

REQUEST FOR HISTORIC AND SCENIC PRESERVATION COMMISSION ACTION

VI.A. REDLANDS PALM INVESTMENT, LLC, APPLICANT

A review of the Cultural Resources Assessment/Historic Resource Evaluation related to Tentative Parcel Map No. 20185, Tentative Tract Map No. 20305, and Conditional Use Permit No. 1143 for the subdivision of an 8.8-acre parcel located at 301 W. Palm Avenue to develop a Planned Residential Development with a total of 30 new residential lots for new single-family development in the R-S, Suburban Residential District. The historic resources evaluation assessed the following extant features: the existing England/Attwood Estate house, Carriage House, Grove Barn, and England Cottage located at 301 W. Palm Ave.; the existing single-family residence located at 827 Alvarado St.; and associated remnant citrus grove, gravity irrigation system, and stone wall along a portion of the property boundary. The project is subject to the California Environmental Quality Act, and an Initial Study/Mitigated Negative Declaration was prepared in accordance with Sections 15072, 15073, and 15074 of the CEQA Guidelines.

HISTORIC AND SCENIC PRESERVATION MEETING: DECEMBER 17, 2020

Planner: Sean Reilly, Senior Planner

SYNOPSIS

1. Historic Designation: The property is not designated as historic by the City of Redlands, the State of California, or the United States Government.
2. Existing Land Use: The site is approximately 8.8-acres and is occupied by two single-family residences, accessory structures and an orange grove.
3. Historic and Scenic Preservation Commission submittal dates:
 - (A) Date Submitted: December 11, 2019
 - (B) Date Accepted as Complete: June 24, 2020
 - (C) Historic and Scenic Preservation Commission Meeting: October 1, 2020
 - (D) Continued Historic and Scenic Preservation Commission Meeting: October 15, 2020
 - (E) Continued Historic and Scenic Preservation Commission Meeting: December 17, 2020
4. Attachments:
 - (A) Location Map
 - (B) Site Aerial Photograph

- (C) Amended Tentative Parcel Map 20185
- (D) Amended Tentative Tract Map 20305
- (E) October 1, 2020 HSPC Staff Report
- (F) October 15, 2020 HSPC Staff Report
- (G) Cultural Resources Assessment and Historical Resources Evaluation
- (H) Initial Study/MND
- (I) October 14, 2020 BCR Supplemental Memo No. 1
- (J) November 2, 2020 Letter from City Staff to Applicant
- (K) November 5, 2020 Letter from Applicant to City Staff
- (L) November 5, 2020 BCR Supplemental Memo No. 2

PROJECT DESCRIPTION

The applicant, Redlands Palm Investment, LLC, is proposing to subdivide an 8.8-acre parcel located at 301 W. Palm Avenue to develop a planned residential development. Referred to as the England/Attwood Estate, the subject property is located at the southeast corner of Palm Avenue and Alvarado Street in the southern portion of the City (Attachments A and B). Currently the project site is occupied by an orange grove, two single-family homes, and accessory structures associated with the homes and the operation of the grove. The project's proposed Tentative Parcel Map and Tentative Tract Map are included as Attachments C and Attachment D respectively.

BACKGROUND

On October 1, 2020, the Initial Study/Mitigated Negative Declaration (IS/MND) prepared by LSA Associates, and the Cultural Resources Assessment and Historical Resources Evaluation (CRA) prepared by BCR Consulting for the project, were presented to the Commission. During these meetings, several issues were raised by the Commission related to the Project's impacts and proposed mitigation measures. A copy of the previous Staff Reports (October 1 and October 15), CRA and IS/MND are included as Attachments E, F, G and H, respectively.

Following the discussion at the October 1, 2020 meeting, members of the Commission felt that a fair argument could be made based on substantial evidence in the record that there are potentially significant impacts that are not properly mitigated. The Commission encouraged the applicant to propose design solutions to avoid or reduce the significant impacts. A motion to recommend the preparation of an Environmental Impact Report was made by Chair Heidelberg and seconded by Vice Chair Keller. A brief discussion with the applicant followed and the motion was withdrawn to allow the applicant more time to consider potential changes to the project. The meeting was continued to an unspecified date.

A second meeting was scheduled for October 15, 2020. Prior to this meeting on October 14, 2020 the applicant provided the first supplemental cultural resources memo, which is included as Attachment I. At this second meeting the applicant presented potential alterations to the project. The alterations included removing the park, which would keep the existing citrus on the corner of Palm Avenue and Alvarado Street, and providing additional citrus trees on the perimeter of the project along the frontages of Alvarado Street and West Palm Avenue.

Following the October 15, 2020 meeting, the following correspondence was exchanged between the Applicant and Staff.

November 2, 2020 - Staff requested that the applicant prepare and submit revised applications and associated materials if the applicant intended to move forward with the changes presented on October 15, 2020. Staff also requested the additional cultural resources information requested by the Commission (Attachment J).

November 6, 2020 - The applicant provided a letter detailing potential project enhancements including the removal of the park, additional citrus trees as a part of the project's perimeter landscaping, and an interpretive kiosk to be located near the corner of Palm Avenue and Alvarado Street. A second cultural resources memo and maps depicting the changes discussed at the October 15, 2020 meeting were also provided. The applicant's letter and supplemental cultural resources memo are included as Attachment K and L respectively.

Subsequent to the November 6 letter, the applicant has indicated that the Parcel Map will remain unchanged with four parcels; however, the use of Parcel 3 will be changed from a park to citrus grove (existing use).

RECOMMENDATION:

Staff requests that the HSPC review and discuss the IS/MND and the CRA prepared for the project and provide a response to the following question.

Does the evaluation of Cultural Resources in the Initial Study/Mitigated Negative Declaration, based on the Cultural Resources Assessment/Historic Resources Evaluation technical report, adequately:

- a) identify all impacts to cultural and historic resources by the proposed project; and,
- b) include adequate mitigation measures to mitigate all identified impacts to a level of less-than-significant.

MOTION:

No motion is required.

If it is the Commission's desire to make a formal statement to the Planning Commission regarding the impacts of the project, the Commission should provide staff with sufficient information and findings so that staff can draft a resolution that can be brought back to the Commission for approval at its January 7 meeting.