

## REQUEST FOR HISTORIC AND SCENIC PRESERVATION COMMISSION ACTION

### IV-A. CITY OF REDLANDS, DEVELOPMENT SERVICES DEPARTMENT (PROJECT PLANNER: BRIAN FOOTE, AICP)

Consideration and recommendation to the City Council on the revised **Historic Architectural Design Guidelines**, a reference manual for local property owners, developers, staff, and decision-makers pertaining to planning, approving, and implementing the preservation, rehabilitation, and restoration of historic properties and historic buildings. This proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) and 15262 of the CEQA Guidelines, as there is no possibility of environmental effects as a result of the proposed project.

HISTORIC AND SCENIC PRESERVATION MEETING: February 1, 2024

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### BACKGROUND

On September 3, 2020, the Historic & Scenic Preservation Commission (Commission) previously reviewed the draft *Historic Architectural Design Guidelines* and adopted Resolution No. 2020-10 recommending that the City Council adopt the document. Since that time, staff has attempted to address some final comments on the document from interested community groups and residents. The revised draft document is in substantially the same form and content as the previously reviewed version of the *Historic Architectural Design Guidelines*.

On June 1, 2023, the Commission appointed an ad hoc subcommittee consisting of Commissioners Bricker, Gonzales, and Guidry who volunteered to meet with interested City residents and representatives from community groups. The ad hoc committee and staff members met with several representatives on July 6, 2023, and again on August 31, 2023, for approximately two hours in each meeting to address concerns and reach final resolution regarding requested changes to the *Historic Architectural Design Guidelines*.

This staff report summarizes the final edits, and staff will also provide a brief discussion in the Commission meeting on February 1, 2024. The revised document is available at the City's historic preservation webpage (click button for "Documents and Resources"):

<https://www.cityofredlands.org/post/historic-preservation> (click on link)

### SUMMARY

The *Historic Architectural Design Guidelines* remain in substantially the same form and content as previously reviewed by the Commission. There have been no changes to the substantive treatment methods, guidelines, style guides, or explanatory narrative. Rather, the recent changes and edits pertain to clarifying the existing text or other stylistic preferences in the presentation. The following summarizes the edits and changes made to the document following the additional input received by the ad hoc committee.

1. Web links updated throughout the document (including links to RMC Title 18, National Park Service preservation briefs and related websites, etc.).
2. Page 10: Pictures updated to show current condition of Orange Street Alley.
3. Page 11: "Purpose of the Historic Design Guidelines" edited for clarity and easier to interpret. Exhibit added with a list for "Who can use these Guidelines?".
4. Page 12: "Application & Use of the Guidelines" edited for clarity and includes a new paragraph explaining the types of consultants and property owners who may benefit from the guidelines.
5. Page 15: Paragraph for "Downtown Specific Plan" updated to reflect the adoption of the new *Transit Villages Specific Plan* in October 2022.
6. Page 17: "Policy & Regulatory Framework" section updated to better explain the Certificate of Appropriateness process and the related Major/Minor Checklist. The paragraph on the California Environmental Quality Act (CEQA) was expanded to explain the use of exemptions pertaining to historic design reviews.
7. Page 20: "Design Review Process" page updated to better explain the Certificate of Appropriateness process and the related Major/Minor Checklist. The exhibit was amended to summarize the types of projects that are subject to staff-level review.
8. Page 21: "Design Review Process" flowchart updated to better explain procedures.
9. Page 86: "Exterior Woodwork" recommendations added regarding the treatment of wood siding, by inserting "(e.g., wait 24 hours and allow first coat to completely dry)" and "Minimize use of heat guns/devices (if used, limit to hours of cooler weather, water-down surface to be heated before/during/after, and monitor for smoke, etc.)".
10. Page 126: "Pre-World War II Residential Neighborhoods" includes clarifying statement under Front Yard Fence, "(i.e., vinyl or similar incompatible materials should be discouraged or prohibited) and fences should not dominate the streetscape."
11. Page 163: One photo deleted and replaced with a photo of the Cope Commercial Co. Warehouse.
12. Page 186: One photo deleted and replaced with a photo of the Redlands Bowl.
13. Page 193: "Guidelines for New Residential Construction" includes clarifying statement under Front Yard Fence, "(i.e., vinyl or similar incompatible materials should be discouraged or prohibited) and fences should not dominate the streetscape".
14. Page 209: Note added to photo at bottom, "Note the alignment of a major corridor oriented toward a prominent mountain peak in the distance, and framed by rows of mature palm trees, which is an extant representation of the city's historic original street grid plan from the late 1800s."

## **ENVIRONMENTAL REVIEW**

The Historic & Scenic Preservation Commission previously adopted Resolution No. 2020-10 finding that the proposal is exempt from environmental review under the California Environmental Quality Act (CEQA), pursuant to Sections 15061(b)(3) and 15262 of the CEQA Guidelines. The proposal does not result directly in the development of any parcel of land, and instead provides the informational framework to assist the City's staff with historic preservation. The Historic Architectural Design Guidelines document is not a City zoning ordinance, does not affect any uses permitted or prohibited within the City, would not affect or generate any significant increase in traffic, nor require the use of hazardous materials, or require any specific design features that would be considered harmful or hazardous. This includes a Section known as the "general rule exemption" and exempts projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

## **STAFF RECOMMENDATION**

Staff recommends that the Historic & Scenic Preservation Commission recommend adoption of the revised draft Historic Architectural Design Guidelines to the City Council.

## **MOTION**

If the Historic and Scenic Preservation Commission deems it appropriate, staff recommends the following motions:

"I move that the Historic and Scenic Preservation Commission adopt Resolution No. 2024-01, and recommend that the City Council adopt the Historic Architectural Design Guidelines."

## **ATTACHMENTS**

- A. Resolution No. 2024-01

**EXHIBIT A**  
**Resolution No. 2024-01**

[ Attached ]

RESOLUTION NO. 2024-01

A RESOLUTION OF THE HISTORIC AND SCENIC PRESERVATION COMMISSION OF THE CITY OF REDLANDS RECOMMENDING THE CITY COUNCIL ADOPT THE HISTORIC ARCHITECTURAL DESIGN GUIDELINES

WHEREAS, City staff has worked with Architectural Resources Group, a professional firm with extensive experience in the field of historic preservation and historic architecture, in the preparation of new and updated Historic Architectural Design Guidelines; and,

WHEREAS, the 2035 General Plan (Section 2.2, Cultural Resources) contains numerous Policies and Actions that address the protection, preservation, restoration, rehabilitation, and adaptive reuse of historic properties and historic districts in Redlands; and,

WHEREAS, the Historic Design Guidelines are customized to provide information relevant to the City of Redlands and are intended to serve as a helpful reference for local property owners, development, staff, and decision-makers in planning, approving, and implementing preservation, rehabilitation, and restoration projects on their historic buildings;

WHEREAS, the design guidelines will apply to all landmarks, historic properties, and/or scenic districts, as required by Section 2.62.190 of the City's Municipal Code and their use will be incorporated within the review process for Certificate of Appropriateness applications;

WHEREAS, on September 3, 2020, the Historic and Scenic Preservation Commission held a public meeting and considered the staff report, oral report, the testimony and the written evidence provided by the City, the consultant, and by members of the public; and,

WHEREAS, on September 3, 2020, the Historic and Scenic Preservation Commission adopted Resolution No. 2020-10 recommending approval to the City Council; and,

WHEREAS, on February 1, 2024, the Historic and Scenic Preservation Commission held a public meeting to review the revised draft Historic Architectural Design Guidelines, and considered the staff report, oral report, the testimony and the written evidence provided by the City, the consultant, and by members of the public; and,

WHEREAS, the proposal is exempt from environmental review in accordance with the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) and 15262 of the State CEQA Guidelines, as there is no possibility of significant environmental effects as a result of the proposed project.

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC AND SCENIC PRESEERVATION COMMISSION OF THE CITY OF REDLANDS AS FOLLOWS:

Section 1. The proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) and 15262 of the California Environmental Quality Act (CEQA) Guidelines, as there is no possibility of environmental effects as a result of the adoption of the

Historic Architectural Design Guidelines.

Section 2. The proposed Historic Architectural Design Guidelines will be consistent with and will implement numerous Policies and Actions contained in the 2035 General Plan concerning historic and cultural resources (including but not limited to: Principles 2-P.8, 2-P.12, 2-P.13, 2-P.14, and 2-P.15; and Actions 2-A.26, 2-A.27, 2-A.28, 2-A.30, 2-A.31, 2-A.32, and 2-A.39 through 2-A.51).

Section 3. The Historic and Scenic Preservation Commission hereby recommends that the City Council adopt the Historic Architectural Design Guidelines prepared by Architectural Resources Group.

Section 4. This Resolution shall become effective upon adoption.

ADOPTED, SIGNED AND APPROVED this 1<sup>st</sup> day of February, 2024.

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Kurt Heidelberg, Chair  
Historic & Scenic Preservation Commission

ATTEST:

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Linda McCasland, Secretary

I, Linda McCasland, Secretary to the Historic and Scenic Preservation Commission of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the Historic and Scenic Preservation Commission at a regular meeting thereof held on the 1<sup>st</sup> day of February, 2024, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAINED:

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Linda McCasland, Secretary  
Historic & Scenic Preservation Commission