

**MINUTES:** Of the Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held on January 7, 2021, at 6:00 p.m. are as follows:

**MEMBERS** Kurt Heidelberg, Chairman  
**PRESENT:** Angela Keller, Vice-Chairwoman  
Nathan Gonzales, Commissioner  
Lauren Weiss Bricker, Commissioner  
Steven Holm, Commissioner  
Kristine Brown, Commissioner  
Greg Weissman, Commissioner

**STAFF** Paul Barich, Council Member  
**PRESENT:** Brian Desatnik, Director  
Brian Foote, Planning Manager  
Loralee Farris, Principal Planner  
Jocelyn Torres, Assistant Planner

## **CALL TO ORDER AND ATTENDANCE**

The Commission was in full attendance.

### **A. Election of Historic & Scenic Preservation Commission Chairperson and Vice Chairperson**

Commissioner Gonzales nominated Mr. Kurt Heidelberg as Chairman and Dr. Angela Keller as Vice Chairperson, there were no other nominations.

## **MOTION**

It was moved by Commissioner Gonzales to approve Mr. Heidelberg as Chairman and Dr. Keller as Vice Chairperson, it was seconded by Commissioner Brown and carried a vote of 7 to 0 to approve the nomination.

### **I. CEREMONIAL MATTERS - None**

### **II. PUBLIC COMMENT PERIOD**

(In accordance with the San Bernardino County Health Officer's Order, social distancing practices will be observed. Following public health recommendations to limit public gatherings during the Covid-19 pandemic, City Manager Charles M. Duggan, Jr., acting as the City of Redlands Emergency Services Director has directed that Historic and Scenic Board meetings be closed to the public until further notice or until the current local State of Emergency has been lifted. Chairperson Heidelberg will read all public comments, up to 250 words, into record if they are received in accordance with the deadlines stated above.)

Ms. Loralee Farris, Principal Planner, read into the record two Public Comments from Ms. Cynthia Hoghaug and Mr. Richard O'Donnell. Both letters were expressing concerns with

the preservation of 301 W. Palm project. The Comments are on file in the Development Services department and have been summarized below:

Cynthia Hoghaug – Noted concern regarding the poor health of the citrus grove at 301 W Palm Avenue, expressed that the trees were being neglected, and indicating that the trees were better maintained under prior ownership.

Richard O'Donnell – Noted the rarity of citrus estates within the city, the importance of history within the city, and expressed opposition to the project at 301 W Palm Avenue.

**IV. APPROVAL OF MINUTES - None**

**V. OLD BUSINESS - None**

**VI. NEW BUSINESS**

**A. CRAIG AND LISA TUCKER  
(PROJECT PLANNER: JOCELYN TORRES)**

**PUBLIC HEARING** to consider **Certificate of Appropriateness No. 608** for various exterior modifications and improvements to an existing dwelling that has been adaptively reused as a commercial use. Improvements include: patch, repair, and paint the existing dwelling; new architectural dimensional shingle roof for the proposed addition; clean and repair the existing granite foundation; demolish a 146 square foot enclosed porch area at rear of the existing structure; construct a 176 square foot addition; new windows for the proposed addition at rear; new wall pack light fixture to illuminate parking area; the removal and relocation of an existing window to the proposed addition on the east elevation; construct a 316 square foot freestanding patio cover and patio area; construct a new ADA ramp on east side of the building; construct a new six (6) foot tall wrought iron fence and gate along the east elevation; removal of existing window and adding a new door on the east elevation; new 42" high wood picket fence on southern elevation; and a new six (6) foot tall double custom built gates with cedar dog-eared planks along the west elevation. The subject property located at 314 West Colton Avenue is Historic Resource No. 110 and is within the C-4 (Highway Commercial) District (APN: 0169-053-14-0000). This project is exempt from environmental review pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the California Environmental Quality Act Guidelines.

Chairman Heidelberg opened the Public Hearing.

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

Chairman Heidelberg inquired if there were any Public Comments received. Ms. Torres stated there were no Public Comments received.

Commissioner Bricker stated the rear addition is much improved and suggested the materials be compatible with minor variations. The proposal is very similar to the existing structure and recommended more variation to simplify the detail on the siding and patio covering.

Commissioner Gonzales inquired if the applicant would be willing to consider a hip style roof covering instead of the gable as part of the new door addition. Ms. Lisa Tucker, applicant, stated the door is less than 6 feet tall and they plan on installing a standard door. Mr. Craig Tucker, applicant, confirmed they wanted to keep the architectural character of the front of the home. Commissioner Gonzales inquired if the entrance was an Americans with Disabilities Act (ADA) entrance to the home. Ms. Tucker confirmed. Commissioner Gonzales withdrew his suggestion.

Commissioner Bricker clarified her recommendations on the siding, patio covering, and windows.

Ms. Tucker stated she was willing to work with staff on the recommendations.

Commissioner Gonzales concurred with staff's recommendation on the wood windows. Commissioner Bricker concurred with the wood windows.

Vice Chairperson Keller inquired if staff can work with the applicant on the recommendations from the Commission. Ms. Lorelee Farris, Principal Planner, confirmed staff can work with the applicant.

Mr. Brian Foote, Planning Manager, confirmed that staff can work with the applicant on the Commissioners suggestions and the condition of approvals could be amended.

Chairman Heidelberg closed the Public Hearing.

## MOTION

Vice Chairperson Keller moved to approve, and was seconded by Commission Gonzales, and carried on a vote of 7-0 that the Historic and Scenic Preservation Commission approve Certificate of Appropriateness No. 608 and adopt Resolution No. 2021-02, based on the facts within the staff report and subject to the Conditions of Approval, this includes the amended Condition of Approval No. 8 as follows:

8. Prior to the issuance of any permits, the applicant shall simplify the treatment of the gable end by providing a different contrasting pattern or shape of wood shingles that does not replicate the fish scale pattern located at the front of the dwelling, and provide a simplification of the detailing for the front patio cover located on the east side of the property (e.g. eliminating the stone veneer and simplifying the pergola support structure).

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

**PUBLIC HEARING** to consider **Certificate of Appropriateness No. 615** for the removal of a modern building addition (349 Orange Street) and the rehabilitation of adjoining walls with the Chamber of Commerce Building (347 Orange Street) and the Santa Fe Depot (347 Orange Street), located at in the TC-H (Town Center - Historic) District of Specific Plan No. 45 (APN: 0169-281-39-0000). This project is exempt from environmental review pursuant to Sections 15301(l)(3) (Historical Resource Restoration/Rehabilitation) and 15332 (Infill Development Projects) of the California Environmental Quality Act Guidelines.

Chairman Heidelberg opened the Public Hearing.

Ms. Emily Elliott, Contract Planner, gave an overview and presentation on the proposal.

Mr. Glenn Fearon, Property One, LLC representative, said that he and Architectural Resources Group are available for any questions from the Commission.

Chairman Heidelberg inquired if there were any public hearing comments. Ms. Elliott stated there were no comments forthcoming.

Commissioner Gonzales complimented the applicant and their restoration of an important structure in the City. Commissioner Bricker agreed with Commissioner Gonzales and thanked the applicant.

Commissioner Brown stated there are windows removed and inquired if they were important in the future design of the proposal. Commissioner Gonzales said the Commission will have an opportunity to review the design when it comes back to the Commission at a later date. Commissioner Bricker concurred.

Chairman Heidelberg closed the Public Hearing.

**MOTION**

Commissioner Gonzales moved and it was seconded by Commission Brown and carried a vote of 7-0 that the Historic and Scenic Preservation Commission adopt Resolution No. 2021-01, approving Certificate of Appropriateness No. 615, subject to Conditions of Approval, and found that the project was exempt from further environmental review pursuant to Sections 15301(l)(3) and 15331 of the CEQA Guidelines.

**VII. DISCUSSION, POSSIBLE ACTION, AND INFORMATION ITEMS**

**A. Informational items provided by City Staff**

Planning Manager Foote stated the 301 W. Palm project will come back with a resolution for formal adoption at a future meeting.

**B. Commissioner Announcements**

Council Member Paul Barich thanked the Commission for their dedication. Chairman Heidelberg inquired who had been assigned as the new HSPC liaison. Council Member Barich stated that it has not been decided yet and will be on the next City Council meeting.

There were no additional announcements from the Commission.

**VIII. ADJOURN TO REGULARLY SCHEDULED MEETING ON FEBRUARY 4, 2021**

Chairman Heidelberg adjourned the meeting at 7:09 p.m. to the regularly scheduled Historic and Scenic Preservation Commission meeting of February 4, 2021.



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Linda McCasland  
Administrative Analyst

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Lorelee Farris  
Principal Planner