

MINUTES: of the Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held on December 2, 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
Justine Guidry, Commissioner
Rose-Marie Raumin, Commissioner

STAFF PRESENT: Lorelee Farris, Principal Planner
Emily Elliot, Contract Planner

I. CALL TO ORDER AND ATTENDANCE

The Commission was in full attendance, with the exception of Commissioner Greg Weissman 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.** October 7, 2021
- B.** November 3, 2021

MOTION

It was moved by Commissioner Lauren Bricker and seconded by Commissioner Steven Holm and carried a vote of 6-0 (Commissioner Weissman absent) to approve the October 7, 2021 and November 3, 2021 HSPC meeting minutes.

IV. OLD BUSINESS - None

V. NEW BUSINESS

1. REDLANDS RAILWAY DISTRICT, APPLICANT (PROJECT PLANNER: EMILY ELLIOTT)

PUBLIC HEARING to consider **Certificate of Appropriateness No. 643** develop two commercial retail buildings totaling approximately 6,591 square feet (West Building with 3,053 sq. ft. and East Building with 3,898 sq. ft.) on a 0.68-acre project site located at 347 Orange Street (APN: 0169-281-39-0000), sharing the parcel with Historic Landmark Nos. 38 and 40 (Santa Fe Railway Station and Old Chamber of Commerce Building), at the northwest corner of Third Street and Shoppers Lane, in

the Town Center – Historic (TC-H) District of the Downtown Specific Plan (Specific Plan No. 45). The project qualifies for exemption from environmental review in accordance with Section 15303 (New Construction of Small Structures) of the California Environmental Quality Act Guidelines.

Chairman Heidelberg opened the Public Hearing for comments or questions.

Ms. Emily Elliott, Contract Planner, gave an overview and presentation on the proposal and stated that the applicant, and architect are available for questions.

Chairman Heidelberg inquired if there were any questions for staff.

Mr. Glenn Fearon, Redlands Railway District representative, came forward and stated he was available for any questions from the Commission.

Commissioner Nathan Gonzales inquired whether the applicant had considered utilizing architectural elements reflecting the parcel's relationship with the railroad, rather than a packing house theme. Mr. Fearon indicated that they've been working with Architectural Resources Group and wanted to utilize design that references history, while being mindful not to replicate history, and emphasized the walkable plaza areas to promote pedestrian connectivity around the railway.

Commissioner Bricker indicated that she was in favor of the proposed project but indicated reservations regarding the height of the sawtooth roof pattern and its visual impact, given its proximity to the Santa Fe Depot. Mr. Fearon indicated that solar exposure for solar panels was taken into consideration when designing roof angles, but that the applicant would be willing to look into lowering the height of the sawtooth.

Commissioner Steven Holm asked if the roofline would be visible from Orange Street, and if the roofline is shorter than the Depot. Mr. Fearon stated that the Santa Fe Depot is taller than the proposed buildings and would obscure their view from Orange Street and discussed the orientation of the buildings to emphasize a few of the colonnades visible when arriving by train.

Chairman Heidelberg had concerns that the structures may be too abrupt in appearance, from the rail, and concurred with Commissioner Bricker.

Commissioner Gonzales asked Mr. Fearon if it was possible to reduce heights of the sawtooth roof. Chairman Heidelberg inquired if the applicant would be willing to work with staff.

Mr. Stevens, Architect, stated that they would work on reducing the height of the sawtooth roof.

Chairman Heidelberg asked Mr. Stevens if he had wider conceptual drawings with him. Mr. Stevens confirmed, and passed the plans to the Commissioners to review.

Ms. Elliot stated that this item would go to Planning Commission on December 14, 2021 for design review under a separate Commission Review and Approval application.

Commissioner Bricker said that she would like to review the Certificate of Appropriateness application again, after the revisions are made. Ms. Elliott indicated that this would be possible.

Commissioner Justine Guidry inquired if there was a root buffer between the live oak tree roots and the brick work on the hardscaping. Mr. Stevens stated that a root barrier was provided so the roots would not pop the brick pavers up.

Ms. Elliot asked the architect and the architect if they were able to resubmit design drawings for review for the January 6, 2022 HSPC meeting. They both concurred.

Chairman Heidelberg closed the Public Hearing.

MOTION

It was moved by Commissioner Gonzales, and seconded by Commissioner Bricker and carried on a vote of 6-0 (Commissioner Weissman absent) that the HSPC continue the item to the January 6, 2022 HSPC meeting.

VI. DISCUSSION, POSSIBLE ACTION, AND INFORMATION ITEMS

A. Informational items provided by City Staff

Ms. Farris stated the Historic Designation for the Redlands Masonic Lodge and Planned Residential Development application for 301 W. Palm Avenue, both previously reviewed by the Historic and Scenic Preservation Commission, will be on the City Council agenda on December 7, 2021.

B. Commissioner Announcements - None

VII. ADJOURN TO REGULARLY SCHEDULED MEETING ON JANUARY 6, 2022

Chairman Holm adjourned the HSPC meeting at 6:33 P.M. to the next regularly scheduled meeting of January 6, 2022.

Alma Morales
Administrative Assistant



Lorelee Farris
Principal Planner