

MINUTES: of the Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held on November 4 2021, at 6:00 p.m. are as follows:

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

STAFF PRESENT: Brian Foote, Planning Manager
Loralee Farris, Principal Planner
Emily Elliot, Contract 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)

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 - None

IV. OLD BUSINESS - None

V. NEW BUSINESS

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

PUBLIC HEARING to consider **Certificate of Appropriateness No. 638** to rehabilitate the historic Old Chambers of Commerce building (Historic Landmark No. 40) located at 347 Orange Street. Rehabilitation work includes the construction of a 182 square foot freestanding restroom building; the creation of a new brick plaza; a new outdoor patio area, surrounded by moveable planters and covered by a retractable fabric awning; a new walk-up service window and entry door on the north side of the building; and rehabilitation to the exterior façade and roof. This project is exempt from environmental review pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the California Environmental Quality Act Guidelines.

Chairman Kurt 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, came forward and stated he was available for any questions from the Commission.

Commissioner Rose-Marie Raumin inquired if they are keeping the pillars outside, to match the Santa Fe Depot style. Mr. Fearon confirmed that they were.

Commissioner Greg Weissman inquired about the thought process behind making the restrooms a stand-alone building and whether security measures had been considered regarding the freestanding nature of the restroom building. Mr. Fearon indicated that the restroom structure will be unified to the existing building through the outdoor dining area for the tenant, that the free-standing nature of the structure eliminates further modification to the original historic building, and that the property owner employs a security guard for properties they own downtown, who makes several passes at night in the area, twenty four (24) hours a day, seven (7) days a week.

Commissioner Weismann asked if there are any other public freestanding restrooms in the downtown area besides the parks. Mr. Fearon indicated he was not immediately aware of any similar examples.

Commissioner Lauren Bricker commended the project, and said she does like the detached restroom idea, but does concur with Mr. Weismann's concern about security. Commissioner Bricker stated the doors and windows are aluminum, and recommended wood frame materials rather than aluminum. Mr. Fearon agreed he will look into wood frame material and consider the suggestion.

Chairman Heidelberg inquired if there were any Public Hearing comments or questions. There were no comments or questions forthcoming and closed the Public Hearing.

Commissioner Nathan Gonzales concurred with Commissioner Bricker on the wood frame material.

MOTION

It was moved by Commissioner Gonzales, and seconded by Commissioner Raumin and carried on a vote of 7-0 that the Historic and Scenic Preservation Commission adopt Resolution No. 2021-15, approving Certificate of Appropriateness No. 638, subject to conditions of approval, and found that the project was exempt from further environmental review pursuant to Section 15331 of the CEQA Guidelines.

2. **GUADALUPE COBANOV, 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. **Specific Plan No. 40, Amendment No. 47**, to amend the East Valley Corridor Specific Plan, Division 4 (Community Design), Chapter 1 (Circulation), Section EV4.0110(b) (Road Standards), Section EV4.0115(a) (Special Landscaped Streets), and Section EV4.0125(2) (Setbacks at Intersections) to amend the required road right-of-way requirements of a 300

linear foot segment of Alabama Street on the north side of Barton Road (from a width of 120 feet to 110 feet), allow for a 50 foot half-width on the western side and a 60 foot half-width on the eastern side of Alabama Street, and exclude the segment of Alabama Street from the special landscape street and intersection design requirements. 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.

3. **Conditional Use Permit No. 1107** to consider a recommendation to the Planning Commission on a request to rehabilitate and adaptively reuse an existing single family dwelling as a medical office 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. This application is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) and Section 15331 (Historical Resource Restoration/Rehabilitation) of the CEQA Guidelines, as there is no possibility of any significant effects on the environment.
4. **Variance No. 799** to consider a recommendation to the Planning Commission on a request to a reduction in the front yard setback (from 25'0" to 20'2") to allow the encroachment of a ramp to accommodate ADA accessibility, and a recommendation for a reduction to 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.
5. **Historic Parking Modification No. 31** for a recommendation to the Planning Commission and City Council on a request to reduce the landscaping planter width from 5'0" to 3'0", reduce the driveway width from 26'0" to 20'4", allow 4 compact parking stalls, 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.

Ms. Lorelee Farris, Principal Planner, gave an overview and presentation on the proposal and stated that staff, applicant, and the architect are available for questions.

Chair Heidelberg, inquired if there were any questions for staff.

Commissioner Justine Guidry inquired if the project required any subsequent approval on the demolition permit, and if there were any reason it wouldn't be approved since it's less than 50 years.

Ms. Farris stated that it would be a staff level review because it's under 50 years old, and staff does not have any concerns at this time. It would be a condition of approval on their entitlements.

Chair Heidelberg invited the Applicant to come forward.

Mr. Shan McNaughton, Architect, stated this project was formally under review and the original owner decided not to continue with the project. The new owner is very interested on doing a good job with the building. Mr. McNaughton stated that they took the previous comments to heart, and

believe they have an even better design now. Mr. McNaughton said he is available for any questions.

Commissioner Bricker complimented the design and appreciated the care that was added to the design of the building.

Commissioner Weissman concurred with Commissioner Bricker.

Mr. McNaughton stated they are preserving the historic granite wall and that the new sidewalk will meander around the wall so that it is incorporated to the overall site plan.

Commissioner Raumin asked if the project would impact KinderCare located next door. Mr. McNaughton stated that there is a wall that separates the property lines. He does not anticipate any conflict, and they are able to provide the required parking on site.

Commissioner Bricker stated that the property originally had 10 acres of citrus and inquired if they considered incorporating any citrus trees in the landscape design. Mr. McNaughton stated that was a great idea and can suggest the recommendation to the landscape architect.

Mr. McNaughton introduced the owners, Ms. Guadalupe Cobanov and Ms. Jennifer Cobanov.

Ms. Guadalupe Cobanov, and Ms. Jennifer Cobanov came forward to address the Commission. Ms. Guadalupe Cobanov stated she believed that it will be a good business for the City of Redlands and the children of need. They would like to do their best to be a good example to the children.

Ms. Jennifer Cobanov stated that the name of her practice is My Pediatric Home and she has been in practice for 11 years as a Pediatrician in Riverside and San Bernardino County.

Chair Heidelberg asked if there were any comments, questions or any further discussion from the Commission. There were no comments or questions forthcoming.

Chairman Heidelberg closed the Public Hearing.

MOTION

It was moved by Commissioner Weissman, and seconded by Commissioner Guidry and carried on a vote of 7-0 that Historic and Scenic Preservation Commission adopt Resolution No. 2021-14, nominating the primary structure located at 1605 Calvary Circle to be eligible to become a Historic Resource and recommended that the City Council designate the building, and recommended approval of Historic Parking Modification No. 31.

VI. DISCUSSION, POSSIBLE ACTION, AND INFORMATION ITEMS

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

Chair Heidelberg mentioned a free training on Certified Local Government (CLG).

Commissioner Weismann congratulated Commissioner Gonzales for his recent appointment to the College Commission.

VII. ADJOURN TO REGULARLY SCHEDULED MEETING ON DECEMBER 2, 2021

Chairman Holm adjourned the HSPC meeting at 6:39 P.M. to the next regularly scheduled meeting of December 2, 2021.

Alma Morales
Administrative Assistant



Lorelee Farris
Principal Planner