REQUEST FOR HISTORIC AND SCENIC PRESERVATION COMMISSION ACTION

V.C. FAHIM TANLOS, APPLICANT

Certificate of Appropriateness No. 706 – Design review and discussion of a proposal to construct an eight-unit residential condominium project with two, three-story buildings totaling 12,460 square feet. The project is located on two vacant parcels located at 516 and 532 Cajon Street (APNs: 0173-043-15-0000 & 0173-043-16-0000) in the Early Redlands Historic and Scenic Preservation District (HD-3). The proposal may qualify for exemption from environmental review in accordance with CEQA Guidelines Section 15332 for infill development projects.

HISTORIC AND SCENIC PRESERVATION MEETING: December 5, 2024

Planner: Nylsen Escajeda, Assistant Planner

PROCEDURE FOR PUBLIC HEARING

1. Chairperson declares the meeting open as a public hearing.
2. Chairperson calls upon staff for report.
3. Chairperson calls for questions/comments from members of the Commission.
4. Chairperson calls upon applicant, or its representative, for comments/testimony.
5. Chairperson calls for comments/questions/testimony from members of the public (3 minutes per speaker).
6. Chairperson calls upon the applicant, or representative, for rebuttal comments (5 minutes).
7. Chairperson closes the public hearing.
8. Commission considers the motion(s) and votes.

SYNOPSIS

1. Historic Designation: Early Redlands Historic and Scenic District (HD3)

2. Existing Land Use: Vacant and unimproved parcels

3. Historic and Scenic Preservation Commission submittal dates:
   (A) Date Submitted: August 15, 2024
   (B) Date Accepted as Complete: November 1, 2024
   (C) Historic and Scenic Preservation Commission Meeting: December 5, 2024

4. Attachments:
   A) Location Map & Aerial Photograph
   B) Site Photographs
   C) Site Plan
   D) Architectural Elevations
   E) Color 3-D Renderings

F) Material & Color Sample Board
G) Environmental Information Form

PROPOSAL

The applicant proposes to construct an eight-unit residential condominium project with two three-story buildings totaling 12,460 square feet of livable area. Currently, the proposal includes four units per building, (two 1,415 square-foot units and two 1,700 square-foot units). The project consists of two identical buildings oriented back-to-back with one fronting on Cajon St. and the other facing the adjacent alley to the west of the site.
The buildings are designed to incorporate details and features that coincide with the Spanish Colonial Revival architectural style. The buildings are rectangular in shape and three stories tall, with horizontal surface projections throughout the second floor. The third floor extends above portions of the second floor to accommodate bedrooms for the larger units. The roof is pitched at a ratio of roughly 2/12 throughout and includes terracotta roof tiles. Each unit has roughly the same number of windows, doors, patios, and balconies.

Access is provided to the site from an alley on the west, which runs north and south from W. Cypress Avenue to W. Home Place. Parking for each unit is provided in garages accessed by a drive aisle between the two buildings.

BACKGROUND

The site is currently vacant. Two single-family dwellings once existed on the site, one on each of the lots. The homes appear on Sanborn maps between the years of 1900 and 1908. City building permit records show that the homes (516 and 522 Cajon Street) were demolished in 1974 and 1975. City records provide no indication of their architectural style.

On August 15, 2024, development applications were submitted for the proposed project. Required entitlements for the project include the following:

- Commission Review and Approval No. 972 for site plan and architectural review
- Tentative Tract Map No. TBD for an eight-unit condominium subdivision
- Conditional Use Permit No. 1201 to establish the use of the site for condominiums pursuant to RMC 18.156.300

The site is within the “Early Redlands Historic and Scenic District” (HD3). New development on vacant sites and subdivisions within any of the City’s Historic and Scenic Preservation districts requires approval of a Certificate of Appropriateness. In addition to the applications listed above a Certificate of Appropriateness application has been submitted. When a project requires a Certificate of Appropriateness and a land use

decision by the Planning Commission, the application will be forwarded to the Planning Commission for recommendation prior to HSPC consideration.

This project is being presented to the HSPC as a design review item prior to presentation to the Planning Commission. The applicant is seeking input from the HSPC on the project's architecture and site design in relation to the Historic Architectural Design Guidelines. The applicant will incorporate the feedback provided into the project design prior to presentation to the Planning Commission. Following approval of the project's land use entitlements, it will return to the HSPC for final review and approval of the Certificate of Appropriateness.

ANALYSIS

A) Proposed Design

The building provides articulation and projections on the second and third stories, with Spanish Colonial Revival architectural details. The massing and façade articulation of the building is generally simple, and the building retains a rectangular shape. Each building is approximately 95 feet wide, 45 feet deep, and 31 feet tall. The upper story is larger in width and depth by approximately 5 feet on each side, cantilevered over the sides of the building, covering pathways below. The third story is placed behind the first-floor wall projecting from the center of the second floor. This creates a horizontally layered massing, where each floor varies from the next.

Massing of the building is symmetrical, both sides have the same volume and pattern. Other architectural details follow a similar pattern of symmetry with some variation. To break up some of that symmetry, different architectural details were placed on either side of the building. For example, windows on the middle projection on the second floor are differentiated by accent features (one window includes a brown upper trim while the other has pastel green wood shutters). Similarly, windows on one side of the building have wrought iron accents, while the other side does not.

The following Table provides a description of the details on each elevation.

Table 1: Summary of Architectural Features

	Front Elevation	Rear Elevation	Side Elevation
1st Floor	- 4 entrances with decorative stucco porches and wood doors - Private enclosed patios with French doors, surrounded by 40-inch high open wood fencing (Cajon St. side only) - 4 vinyl casement windows, white	- 4 garage doors, brown, with two windows - Decorative stucco arches above each garage door	- 2 double-hung vinyl windows, white
2nd Floor	- 2 covered balconies, with white wooden French doors, wood balustrades, and roof projection - 2 vinyl double-hung windows, white - 4 vinyl casement windows, white - 3 windows with decorative arches - Decorative window railings on two windows that are comprised of a brown stucco base with black wrought iron railing - Clay tile attic/gable vents	- 4 double-hung vinyl windows, white - 2 casement vinyl windows, white - 2 windows - 2 wood shutters, pastel green - Rafter tails on the roofline	-Three double hung white vinyl windows - Balcony with a stucco base and wood balustrade - Clay tile attic/gable vents - Partial rafter tails
3rd Floor	- 1 vinyl double-hung window, white -One vinyl casement window, white - 4 smaller vinyl double-hung windows, white - Wrought iron window guard on the casement window - Decorative arch on the double-hung window	- 2 vinyl casement windows, white - 4 smaller vinyl double-hung windows, white - Black wrought Iron window guard for one window - Wood shutters, pastel green	

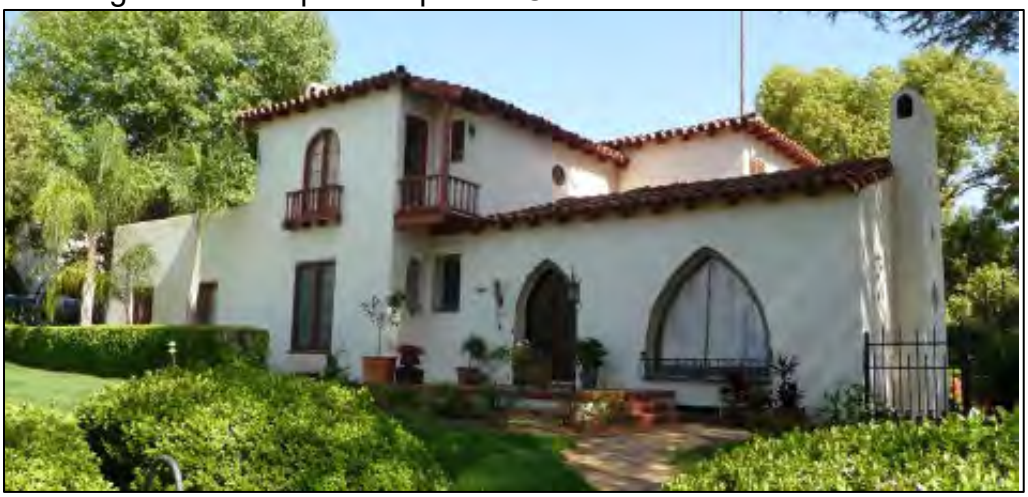
	- Brown upper window trim on the casement window	- Rafter tails on the roofline	

B) ***Historic Architectural Design Guidelines; "Spanish Colonial Revival"***

The Spanish Colonial Revival style of architecture, finding greater popularity in 1910's and 1920's, has since been a prominent style throughout Southern California and is primarily used for residential uses and more recently large multi-family and mixed used projects. The proposal includes several architectural elements commonly found in Spanish Colonial Revival architecture as detailed in Appendix B (pg. 230) of the Architectural Design Guidelines. The guidelines list defining characteristics of the style, as follows.

> "The style's adaptability also lent its application to a variety of building types, including single- and multi-family residences, commercial properties, and institutional buildings. Spanish Colonial Revival architecture often borrowed from other styles such as Churrigueresque, Italian Villa Revival, Gothic Revival, Moorish Revival, or Art Deco. The style is characterized by its complex building forms, stucco-clad wall surfaces, and clay tile roofs. The Spanish Colonial Revival style remained popular through the 1930s, with later versions simpler in form and ornamentation.
>
> Character-defining features of Spanish Colonial Revival architecture include:
>
> - Complex massing and asymmetrical façades
> - Incorporation of patios, courtyards, loggias, or covered porches and/or balconies
> - Low-pitched gable or hipped roofs with clay tile roofing
> - Coved, molded, or wood-bracketed eaves
> - Towers or turrets
> - Stucco wall cladding
> - Arched window and door openings
> - Single and paired multi-paned windows (predominantly casement)
> - Decorative stucco or tile vents
> - Use of secondary materials, including wrought iron, wood, cast stone, terra cotta, and polychromatic tile."

Figure 1: Example of “Spanish Colonial Revival” Architecture



Source: City of Redlands *Historic Architectural Design Guidelines*, pg. 230.

The following table compares the proposed design to the “Spanish Colonial Revival” Design Guidelines.

Table 2: “Spanish Colonial Revival” Design Guidelines (Chapter 8)

Guidelines	Proposed Design
• Complex massing and asymmetrical façades	The project includes projections but does not include complex massing or asymmetrical facades. The building reads with strong symmetry, where projections, windows, and doors are mirrored across a middle vertical axis. Some asymmetry is seen with architectural trim details; such as window trims only on one side of the building, etc.
• Incorporation of patios, courtyards, loggias, or covered porches and/or balconies	The project includes patios, courtyards, covered porches, and balconies.

• Low-pitched gable or hipped roofs with clay tile roofing	The project includes roofs with 2:12 pitches and terracotta tiles
• Coved, molded, or wood-bracketed eaves	Small eves with wood brackets are proposed
• Towers or turrets	There are no towers or turrets introduced, accents like this are recommended but many modern versions of this style do not have these specific features.
• Stucco wall cladding	Walls are white stucco (LaHabra Stucco x-50 Crystal White)
• Arched window and door openings	Doors and windows have arched features and details throughout.
• Single and paired multi-paned windows (predominantly casement)	-Mostly casement and double hung multi-paned windows throughout
• Decorative stucco or tile vents	Tile vents are placed on the gables throughout.
• Use of secondary materials, including wrought iron, wood, cast stone, terra cotta, and polychromatic tile. •	Wrought iron, wood, cast stone, and terra cotta are included materials

C) *Historic Architectural Design Guidelines; "Guidelines for New Buildings and Non-Contributing Buildings in Historic Districts"*

The City of Redlands *Historic Architectural Design Guidelines* were adopted on September 3, 2024. Chapter 8, entitled "Guidelines for New Buildings and Non-Contributing Buildings in Historic Districts" is the relevant chapter for purposes of this review.

Table 2 summarizes the Site Design Guidelines for new buildings within historic districts and the project's consistency.

Table 3: Site Design Guidelines (Chapter 8)

Guidelines	Proposed Design
Building Placement: • Place a new residence to reflect the established setbacks along the block. • Where front setbacks are uniform, locate the building in alignment with its neighbors. • Where front setbacks vary, locate the building within the established range of setbacks on the block	The building setback is similar with the rest of the block. Building s on this block have setbacks of 25' to 15', with the average being 20'. The proposed setback is 20'
Side Setbacks: • Locate the new residence to maintain the side setback spacing pattern on the block as discernible from the public right-of-way.	The side setbacks follow the spacing pattern, and while the site and structure are wider than the average lot on the block, side setbacks are still proportional in width and scale.
Orientation: • In general, a new residence should be oriented to face the street in residential historic districts. • Locate the primary entrance, consisting of a porch or entrance stoop, on the front façade of the building, where it is highly visible. • Where there is more than one building on a site, orient at least one of the buildings to face the street. The other building(s) may face the street or a common courtyard area.	There are two buildings proposed, one faces the street and occupies most of the street frontage. The second building faces the alley and a common open space are for the property.

Garage Placement: • Locate a garage or other ancillary structure to be consistent with the location of other ancillary structures within the surrounding block/neighborhood. Typically, garages are either detached, located at the rear of the property, or attached, flush with, or projecting from the primary façade of the residence.	Garages are located off of an internal drive aisle and will not be visible from the Cajon Street right of way.
Vehicular Access: • Place a driveway to be consistent with the placement of other driveways within the historic district. • Driveways may be located alongside the residence, leading to a rear detached garage, or they may be aligned with the residence, leading to an attached garage. • Avoid constructing a new curb cut or driveway where an alley can provide access to a rear detached garage. In order to maintain the historic streetscape and yard patterns of the historic district, avoid widening an existing curb cut or driveway. • Design a new driveway to be compatible with the material composition, width, and overall appearance of existing historic driveways within the district.	Vehicle access to the property is from the rear. No new curb cuts on Cajon Street are proposed.

Pedestrian Access: • Provide a clear discernible path from the new residence to the street. The walkways should either lead from the entrance directly to the sidewalk, or to a driveway that leads to the street. Its configuration should be consistent with the configuration of other walkways in the historic district. • Where multiple units are located on a site, create an internal walkway system that connects each unit entrance to a common walkway leading to the sidewalk. • Design a new walkway to be compatible with the material composition, width, and overall appearance of the walkways of adjacent historic properties.	Clear discernable paths to Cajon Street from all the units.

Table 4 summarizes the Building Design Guidelines for new buildings within historic districts as well as the project's consistency.

Table 4: Building Design Guidelines (Chapter 8)

Guidelines	Proposed Design
Scale and Massing: • Design a new residential building to be compatible with the scale and massing of historic buildings in the surrounding district. • A new residence should be within the range of historic heights (typically one or two stories) in the surrounding block/neighborhood. • Incorporate building forms and volumes like those of surrounding historic properties. Avoid using overly complex building forms or a wide variety of forms than are typical of adjacent historic buildings. Similarly, avoid designing overly simplified, boxy building forms when they are not typical of the surrounding historic district.	The site retains a scale and massing that is proportional to the neighborhood. Most surrounding buildings are two stories, some have attic spaces and pitched roofs that give the height and semblance of three stories, making the height of the proposed project like that of the neighborhood. The project does not present historic single-family dimensions because of the overall rectangular mass of the building and its lack of large-scale articulation. While each unit is expressed with doors, porches, and patios, it presents as one building.

• Locate and proportion building components to reflect similar components on adjacent historic properties. For example, roof height/width, foundation height, floor-to-floor height, porch height/width, window height/ width, and door height/width should generally match the heights/widths of those components of surrounding historic residences. • Small-scale multi-family buildings should be designed in such a way that individual building units express historic single-family residential dimensions. For instance, incorporate a front porch for each unit when a porch is needed to maintain the typical streetscape and proportions of the surrounding historic block.	The projections on the second and third stories offer some delineation for each unit.
Roof Form: • The building's roof type and pitch should be compatible with the architectural style of the building.	The roof pitch of 2/12 and terra cotta material is compatible with the chosen architectural style of the building
Façade Composition: • A new residential façade, particularly the primary façade and those most visible from the public right-of-way, should be designed with the same level of articulation as the façades of surrounding historic properties. • Articulate the façade(s) with architectural details that are compatible with the predominant architectural style(s) along the block. See Appendix B for more information about the character-defining features of architectural styles in Redlands. • Details should be simple in design and should complement, rather than visually compete with, the character of adjacent historic residences.	The proposed facades are as complex and varied as the rest of the street, specifically with windows, patios, and projections. Facades and details are simple in design and do not compete with nearby properties.

Architectural details that are more ornate than those found in the historic district are inappropriate.	
Entrance Porch or Stoop: • Design a projecting or recessed entrance porch or stoop at the primary façade of the building. • The front porch/stoop should be one story in scale and oriented toward the street. • The front porch/stoop should be designed with the same level of articulation as those of surrounding historic properties.	The units on the primary façade of the building facing Cajon Street each have a porch that points to the street with similar articulation as the rest of the neighborhood
Exterior Materials: • Use exterior materials that are compatible with the materials present in the historic district. • Choose materials that are the same or similar in finish, texture, and overall appearance as those used on adjacent historic residences.	The neighborhood and district do not have many examples of Spanish Colonial Revival to reference materials used, yet the materials proposed are consistent with the Historic Architectural Design Guidelines for Spanish Colonial Revival style

C) Questions for the Commission

- Does the Commission find the proposed mass and form to be consistent with the Spanish Colonial Revival style (see Table 2)?

- Is the overall height (3 stories and 31’4”), massing, and rectangular form of the building out of scale for the site and the surrounding historic district (see Table 4)?

- The City’s Historic Architectural Guidelines for new construction mentions having small-scale multi-family buildings be designed in a way that individual units express historic single-family residential dimensions (Page 194 of Historic Architectural Design Guidelines). Does the Commission find that the proposed form of the building is consistent with the expressed intent that new multifamily buildings should appear to be similar to single-family scale and dimensions (see Table 4)?

D) Summary

Based on the above analysis, staff has questions regarding several elements of the proposed design in terms of consistency with the City's Historic Architectural Design Guidelines. Input from the Commission at this early stage of design review will assist both the applicant and staff with making any necessary revisions to arrive at consistency. The Commission may make recommendations for the applicant to consider architectural changes that would be more consistent with the Guidelines.

ENVIRONMENTAL REVIEW

If the proposal is deemed to be consistent with the applicable Secretary of Interior Standards and the City's *Historic Architectural Design Guidelines*, then the project's potential impact on the surrounding historic district may be less than significant and exempt from environmental review subject (CEQA Guidelines Section 15064.5(b)(3)).

If the proposal is deemed to be not consistent with the applicable Secretary of Interior Standards or the City's *Historic Architectural Design Guidelines*, then the proposal may not qualify for an exemption from environmental review. Significant changes to historic resources (i.e., the surrounding historic district in this case) are a potentially significant impact on the environment (CEQA Guidelines Sections 15064.5(b)(1) and 15064.5(b)(2)).

STAFF RECOMMENDATION

Staff recommends that the Commission review the proposed architectural design and provide comments and recommendations to the applicant regarding consistency with the City's *Historic Architectural Design Guidelines*.

MOTION

No motion is necessary for this item at this time, as no action is being taken on the permit.

If the Commission reaches a majority opinion and desires to make a formal motion, then a motion may be made (and specific direction should be articulated to the applicant in terms of architectural changes).

ATTACHMENT “A”

Location Map and Aerial Photograph

City of Redlands

Attachment A - Location Map and Aerial Photograph

Author: Redlands GIS **Date:** 11/21/2024

ATTACHMENT “B”

Site Photographs

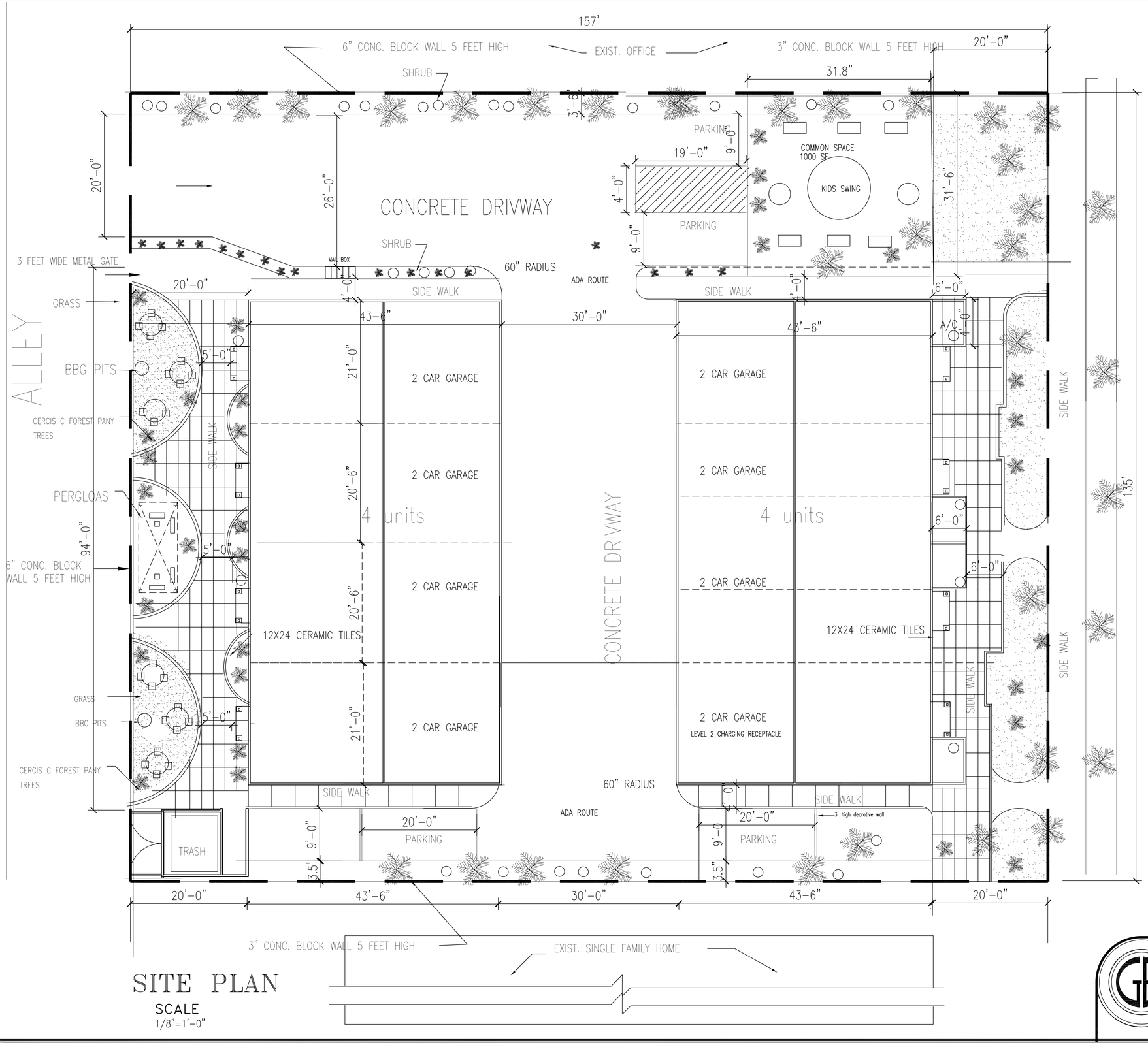
Site Photos, 516 Cajon St.

From Cajon

Photos from the Alleyway

ATTACHMENT “C”

Site Plan



SITE PLAN

SCALE
1/8"=1'-0"

LEGEND

COMMON SPACE

LOT ADDRESS:
516 CAJON ST REDLANDS
APN 017304314
LOT AREA 157'X135'

COMMON SPACE REQUIRED

LIVING AREA 4 UNITS X1700 SF=6800 SF
LIVING AREA 4 UNITS X1415 SF=5660 SF

TOTAL LIVING SPACE =12460

COMMON SPACE REQUIRED 12460/4=3115 SF

COMMON SPACE PROVIDED
1000 SF
1880 SF
SECOND FLOOR BALCONY 8X75 =600 SF

TOTAL COMMON SPACE AND PRIVATE SPACE 3480 SF

COVERED AREA:

LIVING AREA SECOND FLOOR 4023X2=8046
PORCHES 190 SF
TOTAL 8236

LOT AREA 21195 SF
COVERAGE 38.9 %

PARKING SPACES PROVIDED
8 – 2 CAR GARAGES
4– GUEST PARKING

NORTH

GB ARCHITECTS
ARCHITECTURE . PLANNING . ENGINEERING
400 N. MOUNTAIN AV. # 208
UPLAND, CA, 91786
(909) 949 – 6999 FAX (909) 949-2928

SITE PLAN

OWNER:
FAHIM
909-228-2921

LICENSED ARCHITECT
GABRIEL L. ROYBAL
C-22961
RENEWAL 01-31-25
STATE OF CALIFORNIA

PROJECT#	SCALE 1/8"=1'-0"
DATE: 11-7-24	

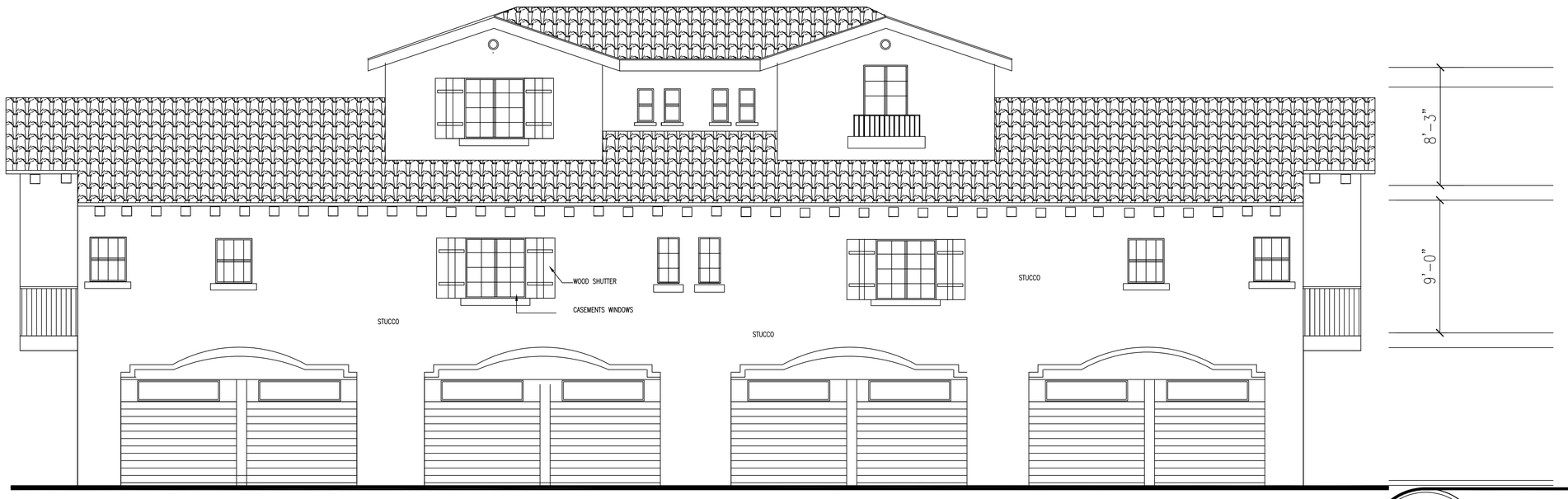
A-01

ATTACHMENT “D”

Architectural Elevations and Roof Plan

FRONT ELEVATION

SCALE
1/4"=1'-0"



REAR ELEVATION

SCALE
1/4"=1'-0"

ELEVATIONS

GB ARCHITECTS
ARCHITECTURE . PLANNING . ENGINEERING
400 N. MOUNTAIN AV. # 208
UPLAND, CA, 91786
(909) 949 - 6999 FAX (909) 949-2928

OWNER:
FAHIM
909-228-2921

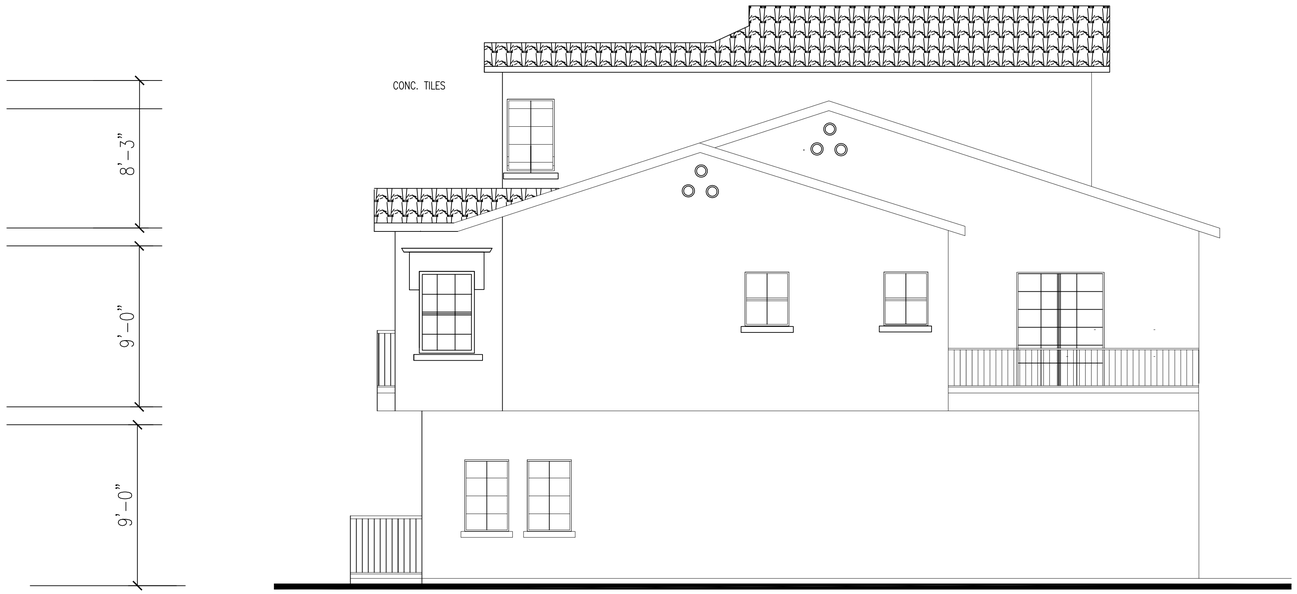
PROJECT#

SCALE
1/4"=1'-0"

DATE:
6-11-24

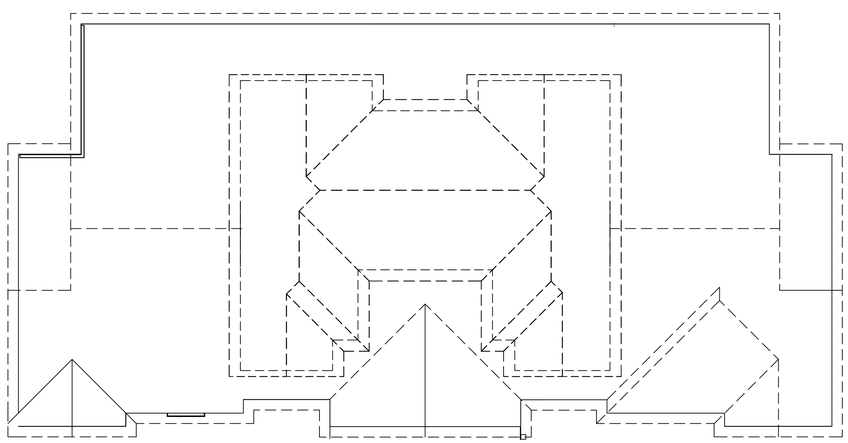
LICENSED ARCHITECT
SAMER L. BOTROS
C-22961
STATE OF CALIFORNIA

A-4



SIDE ELEVATION (NORTH)

SCALE
1/4"=1'-0"



ROOF PLAN

SCALE
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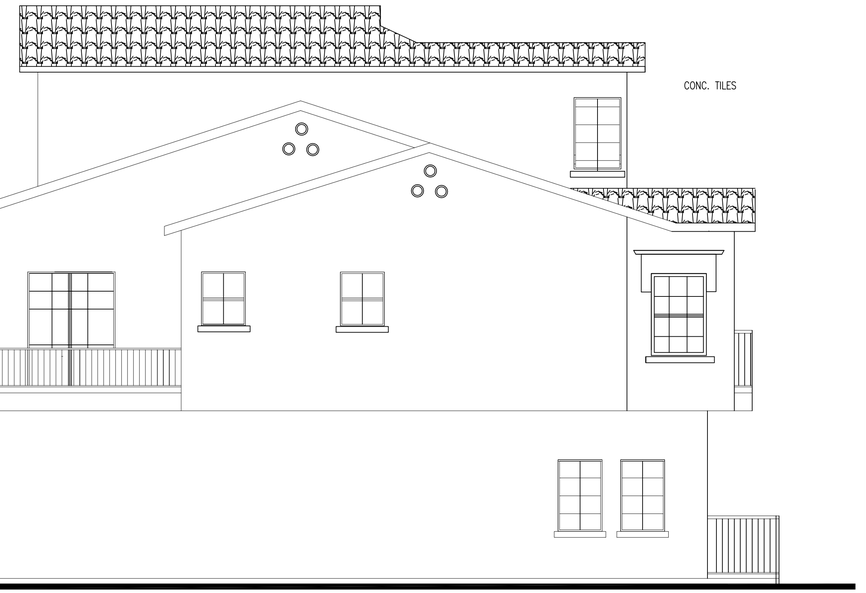


SIDE ELEVATION (SOUTH)

SCALE
1/4"=1'-0"

1/4"=1'-0"

ELEVATIONS AND
ROOF PLAN & SECTION

GB ARCHITECTS
ARCHITECTURE . PLANNING . ENGINEERING
400 N. MOUNTAIN AV. # 208
UPLAND, CA, 91786
(909) 949 - 6999 FAX (909) 949-2928

OWNER:
FAHIM
909-228-2921

PROJECT#
SCALE 1/8"=1'-0"
DATE: 6-11-24

LICENSED ARCHITECT
ARNOLD L. BOYAJIAN
C-22961
REN. 01-31-25
STATE OF CALIFORNIA

A-5

ATTACHMENT “E”

Color 3-D Renders

ATTACHMENT “F”

Materials & Color Sample Board

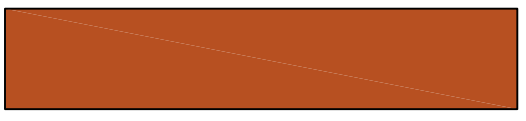
GB ARCHITECTS
ARCHITECTURE • PLANNING • ENGINEERING
275 CANTERBURY CT
UPLAND, CA, 91786
T:(909)949-6999 F:(909)949-2928

PROJECT: 516 CAJON ST

COLOR BOARD

ROOF:

US TILES
Color: TERRACOTTA

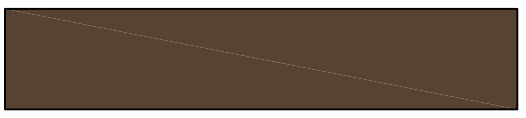


WALLS:

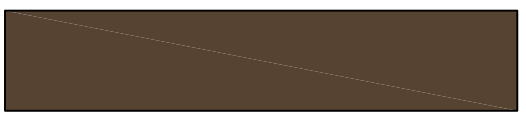
LaHabra STUCCO
x-50 CRYSTAL (white)

WINDOW SILL TRIM

STUCCO LA HAHABRA
BROWN COLOR

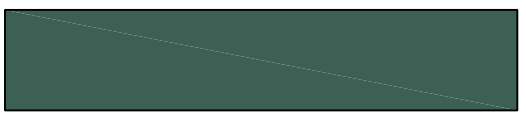


GARAGE DOOR:



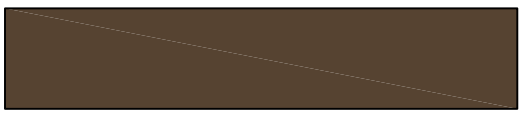
SHUTTERS:

PAINTING
GREEN COLOR



BALCONY GUARDRAIL UPSTAIR

WROUT IRON BLACK
COLOR



PATIO GUARDRAIL AT FIRST FLOOR

WOOD BROWN COLOR

ATTACHMENT “G”

Environmental Information Form

CITY OF REDLANDS
ENVIRONMENTAL INFORMATION FORM

To the Applicant:

The California Environmental Quality Act (CEQA) requires that various development projects be analyzed by local governments to determine whether the project will have a potentially significant effect on the environment. If a project is subject to CEQA, an environmental determination must be made prior to final action or final decision on the project.

In order for the City to expedite your application and comply with State law, please complete the attached Environmental Information Form. This form is required to be completed and submitted as part of the project application package for projects subject to CEQA. An environmental fee or deposit for an environmental consultant may be required after application submittal.

The Planning Division may, during the course of its initial review of the application, determine that additional information is required (such as studies to assess biological resources, cultural or historic resources, traffic, noise, air quality or greenhouse gases, etc.). The Planning Division may require the submittal of supplemental materials as necessary. All required information must be submitted in order to complete the application prior to the matter being scheduled for review by the appropriate City committee or commission.

When completing the form please consider all known aspects of the project in your responses. For example, if a project is to be developed in phases, answer each question considering the project's impact when totally constructed.

Following review of the completed Environmental Information Form and the accompanying project application package, the Planning Division will make a determination regarding the preparation of an Initial Study. If an Initial Study is required, it is the City's responsibility to administer preparation of that document (i.e., by selecting and hiring a qualified environmental consultant). The applicant will be responsible for paying the cost of Initial Study preparation and providing data that may be necessary for the City to prepare the Initial Study. The property owner or applicant will also be required to enter into a Funding Agreement with the City to ensure that all costs incurred by the City for preparation of environmental documents will be reimbursed by the project proponent.

CITY OF REDLANDS
ENVIRONMENTAL INFORMATION FORM

DATA REQUIRED FROM THE APPLICANT

I. GENERAL INFORMATION

1) Project Site Address (list all): 516 and 532 Cajon St. Redlands, CA 92373

2) Assessor's Parcel Number (list all): 017304315 and 017304316

3) List of environmental technical reports submitted for this project (limit of three):
N/A

4) List of engineering technical reports submitted for this project (unlimited number):
N/A

5) Will the project require any other related permits and other public approvals for this project, including those required by any Regional, State, or Federal agency?

X Yes ___ No

If YES, list and describe all other agencies or permits/approvals here:
CUP for condomium use from A-P

II. PROJECT DESCRIPTION

1) Provide a complete and detailed description of the proposed project, including phases of the project (If any). Provide a description of proposed land use(s) and business operations. A separate page may be attached if more space is needed.

This vacant land will be built upon to include 8 two-story apartments/condominiums that will be divided into two buildings. Four of the units will be 1350 sqft, 2 of the units will be 1570 sqft, and 2 of the units will be 1600 sqft, with all having 3 bedrooms and 2 1/2 bathrooms. The architecture style of the project will be Spanish Colonial to remain compliant with the Historical Committee requirements for new constructions located in the Historical District. The land is currently zoned A-P, but a conditional use permit will be acquired for the R-3 residential zoning to apply. The project will include common area for any recreational activities, and access will be from the alley.

2) Construction Phasing Information (preliminary estimates):

Phase	*Begin Date*	*End Date*
Demolition or Site Clearing	N/A (vacant)	
Building Construction	Jan 2025	September 2025
Paving & Landscaping	August 2025	September 2025
Off-site improvements (if any)	N/A	
Other (specify)	N/A	
Phase 2 (if applicable)	N/A	
Phase 3 (if applicable)	N/A	
Other (specify)	N/A	

3) Days and Hours of Operation:

	Open	*Close*
Monday	7:00 am	5:00 pm
Tuesday	7:00 am	5:00 pm
Wednesday	7:00 am	5:00 pm
Thursday	7:00 am	5:00 pm
Friday	7:00 am	5:00 pm
Saturday	7:00 am	5:00 pm
Sunday	N/A	5:00 pm

6) Occupancy Limits

a. Total number of fixed seats in building: N/A
b. Size of largest assembly area (sq. ft.): N/A
c. Total number of patrons/customers: N/A
d. Max. number of employees per shift: N/A
e. Total number of employee shifts: N/A

7) Special Events

a. Will there be any special events not normally associated with a day-to-day operation (e.g. fund raisers, pay-for-view events, athletic events, graduations)? ___ Yes _X_ No

b. If YES, describe the events and how often proposed: _____

_____

_____

III. EXISTING SITE CONDITIONS

1) Structures

a. Does the property contain any vacant structure? ___ Yes _X_ No
If YES, describe and state how long it has been vacant:

_____

_____

b. Will any structures be removed or demolished as a result of the project?
___ Yes _X_ No

If YES, provide the following information.

Number of structures: _____

Type(s): _____

Total square footage: _____

Age of structure(s): _____

c. Will the project require the demolition of any existing housing that has been occupied by any tenants within the past ten years? ___ Yes _X_ No

d. If residential dwellings (apartments, single-family, condominiums, etc.) are being removed, indicate the number of dwelling units and persons:

Number of Dwelling Units: _____ Number of Persons: _____

e. Will the project require the demolition of any housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income?

___ Yes X No

f. Will the project require the demolition of any housing that is subject to any form of rent or price control? ___ Yes X No

g. Did the project site previously contain any housing units that have been demolished or removed within the past ten years? ___ Yes X No

2) Trees

a. Are there any trees on the property, and/or within the public right-of-way abutting the property, that will be removed or impacted* as a result of the project? *Impacted means that grading or construction activity will be conducted within five (5) feet of, or underneath the tree's canopy.

___ Yes X No

If YES, provide the following information.

Tree type/name: _____

_____

Number of trees (by type): _____

_____

Size(s) of trees (by type): _____

_____

Additional information or arborist report attached? ___ Yes ___ No

If a protected tree will be removed, replaced, relocated, or impacted, then a Tree Report is required from a qualified arborist.

3) Plant Communities

a. Describe the existing plant communities occurring on site (i.e., agriculture, trees, scrub, non-native grasslands, riparian habitat, streambed habitat, etc.). Indicate approximate acreage for each different type:

Nothing of note, just weeds that are removed every few months.

_____

_____

b. Is the project site on land identified for conservation in an adopted natural community conservation plan, a habitat conservation plan, or other adopted natural resource protection plan? ___ Yes _X_ No

4) Wildlife

Is the project site on land identified as habitat for protected species identified as: candidate, sensitive, or species of special status by state or federal agencies; fully protected species; or species protected by the federal Endangered Species Act, the California Endangered Species Act, or the Native Plant Protection Act? ___ Yes _X_ No

If YES, describe:

_____

_____

_____

_____

_____

5) Slope

Percent Slope	*Portion of Project Site*
Less than 10% slope:	3.8 percent
Between 10-15% slope:	percent
Over 15% slope:	percent

If slopes over 10% exist, a Topographic Map will be required.

6) Grading: total amount of estimated grading: 900 cubic yards.

Import/Export Information

Imported Soil: 10 cubic yards

Exported Soil: 0 cubic yards

Net Gain or Loss: 10 yards gained cubic yards

Type(s) of trucks hauling material: Soil transport truck

Estimated number of truck trips: 6

Location of Disposal Site: on site

Distance to Disposal Site: 0

Location of Borrow Site: TBD

Distance to Borrow Site: TBD

7) Hazardous Materials and Substances

a. Is the project proposed on land that is or was developed with a dry cleaning, automobile repair, gasoline station, industrial or manufacturing use, listed on the State's Cortese List, or other similar type of use that may have resulted in site contamination?

___ Yes X No

b. If YES, describe:

_____

_____

If YES, a Phase I Environmental Site Assessment (ESA) Is required.

8) Historic, Cultural and/or Architecturally Significant Site or Structure.

a. Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which are designated or may be eligible for designation in any of the following? X Yes ___ No

If YES, describe the property or provide a reference number:

National Register of Historic Places: _____

California Register of Historic Places: _____

City of Redlands Local Designation: _____

City of Redlands Historic District: To be provided

b. Does the Project affect <u>any</u> structure fifty (50) or more years old that does not have a local, state, or federal designation for cultural or historic preservation?

___ Yes X No

If YES, describe: _____

_____

9) Miscellaneous

Does the property contain any easements, rights-of-way, Covenant & Agreements, contracts, underground storage tanks or pipelines, or any other encumbrances which restrict full use of the property? ___ Yes X No

If YES, describe type and location:

_____

_____

_____

If YES, a current Preliminary Title Report for the project site may be requested.

IV. PROPOSED DEVELOPMENT

Describe the impact of the project on existing public facilities and services such as streets, flood control facilities, utilities, schools, and the like.

Are the following items applicable to the project or its effects? Discuss all items checked "yes" below, as necessary.

A) Could the project be substantially affected by any natural or manmade features present on or near the project site? ___ Yes X No
Examples of such features include:
- The location and/or construction of facilities in a floodplain or a natural drainage channel;
- On or near an earthquake fault, known fault zone, or an Alquist-Priolo Earthquake Fault Zone;
- Immediately adjacent to a freeway;
- Underneath or in close proximity to an aircraft flight path.

B) Could the project substantially affect any natural or man-made features presented on or near the project site? ___ Yes X No
Examples of such include:
- Change in topography;

- Change in scenic views or vistas from existing residential areas or public lands;
- Change in pattern, scale, or character of general area of the project.

C) Could the project change groundwater quality or quantity, or alter existing drainage patterns? ___ Yes X No

D) Will the project involve the application, use, or disposal of potentially hazardous materials such as pesticides or high explosives during project construction and/or following completion? ___ Yes X No

E) Will the project generate substantial amounts of solid waste or litter during project construction or following completion? ___ Yes X No

F) Will the project involve construction of facilities on an existing slope of 10 percent or greater? ___ Yes X No

G) Will significant amounts of noise be generated by the project during construction and/or following completion? Examples would include blasting during construction, and machinery operation following completion. ___ Yes X No

H) Will the project result in the generation of significant amounts of dust, particulate matter or chemical aerosols during construction and/or following completion? ___ Yes X No

I) Will the project significantly affect any form of endangered, threatened, or listed fish, wildlife, or plant life in the vicinity? ___ Yes X No

J) Will the project substantially increase fossil fuel consumption (such as from natural gas, electricity generation, etc.)? ___ Yes X No

If YES to any of the above, please provide further information: _____

K) For projects located within any Airport Compatibility Zone (click here for map) or approximately 1.8-mile (9,500 feet) radius around Redlands Municipal Airport:

- Does the project involve any characteristics which could create electrical interference, smoke or dust, or other electrical or visual hazards to aircraft flight? ◯ Yes ◯ No
  If Yes, describe: _____

- Does the project involve any characteristics which could create glare, confusing lights, light overspill at night, lights pointed upward, lighting type or color(s) similar to airport lights, or other visual hazards to aircraft flight?
  ◯ Yes ◯ No
  If Yes, describe: _____

- Site Elevation (above mean sea level): _____

- Maximum height(s) of buildings and structures (such as light poles, towers, etc.) on the side of the project site nearest the airport:
  _____

- Number of people on-site: _____ Maximum number: _____

  Method of calculation (see ALUCP Appendix C):

  ◉ Building Code Method

  ◯ Parking Method

Note: The City may require a qualified consultant to prepare an Airport Land Use Compatibility & Land Use Hazard Risk Assessment report for your proposed project. The applicant will be responsible for reimbursing the City for 100% of the consultant's cost plus a 10% contract administration fee, in accordance with the City Council's fee resolution.

V. CERTIFICATION OF ACCURACY AND COMPLETENESS

The undersigned certifies on behalf of itself, the Applicant, the Project Owner, and the Property Owner that the information provided in this form and its contents are true and correct to the best of the undersigned's knowledge and belief, and that information provided herein can and should be relied upon by the City of Redlands as being accurate and complete as the City of Redlands evaluates this Project.

Name of Person Completing this Form: Fahim Tanios

Title or Company: Owner

E-mail Address: jonathantanios@gmail.com

Office Phone: (909) 228-2921 Mobile Phone: (909) 228-2921

Signature: Fah S. Tan Date Signed: 8/12/24

A few reminders:

1) Incomplete applications will not be processed, including all necessary information for this Environmental Information Form.
2) Be sure that all YES/NO questions are answered.
3) Be sure that all explanations or further information are provided, if necessary.
4) Review your narrative answers or attachments for completeness.
5) Check to see that all required attachments (if any) are properly identified and attached.
6) Verify that you have signed the last page.
7) If you have questions regarding this form, call the City of Redlands Planning Division at (909) 798 - 7555, option 2, during regular business hours.