

MINUTES: of the Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held on April 3, 2025, at 6:00 p.m. are as follows:

MEMBERS Kurt Heidelberg, Chair
PRESENT: Steven Holm, Vice Chair
Nathan Gonzales, Commissioner
Lauren Bricker, Commissioner
Justine Guidry, Commissioner
Bridget Lawlor, Commissioner
Greg Weissman, Commissioner

STAFF Brian Foote, City Planner
PRESENT:

I. CALL TO ORDER AND ATTENDANCE

The Commission was in full attendance and called to order at 6:00 p.m.

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 March 6, 2025

MOTION

It was moved by Commissioner Greg Weissman, seconded by Commissioner Bridget Lawlor, and carried a vote of 7-0 to approve the March 6, 2025, HSPC meeting minutes.

IV. OLD BUSINESS – None.

V. NEW BUSINESS

A. CITY OF REDLANDS DEVELOPMENT SERVICES DEPARTMENT (PLANNER: BRIAN FOOTE, CITY PLANNER/PLANNING MANAGER)

Review and discussion of a draft text amendment to the Zoning Regulations to update the development standards and architectural design standards applicable for new Accessory Dwelling Units (RMC Chapter 18,156, Article VII). The proposed regulations would be applicable to all properties in Redlands including historic and scenic districts as well as individual historic resources. This proposal may qualify for exemption from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15282 of the CEQA Guidelines.

Chair Heidelberg opened the Public Hearing.

Mr. Brian Foote, City Planner, gave an overview of the proposed Accessory Dwelling Unit (ADU) Ordinance draft. He stated that the purpose of the draft ordinance is to implement and introduce objective design standards for homeowners wanting to build an ADU. He said that State laws often change, and the proposed draft ordinance meets the current State law standards. Mr. Foote requested that the Commission provide input for the draft ordinance.

The Commission discussed the following matters:

- Terminology that cannot be used in terms of architectural design in an ordinance, such as “match” or “matching,” “neighborhood character,” “substantially conforming” or “substantially consistent.”
- The limitations on requirements and development standards.
- Definition of “Accessory Dwelling Unit.”
- Clarification of the term “ministerial.”
- State law height allowance.
- Requirements of an ADU being visible from the street or near the street.
- If manufactured or prefabricated structures are allowed for ADU’s in the City of Redlands.
- To enumerate details based on the architectural style.

Chair Heidelberg inquired if the City of Redlands has considered any incentives for future applicants to follow. Mr. Foote responded that the ADU ordinance is in draft form; however, staff is open to suggestions.

Commissioner Nathan Gonzales thanked Mr. Foote for his time working on the draft ordinance.

Commissioner Lauren Bricker encouraged simplicity with the interpretation of the architectural style language, and she suggested exploring the term “Modern” as an additional home style. Mr. Foote inquired if there is an era or a range of years that would be applicable, and Commissioner Gonzales responded 1945-1975.

Chair Heidelberg asked if there were any public comments from the audience, and none were forthcoming.

Chair Heidelberg inquired when the City Council would review the draft ordinance. Mr. Foote responded soon, but a specific City Council date has not been determined. Mr. Foote said he would check the Housing & Community Development (HCD) website for additional details and would review the draft ordinance again.

Commissioner Bricker inquired if HCD would be open to a preliminary review of the draft ordinance. Mr. Foote responded No, as he had previously inquired with HCD and State staff had declined to review any draft versions of ADU ordinances.

Chair Heidelberg requested that this item be revisited and placed on the agenda for the May 1, 2025, HSPC meeting.

Mr. Foote notified HSPC that another draft ordinance regarding housing definitions and regulations is scheduled for the Planning Commission meeting on April 8, 2025. He said this other ordinance could be applicable in historic districts, and it might be of interest to some HSPC Commissioners.

Chair Heidelberg inquired how to define the term “feasible.” Mr. Foote said that HCD did not provide a specific definition, but State staff had previously recommended that term for inclusion in other cities’ ADU ordinances.

VI. DISCUSSION, POSSIBLE ACTION, AND INFORMATION ITEMS

A. Informational items provided by City Staff – None.

B. Commissioner Announcements

Commissioner Gonzales thanked the students of the University of Redlands for attending the HSPC meeting.

Vice Chair Steven Holm congratulated Chair Heidelberg on his impending retirement from Cal Trans.

ADJOURN TO REGULARLY SCHEDULED MEETING ON MAY 1, 2025

Chair Heidelberg adjourned the HSPC meeting at 6:57 P.M. to the regularly scheduled HSPC meeting to be held on May 1, 2025.

Sonya Flint
Administrative Assistant

Brian Foote
City Planner