

**MINUTES:** of the Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held on December 5, 2024, 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  
Rose-Marie Raumin, Commissioner  
Greg Weissman, Commissioner

**STAFF** Sean Reilly, Principal Planner  
**PRESENT:** Rosemary Montoya, Assistant Planner  
Jazmin Serrato, Assistant Planner  
Nylsen Escajeda, Assistant Planner

## **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 August 1, 2024

### **MOTION**

It was moved by Commissioner Nathan Gonzales, seconded by Vice Chair Steven Holm, and carried a vote of 7-0 to approve the August 1, 2024, HSPC meeting minutes.

## **IV. OLD BUSINESS – None**

## **V. NEW BUSINESS**

**A. JASMIN HANCOCK, APPLICANT**  
(PROJECT PLANNER: ROSEMARY MONTOYA, ASSISTANT PLANNER)

**PUBLIC HEARING** to consider **Demolition No. 394** – A request to demolish an approximately 360 square-foot detached accessory structure over 50 years of age located at 1051 Walnut Ave (APN: 0175-053-20-0000). This proposal may qualify for exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15301(l)(4) (Existing Facilities) of the CEQA Guidelines.

Chair Heidelberg opened the Public Hearing.

Miss Rosemary Montoya, Assistant Planner, gave an overview and presentation on the proposal and stated she and the applicant were available for any questions.

Chair Heidelberg inquired about the future plans for the demolition. Ms. Jasmin Hancock, applicant, responded the property owner plans to construct a three-car garage and an ADU in the area designated for demolition. She added the property owner is proposing demolition because the existing structure lacks a foundation system.

Commissioner Lauren Bricker asked if there had been any consideration of offering the structure or parts of the structure's natural resources to one of the local preservation groups. Ms. Hancock stated she would mention it to the property owner.

Mr. Shan McNaughton, Architect, believed the structure could be incorporated as an adjunct to the garage and preserved as part of the project. He said as an accessory structure it has architectural and historic value.

Chair Heidelberg closed the Public Hearing.

Commissioner Bricker stated the structure is not designated as a historical resource and recommended an added condition of approval that the applicant should contact the Redlands Conservancy or the Redlands Historical Society to inquire if either one of the local preservation groups desired to acquire the building.

Chair Heidelberg requested clarification of the demolition schedule. Ms. Hancock responded that the demolition would start within a few weeks of obtaining approval from the HSPC.

Chair Heidelberg inquired about the timeline for the applicant to coordinate and respond with the local preservation groups. Mr. Sean Reilly, Principal Planner, provided clarification to Chair Heidelberg's inquiry. Chair Heidelberg asked if the property owner would be willing to contact the local preservation groups with the assistance of City staff. Ms. Hancock responded she would provide the information to the property owner.

Chair Heidelberg asked Ms. Hancock if the property owner would be open to the conditions of approval. Ms. Hancock concurred.

## MOTION

It was moved by Commissioner Gonzales, seconded by Commissioner Bricker, and carried a vote of 7-0 that the Historic and Scenic Preservation Commission adopt Resolution No. 2024-07, to determine that Demolition Permit No 394 was exempt from environmental review under Section 15301 (Existing Facilities) of the CEQA Guidelines, and approved Demolition Permit No. 394 based on the facts within the staff report, and subject to the amended Conditions of Approval as follows:

7. The applicant shall make the structure available for preservation for a minimum period of thirty (30) days from the date of approval. During this period, the structure, along with any historic elements, including but not limited to doors, knobs, windows, and decorative features, shall be offered in writing to historic preservation organizations, such as the Redlands Area Historical Society or the Redlands Conservancy. The applicant shall provide documentation of such outreach efforts (e.g., copies of correspondence or emails) to the Planning Division. If no interest is expressed within the thirty (30) day period regarding the relocation of the structure offsite or the salvage of its components, demolition may proceed.

B. SHAN MCNAUGHTON, APPLICANT  
(PROJECT PLANNER: JAZMIN SERRATO, ASSISTANT PLANNER)

**PUBLIC HEARING** to consider **Certificate of Appropriateness No. 708** – A request to construct a 333 square-foot covered porch, an addition of 112 square-feet, and to replace existing windows at the southeast corner of the second story of a home located at 933 Walnut Avenue (APN: 0175-063-03-0000) designated as Historic Resource No. 60 (E.M. Cope House). The proposal may qualify for exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the CEQA Guidelines.

Chair Heidelberg opened the Public Hearing.

Miss Jazmin Serrato, Assistant Planner, gave an overview and presentation on the proposal and stated she and the applicant were available for any questions.

Mr. Shan McNaughton, applicant, stated it was a pleasure and an honor to work on the E.M. Cope House, the house was built in 1898, and it is in good condition. He said the proposal is to remodel, update, and expand the kitchen, add a covered porch, and make the new addition's design compatible with the main structure's design.

Commissioner Greg Weissman asked if the Tuscan-style columns are original to the structure. Mr. McNaughton confirmed they were not and stated the columns are slightly different.

Vice Chair Holm thanked Mr. McNaughton for his work on the project and asked how the addition would be differentiated from the rest of the building. Mr. McNaughton responded the addition would be differentiated by small additions such as the columns.

Chair Heidelberg closed the Public Hearing.

## MOTION

It was moved by Commissioner Gonzales, seconded by Commissioner Weissman, and carried a vote of 7-0 that the Historic and Scenic Preservation Commission adopt Resolution No. 2024-08 and approved Certificate of Appropriateness No. 708, subject to the conditions of approval and found that the project was exempt from environmental review pursuant to Section 15331 of the CEQA Guidelines.

### C. FAHIM TANLOS, APPLICANT (PROJECT PLANNER: NYLSEN ESCAJEDA, ASSISTANT PLANNER)

**Discussion on 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.

Chair Heidelberg opened the Hearing.

Mr. Nylsen Escajeda, Assistant Planner, gave an overview and presentation on the proposal and stated he and the applicant were available for any questions.

Chair Heidelberg reiterated the HSPC is not making any decisions on the proposal today; the Commission's role is to provide feedback on the appropriateness of the project's design in the context of Historic Preservation.

Residents Mr. Michael Stancliff, Ms. Christy Salazar, Ms. Adriana Gonzalez, Mr. Michael Lipp, Mrs. Zayanne Thompson, Mr. Mark Thompson, and Mr. Chris Borden, expressed opposition to the proposal and stated the following:

- The design of the proposed home is not consistent with the existing homes in the neighborhood; most homes in the neighborhood are wood-sided, not stucco-sided, and are Craftsman style and late Victorian style, not Spanish style.

- The proposed multi-family homes are incompatible with the setback from the existing homes on Cajon Street.
- The proposed building's mass and scale are incompatible with the other buildings in the area. The neighbors' views would be impacted because of the height of the proposed building.
- Adding additional cars and pedestrian traffic to the already congested traffic in the alley is a significant concern.
- The lack of parking in the alley is an issue.
- One of the proposed parcels has the same address, 532 Cajon Street, as one of the neighboring single-family residences.
- The windows in the proposed multiple dwelling units facing the backyards of existing homes are a privacy issue.

Chair Heidelberg closed the Hearing.

Mr. George Portos, applicant's architect, gave an overview of the proposal and thanked city staff for their assistance with the project.

The HSPC Commissioners concurred with the comments made by the residents and expressed the following additional concerns:

- The third story of the proposed building is not compatible with the neighboring homes in that historic district.
- The overall appearance of the proposed building is out of scale with the neighborhood.
- The balconies in the proposed building are very modest and not useable for families as outdoor space.
- The proposed building's lighting is an issue.

Commissioner Bricker encouraged the applicant to consult with the Secretary of Interior Standard, available on the National Park Service (NPS) website and with the new Design Guidelines, available on the City of Redlands website. She said the documents may be of assistance while developing the design. She also offered to share some information and examples of projects with the applicant, and said she would give the information to the Planning staff.

Mr. Portos came forward and said he would do the following:

- Reduce the height of the building; make it two stories instead of three stories.
- Divide the building into two separate buildings to have an open space in between.
- Reduce the number of units.
- Use different window frames.

Chair Heidelberg thanked Mr. Portos for being receptive to the comments shared by the Commissioners, encouraged him to continue working with city staff, and encouraged him to view the suggested documents on the recommended websites.

Mr. Sean Reilly, Principal Planner, asked if the Commission intends to review this proposal again. Chair Heidelberg suggested the applicant bring the revised proposal back to the HSPC for review.

**VI. DISCUSSION, POSSIBLE ACTION, AND INFORMATION ITEMS**

**A.** Informational items provided by City Staff - None

**B.** Commissioner Announcements

Chair Heidelberg announced that today is Commissioner Rose-Marie Raumin's last HSPC meeting and said working with her has been a pleasure.

Commissioner Raumin said it has been an honor working with the HSPC; she appreciates the Commission's passion for its work, and she has enjoyed her time with the HSPC.

**VII. ADJOURN TO REGULARLY SCHEDULED MEETING ON JANUARY 2, 2025**

Chair Heidelberg adjourned the HSPC meeting at 7:12 P.M. to the regularly scheduled HSPC meeting to be held on January 2, 2025.

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Sonya Flint  
Administrative Assistant

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Brian Foote  
City Planner