

MINUTES: of the Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held of August 1, 2019, at 6:00 p.m. are as follows:

MEMBERS Kurt Heidelberg, Chairman
PRESENT: Angela Keller, Vice- Chairwoman
Nathan Gonzales, Commissioner
Patricia Larson, 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 Commissioner Kristine Brown and Commissioner Lauren Bricker.

III. APPROVAL OF MINUTES

A. July 10, 2019

MOTION

It was moved by Commissioner Nathan Gonzales, seconded by Vice Chairwoman Angela Keller and carried on a 5-0 vote (Commissioner Brown and Commissioner Bricker absent) to approve the minutes of July 10, 2019.

IV. OLD BUSINESS

A. 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.

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

Ms. Lorelee Farris, Principal Planner, stated that the applicant had requested that the proposed project be tabled to a nonspecific date to allow the property owner time to evaluate their options. Staff requested that the Historic and Scenic Preservation Commission table the proposed project.

MOTION

It was moved by Commissioner Gonzales, seconded by Chairwoman Keller and carried on a 5-0 vote (Commissioner Brown and Commissioner Bricker absent) that the Historic and Scenic Preservation table the proposed project to a nonspecific date.

V. NEW BUSINESS

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

PUBLIC HEARING to consider **Certificate of Appropriateness No. 584** to rehabilitate and adaptively reuse an existing single family dwelling as a medical office and construct a 2,485 square foot addition, resulting in a total building size of 3,098 square feet on a 19,970 square foot lot. The site is proposed for nomination as a locally designated historic resource (Historic Designation No. 135), located at 1605 Calvary Circle in the Administrative Professional (EV/AP) District of the East Valley Corridor Specific Plan (APN: 0293-133-13-0000). The project qualifies for exemption from environmental review in accordance with Sections 15301 (Existing Facilities) and 15332 (Restoration and Rehabilitation) of the California Environmental Quality Act Guidelines.

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

Ms. Lorelee Farris, Principal Planner, stated that the applicant had requested that Certificate of Appropriateness No. 584 be tabled to a nonspecific date to allow the property owner time to evaluate their options. Staff requested that the Historic and Scenic Preservation Commission table Certificate of Appropriateness.

MOTION

It was moved by Commissioner Gonzales, seconded by Chairwoman Keller and carried on a 5-0 vote (Commissioner Brown and Commissioner Bricker absent) that the Historic and Scenic Preservation table the proposed project to a nonspecific date.

B. 1600 ORANGE LLC., APPLICANT (PROJECT PLANNER: SEAN REILLY)

PUBLIC HEARING to consider a recommendation to the City Council on **Demolition No. 332**, a proposal to demolish a single family residence and an associated detached garage structure both over 50 years of age located at 27201 Orange Avenue in the EV2500 (Multiple Family Residential) District of the East Valley Corridor Specific Plan (APN: 0292-168-22-0000). A Mitigated Negative Declaration and Mitigation Monitoring/Reporting Program has been prepared in accordance with Section 15074 of the California Environmental Quality Act.

Chairman Heidelberg Opened the Public Hearing.

Mr. Sean Reilly, Associate Planner, gave a presentation on Demolition No. 332.

Mr. Pat Meyer, representative, stated he was available for questions.

Ms. Ally Blackburn, resident, addressed the Commission with her concern on the proposed project. Ms. Blackburn stated that the proposed multiple family homes is not consistent with the characteristics of the single family homes and would take away from the historic ambiance of the area. Ms. Blackburn encouraged the Historic and Scenic Preservation Commission to delay a decision on the demolition until the Commission can confirm that the developer will preserve the characteristics of the neighborhood. Ms. Blackburn stated that the zoning for this area was to construct multifamily homes near the transportation corridor.

Chairwoman Keller asked for confirmation on the zoning of the proposed site.

Mr. Reilly, confirmed the proposed site is currently zoned multiple family residential and office professional uses. The general plan is zoned medium density for this area.

Mr. Mark Sigman, Grove High School and the Farm, representative, expressed his concern with the traffic, air quality and the preservation of the citrus groves and the canal while the demolition is in progress.

Mr. Brian Foote, Planning Manager, stated additional information on the environmental documents are located on City of Redlands' website.

Chairman Heidelberg read his comments into the record on the cultural resources study for the Orange Avenue Luxview Apartments:

"The Initial Study and supporting documentation for cultural studies gives inadequate review of the Site SBR 8092H (Mill Creek Zanja):

1. There is no map characterizing the project footprint vs. the parcel boundaries, and there is no map showing the study area, Area of Direct Impact (ADI), or Area of Potential Effects (APE). This gives little foundation for analysis of the project's potential to cause any adverse change on historic resources.

A study area map should be prepared to show the project footprint including any areas that may result from indirect impacts.

2. The Mill Creek Zanja (Site SBR 8092H) segment identified during the pedestrian survey is not identified on any map in the cultural studies or in the Initial Study. The only description of its location is in the vague statement that it is near the southern project boundary.

The Zanja segment identified, as well as any other resources identified during the study, should be included in the study area map. If the map scale is such that detail of the resources is not clear, a separate map should be prepared.

3. A Department of Parks and Recreation Form DPR 523 needs to be prepared to record the findings of the Mill Creek Zanja during the pedestrian survey.
4. From Mitigation Measure MM CUL-1: **"A 50-foot buffer shall be established** along the southern boundary of the additional project areas, to be landscaped in the future but strictly avoided during construction."

The "buffer" should be maintained with protective fencing for the duration of the project to ensure protection of the resource.

5. From page 12 of the IS/proposed MND: **"The project would include 346,064 square feet of landscaping area, plus 19,156 square feet of landscaping area within parking areas."** From Mitigation Measure MM CUL-1: **"A 50-foot buffer shall be established along the southern boundary of the additional project areas, to be landscaped in the future** but strictly avoided during construction. The linear depression and stone alignment shall be left undisturbed. If any disturbances to these features become necessary, a systematic archaeological testing program shall be required to ascertain the nature, extent, and condition of what remains of the Zanja at this location, both above and below the ground surface."

Landscaping is part of this project and the measures in the Initial Study should provide for its potential to impact environmental resources. You can't just "deal with it" later. Landscaping is very much a ground-disturbing activity and in this setting can very likely cause adverse change to the Zanja. Measure MM CUL-1 and the other measures do not adequately protect resources during landscaping activities.

The Mill Creek Zanja segment should be recorded and evaluated so that protective measures can be adequately prepared and included in the Final Initial Study.

6. Measure MM CUL-3 states that "The monitor shall be present during all ground-disturbing activities..." then later, "b. A rotating or simultaneous monitoring schedule based on the scope of work during all ground related activities, including but not limited to, all site preparation/construction/demolition based activities, testing and data recovery on the project site. The monitoring plan shall include scheduling, safety requirements, duties, scope of work, and a discussion of the monitor's authority to stop and redirect grading activities." Removing the first sentence from item b would make the direction clearer.

Chairwoman Keller stated to determine the significance of the site an assessment is required.

Mr. Pat Meyer, representative, accepted an additional condition stating that a follow up survey will be completed prior to the demolition of the house. The results from the survey will be brought back to the Commission as an informational item.

Development Services Director, Brian Desatnik, confirmed that the evaluation can be brought to the Commission as an informational item only, following the completion of the survey.

Chairman Heidelberg Closed the Public Hearing.

MOTION

It was moved by Commissioner Gonzales, seconded by Chairwoman Keller and carried on a 5-0 vote (Commissioner Brown and Commissioner Bricker absent) that the Historic and Scenic Preservation adopt Resolution No. 2019-10, recommending that the City Council approve Demolition Permit No. 332, based on the findings contained in the staff report, and subject to the Conditions of Approval with an added condition as follows:


Prior to the issuance of a demolition permit, the applicant shall conduct a supplemental cultural resources investigation in the southern portion of APN: 0292-168-22-0000 to determine the location of the Mill Creek Zanja within the project area. The additional survey shall include Department of Parks and Recreation Form 523 to document historic resources present within the area as necessary, as well as maps depicting the location of the Mill Creek Zanja to determine the project's potential for impacts.

VI. DISCUSSION, POSSIBLE ACTION, AND INFORMATION ITEMS

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

VIII. ADJOURN TO REGULARLY SCHEDULED MEETING ON SEPTEMBER 5, 2019

The meeting adjourned at 6:35 p.m. to the regularly scheduled Historic and Scenic Preservation Commission meeting of September 5, 2019.



Joni Mena
Senior Administrative Assistant



Lorelee Farris
Principal Planner