

MINUTES: of the Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held on August 6, 2020, at 6:00 p.m. are as follows:

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

STAFF PRESENT: Brian Foote, Planning Manager
Loralee Farris, Principal Planner
Sean Reilly, Senior Planner
Ivan Torres, Assistant Planner
Emily Elliott, Contract Planner
Paul Barich, Council Member

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 who was excused.

III. CEREMONIAL MATTERS – None

IV. APPROVAL OF MINUTES - None

V. OLD BUSINESS

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

Informational presentation regarding Historic Resource No. 134 to provide an update to the Historic and Scenic Preservation Commission on the status of the Federal Historic Preservation Tax Incentives program application and conditions required by the National Park Service (NPS) for the City Transfer and Storage Company Warehouse (Historic Resource No. 134) located at 440 Oriental Avenue (APN: 0169-271-39-0000), within the Town Center district of the Downtown Specific Plan. This application is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (General Rule) of the CEQA Guidelines.

Chairman Heidelberg opened the Public Hearing.

Ms. Emily Elliott, Contract Planner, gave an overview of Historic Resource No. 134.

Ms. Justin Leong, ARG Consultant, gave a detailed report on Historic Resource No 134.

Mr. Brian Foote, Planning Manager, stated the applicant could get a separate temporary event

permit during the Covid-19 pandemic for outdoor dining.

Chairman Heidelberg closed the Public Hearing.

The item was informational only and no motion was needed.

VI. NEW BUSINESS

A. AARON JACOBS, APPLICANT (PROJECT PLANNER: SEAN REILLY)

PUBLIC HEARING to consider **Certificate of Appropriateness No. 601** to replace an existing five-foot high wooden fence with approximately 87 feet of six-foot tall wooden fence along the Grant Street frontage (northeast side) of the property located at 304 W. Olive Avenue within Historic District No. 8 (Smiley Park Neighborhood Historic and Scenic District). This project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) and 15331 (Historical Resource Restoration/Rehabilitation) of the CEQA Guidelines.

Chairman Heidelberg opened the Public Hearing.

Mr. Sean Reilly, Senior Planner, gave a brief overview and presentation on Certificate of Appropriateness No. 601.

Commissioner Bricker stated she had reservations on the design of the new fence and its potential impact on the character of the historic district and recommended that the proposal be revised to take into consideration an element of relief to break up the solid appearance of the fence by introducing off-set panels or boards that could also accommodate the planting of landscaping.

Commissioner Greg Weisman stated the proposal was an improvement to the existing fence, suggested that painting the fence may be another potential option to improve the appearance, and inquired about compatible fence styles for the time period of significance of the district.

Commissioner Nathan Gonzales expressed concern regarding distractions to a cohesive neighborhood district and suggested adding landscaping between the fence and the sidewalk. Commissioner Gonzales recommended installing a five (5) foot fence and encouraged the design to incorporate a multi-plane pattern to break up the massing of the solid fence.

Mr. Aaron Jacobs, property owner, explained that they bought the home a year ago and felt they needed more privacy and security and would prefer a six (6) foot fence. Mr. Jacobs indicated he was agreeable to making the plan more cohesive to the neighborhood.

Vice Chairman Angela Keller concurred with the Commission on creating a multi-plane fence pattern.

Commissioner Gonzales suggested the applicant return to the Commission with a revised design that incorporated the Commission's recommendations.

Chairman Heidelberg closed the Public Hearing.

MOTION

It was moved by Commissioner Gonzales, seconded by Vice Chair Keller and carried on a 6-0 vote (Commissioner Kristine Brown absent) that the Historic and Scenic Preservation Commission continue the item to the September 3rd, 2020 Historic and Scenic Preservation Commission meeting.

B. **MARKS ARCHITECTS, APPLICANT** (PROJECT PLANNER: IVAN FLORES)

PUBLIC HEARING to consider **Demolition No. 340** to demolish an approximately 3,000 square-foot commercial building located at 1248 Wabash Avenue, in the Highway Commercial (C-4) District (APNs: 0298-042-17-0000 and 0298-042-18-0000). This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (L) (1) (Existing Facilities) of the CEQA guidelines.

Chairman Heidelberg opened the Public Hearing.

Mr. Ivan Flores, Assistant Planner, gave a brief overview and presentation on the Demolition.

Ms. Andrea Aceves, applicant, stated she was available for any questions.

Chairman Heidelberg closed the Public Hearing.

MOTION

It was moved by Commissioner Gonzales seconded by Commissioner Holms and carried on a 6-0 vote (Commissioner Kristine Brown absent) that the Historic and Scenic Preservation Commission adopt Resolution No. 2020-06 approving Demolition Permit No. 340, based on the facts within this staff report and subject to the Conditions of Approval.

C. **JOSEPH E. BONADIMAN & ASSOCIATES INC., APPLICANT** (PROJECT PLANNER: IVAN FLORES)

PUBLIC HEARING to consider **Demolition No. 346** to demolish an approximately 1,470 square-foot single family residence located at 27045 Citrus Avenue, in the Commercial Industrial (IC) district of the East Valley Corridor Specific Plan (APN: 0292-165-05-0000) This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (L) (1) (Existing Facilities) of the CEQA guidelines.

Chairman Heidelberg opened the Public Hearing.

Mr. Ivan Flores, Assistant Planner, gave a brief overview and presentation on the Demolition.

Chairman Heidelberg encouraged considering the context of the land and surrounding area when reviewing demolition applications.

Mr. Joseph Bonadiman, applicant, stated the owners are active farmers and intend to continue to utilize the citrus grove on the property and plan on building a new craftsman's style caretaker home. Mr. Bonadiman requested the removal of Condition of Approval No. 2, and confirmed the timing of waiting sixty (60) days for the salvage presents a timing issue with the construction.

Commissioner Gonzales stated he was in agreement with the removal of Condition of Approval No. 2.

Commissioner Holms requested archival photos be taken in a way that is relative to the location of the house and how it sits on the property.

Commissioner Bricker suggested a north arrow on the photos for delineation.

Mr. Bonadiman requested the amendment to Condition of Approval No 3 to allow digital photographs in lieu of high resolution hard copies of photographs.

Chairman Heidelberg closed the Public Hearing.

MOTION

It was moved by Commissioner Gonzales seconded by Vice Chairman Keller and carried on a 6-0 vote (Commissioner Kristine Brown absent) that the Historic and Scenic Preservation Commission adopt Resolution No. 2020-07 approving Demolition Permit No. 346, based on the facts within this staff report and subject to the Conditions of Approval this includes the removal of Condition of Approval No. 2 and the modified Condition of Approval No. 3 as follows:

3. Prior to the issuance of any permits the applicant shall submit digital photos of the structure and its surroundings located at 27045 Citrus Avenue to the Development Services Department and the Heritage Room of the A. K. Smiley Library. The photo shall utilize the cardinal directions to indicate the appropriate elevation.

VII. DISCUSSION, POSSIBLE ACTION, AND INFORMATION ITEMS

A. Informational Review of the Ruiz Street Historic Context

Ms. Farris gave an overview on the Ruiz Street Historic Context Statement in response to the review of the applications for Demolition No. 330 and 331 for 512 and 516 Ruiz Street.

Commissioner Bricker reinforced the importance of documenting the history of Ruiz Street to preserve information that may otherwise be lost in the future.

Commissioner Gonzales stated that a Historic Context Statement for Ruiz Street will be a great informational resource for the future.

Vice Chairman Keller recommended that the Historic Context Statement provide additional historical information on the Ruiz family and the significance of the Ruiz Street name.

Mr. Glenn Fearon, applicant representing Balboa Park Properties, LLC, stated he will discuss the Commission's comments Michael Baker International to explore additional language to the Ruiz Street Context Statement.

There was no motion required.

B. Review of the 2018-2019 Certified Local Government Annual Report

Ms. Farris provided a presentation on the 2018-2019 Certified Local Government Annual Report, including updates on historic preservation activities, the Historic and Scenic Preservation Commission, staff to the Commission, training undertaken during the year, and public outreach conducted.

Ms. Farris stated upon review and approval of the 2018-2019 Annual Report, the report will be forwarded to the Office of Historic Preservation.

There were no comments forthcoming from the Commission.

MOTION

It was moved by Vice Chairman Keller seconded by Commissioner Bricker and carried on a 6-0 vote (Commissioner Kristine Brown absent) move to accept the 2018-2019 Annual Report and direct staff to forward the final report to the Office of Historic Preservation

- C. Informational Items provided by City staff

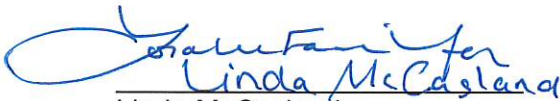
There were no informational items from City staff.

- D. Commissioner Announcements

Chairman Heidelberg and Council Member Paul Barich thanked City staff and the Commission for their efforts.

VIII. ADJOURN TO THE REGULARLY SCHEDULED MEETING ON SEPTEMBER 3RD, 2020

Chairman Heidelberg adjourned the meeting at 8:00 p.m. to the regularly scheduled Historic and Scenic Preservation Commission meeting of September 3rd, 2020.



Linda McCasland
Administrative Analyst



Lorelee Farris
Principal Planner

