

MINUTES: of the Historic and Scenic Preservation Commission (HSPC) Special meeting of the City of Redlands held on May 29, 2024, at 6:00 p.m. are as follows:

MEMBERS Kurt Heidelberg, Chair
PRESENT: Steven Holm, Vice Chair
Nathan Gonzales, Commissioner
Lauren Bricker, Commissioner
Rose-Marie Raumin, Commissioner

STAFF Sean Reilly, Principal Planner
PRESENT: Laylee Hokmollahi, Assistant Planner

I. CALL TO ORDER AND ATTENDANCE

The Commission was in full attendance, with the exception of Commissioner Justine Guidry and Commissioner Greg Weissman who were 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).

Chair Kurt Heidelberg opened the Public Comment Period. There were no comments forthcoming, and the Public Comment Period was closed.

III. APPROVAL OF MINUTES

A. Meeting Minutes of May 2, 2024

MOTION

It was moved by Commissioner Nathan Gonzales, seconded by Commissioner Lauren Bricker, and carried a vote of 5-0 (Commissioner Guidry and Commissioner Weissman absent) to approve the May 2, 2024, HSPC meeting minutes.

IV. OLD BUSINESS

A. COREY STEPIEN, APPLICANT

(PROJECT PLANNER: LAYLEE HOKMOLLAHI, ASSISTANT PLANNER)

PUBLIC HEARING to consider **Certificate of Appropriateness No. 691** – A request to reconstruct an accessory structure (cabana) located within the front yard setback adjacent to Highland Avenue. The subject property is located at 1205 W. Highland Avenue (APN: 0175-091-03-0000) within the R-S, Suburban Residential District and the West Highland Avenue Historic & Scenic District (Historic District No. 2). The subject property is individually designated as Historic Resource No. 47. The proposal may qualify for exemption from environmental review in accordance with CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) or Section 15331 (Historical Resource Restoration/Rehabilitation).

Chair Heidelberg opened the Public Hearing.

Miss Laylee Hokmollahi, Assistant Planner, gave an overview and presentation on the proposal and stated she, the applicant, and the architect are available for any questions.

Commissioner Bricker reported that she, Mr. Corey Stepien, applicant, the architect, and staff met to discuss the proposal. She expressed satisfaction with the results of the proposal and appreciation for Mr. Stepien's response to the Commission's concerns.

There were no public comments forthcoming, and Chair Heidelberg closed the Public Hearing.

MOTION

It was moved by Commissioner Rose-Marie Raumin, seconded by Commissioner Gonzales, and carried a vote of 5-0 (Commissioner Guidry and Commissioner Weissman absent) that the Historic and Scenic Preservation Commission adopt Resolution No. 2024-04 and approve Certificate of Appropriateness No. 691 subject to conditions of approval, and found that the project was exempt from environmental review in accordance with Sections 15303 and 15331 of the CEQA Guidelines.

V. NEW BUSINESS

A. MARTIN LEMON, OWNER/APPLICANT

(PROJECT PLANNER: LAYLEE HOKMOLLAHI, ASSISTANT PLANNER)

PUBLIC HEARING to consider **Certificate of Appropriateness No. 690** A request to construct a bedroom extension (approximately 335 square feet), enclose an existing breezeway (approximately 103 square-feet), demolish an existing patio cover to construct a new 595 square-foot patio cover, enclose 6

existing window openings and 1 door opening, and construct 6 new window openings and 2 door openings on the exterior. The subject property is located at 915 W. Highland Avenue (APN: 0175-111-04-0000) within the Suburban Residential (R-S) Zoning District and the West Highland Avenue Historic & Scenic District (Historic District No. 2). This proposal may qualify for a categorical exemption from environmental review pursuant to Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), and Section 15331 (Historic Resource Restoration/Rehabilitation) of the California Environmental Quality Act Guidelines.

Chair Heidelberg opened the Public Hearing.

Miss Hokmollahi gave an overview and presentation on the proposal and stated she and the applicant were available for any questions.

Commissioner Bricker stated she is in favor of the proposal and expressed appreciation with Mr. Martin Lemon, applicant, and the architect's care they provided in maintaining the front façade.

Mr. Lemon thanked the Commission and staff for their assistance with the proposal.

Commissioner Gonzales pointed out that 15331 of the CEQA Guidelines is the only allowable categorical exemption for historic resources. He added that whether existing construction or new construction, the construction has to meet the Secretary of Interior Standards for any categorical exemption.

There were no public comments forthcoming, and Chair Heidelberg closed the Public Hearing.

MOTION

It was moved by Commissioner Bricker, seconded by Vice Chair Steven Holm, and carried a vote of 5-0 (Commissioner Guidry and Commissioner Weissman absent) that the Historic and Scenic Preservation Commission found that Certificate of Appropriateness No. 690 was not detrimental to the Historic Resource and therefore adopting Resolution No. 2024-05, approving Certificate of Appropriateness No. 690 based on the facts within the staff report and subject to the Conditions of Approval.

VI. DISCUSSION, POSSIBLE ACTION, AND INFORMATION ITEMS

A. Informational items provided by City Staff

Mr. Sean Reilly, Principal Planner, stated the California Preservation Foundation's (CPF) Annual Conference is from May 29 through June 1, 2024, in Los Angeles. He asked if the Commission is interested in attending the conference, to contact Mr. Brian Foote, City Planner or Mr. Brian Desatnik, Director.

Mr. Reilly announced that today is Miss Hokmollahi's last day working with the City of Redlands; she has received another job opportunity with another City. He added she has been a great asset to the City of Redlands, and she will be missed. The Commission thanked and congratulated Miss Hokmollahi.

B. Commissioner Announcements

Commissioner Bricker stated she attended an outstanding Housing Program today regarding housing and preservation and certain fundamental challenges. She said the program was co-sponsored by CPF, the LA Conservancy, and other groups. She added the program was recorded and will be on YouTube. She will get the link and share it with the Commission.

Chair Heidelberg stated Commissioner Gonzales conducted a Redlands Forum Program last week regarding looking at the history of the City of Redlands through maps. Commissioner Gonzales agreed to share the information with the Commission when it becomes available.

VII. ADJOURN TO REGULARLY SCHEDULED MEETING ON JUNE 6, 2024

Chair Heidelberg adjourned the HSPC meeting at 6:21 P.M. to the regularly scheduled HSPC meeting on June 6, 2024.

Sonya Flint
Administrative Assistant

Brian Foote
City Planner