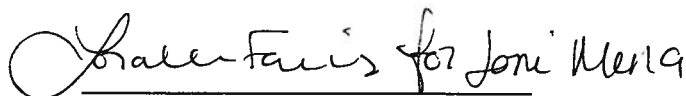
- A. Informational items provided by City Staff –None
- B. Commissioner Announcements

Chairman Heidelberg, updated the Commission on the Urban Conservation discussion attended by Chairman Heidelberg, Chairwoman Keller, Commissioner Bricker, Development Services Director, Brian Desatnik and Principal Planner, Lorelee Farris.

Chairman Heidelberg requested that Urban Conservation be placed on an upcoming agenda for discussion

VIII. ADJOURN TO REGULARLY SCHEDULED MEETING ON AUGUST 1, 2019

The meeting adjourned at 8:00 p.m. to the regularly scheduled Historic and Scenic Preservation Commission meeting of August 1, 2019.



Joni Mena
Senior Administrative Assistant



Lorelee Farris
Principal Planner