

**MINUTES:** of the Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held on June 5, 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  
Greg Weissman, Commissioner

**STAFF** Brian Foote, City Planner  
**PRESENT:** Nylsen Escajeda, Assistant Planner  
Rosemary Montoya, Assistant Planner

## **I. CALL TO ORDER AND ATTENDANCE**

The Commission was in full attendance with the exception of Commissioner Bridget Lawlor, who was excused.

Chair Kurt Heidelberg requested that the order of the agenda be changed to skip over Old Business, Item B, and then return to it after hearing New Business, Item A. There were no objections.

## **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 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 April 3, 2025.

### **MOTION**

It was moved by Vice Chair Steven Holm, seconded by Commissioner Nathan Gonzales, and carried a vote of 6-0 (Commissioner Lawlor absent) to approve the April 3, 2025, HSPC meeting minutes.

## IV. OLD BUSINESS

### A. FAHIM TANLOS, APPLICANT

(PROJECT PLANNER: NYLSEN ESCAJEDA)

**Certificate of Appropriateness No. 706** – Design review and discussion of a revised proposal to construct an eight-unit residential condominium project within four buildings totaling 12,460 square feet. The project site 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 (Historic District No. 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.

Nylsen Escajeda, Assistant Planner, gave an overview and presentation of the proposal. He stated that this meeting is to receive the Commission's architectural design feedback based on the project's modified design and noted that the Commission is not making any decisions on the proposal today. He added that he and the applicant were available to answer any questions.

Commissioner Gonzales requested clarification of the HSPC's purview for this item. Brian Foote, City Planner, provided clarification, stating that the HSPC is to evaluate the architectural design for consistency with the city's historic district and its historical architectural design guidelines. He said that the Planning Commission will address issues such as zoning, density, landscaping, setbacks, siding, etc. in a separate public hearing later.

Chair Heidelberg opened the Public Comment Period.

Residents Mr. Michael Stancliff, Mr. Zayanne Thompson, Mr. Michael Gonzales, Mrs. Adriana Gonzales, Mr. Chris Borden, Ms. Courtney Ridout, and Ms. Judith Hunt, President of the Redlands Area Historical Society, expressed opposition to the proposal and stated the following:

- The massing of the rear buildings is not consistent with the other buildings in the neighborhood.
- The front and side setbacks are not attractive and are too close to the sidewalk.
- The development should face the street, not the alley.
- The exterior of the buildings needs night sky light fixtures to provide lighting in the area.
- The height of the proposed buildings would obstruct the neighbors' view.

- Adding additional cars and pedestrian traffic to the alley is a concern.
- The alleyway has limited access.
- Transitioning from two single-family homes to eight will present traffic, noise, lighting, and parking challenges.
- The vegetation space is limited, and landscaping is an essential part of the neighborhood's character.

Mr. Fahim Tanlos and Mr. Jonathan Tanlos, property owners, came forward to address the Commission and stated some changes were made to the previous proposal which included reducing the size of the individual units, and decreasing the density by almost half of what is allowed within this property and zoning. They are amenable to make additional changes and will continue working with city staff.

There were no more comments forthcoming, and the public comment period was closed.

The Commissioners spoke in favor of the improvements to the proposed design and discussed the following matters:

- In favor of the reduced mass.
- The selected choices of vinyl and plastic materials are not consistent with the Secretary of Interior Standards for rehabilitation. Suggested using a greater prevalence of natural materials.
- In favor of the switch to the craftsman style.
- Suggested changing the design of the roof and possibly making the top gable into a cross gable, to reduce the roof height.
- Suggested adding variety to the buildings so the buildings would not look identical, such as changing the paint color or using different types of rock, stone, or brick.
- Suggested adding a variety of treatments to the outdoor space to the rear of the property.

Mr. Foote stated that he received numerous written comments, which have been previously forwarded to the Commission.

Chair Heidelberg closed the Hearing.

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

Review and discussion of the revised draft ordinance 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.

Mr. Foote gave an overview of the revised draft ordinance pertaining to the Accessory Dwelling Unit (ADU). He discussed suggestions that were provided during the HSPC hearing on April 3, 2025, and suggestions that were incorporated into the revised draft ordinance.

Commissioner Gonzales suggested that in addition to a gable and flat style roof, a hip roof should be considered.

Mr. Foote stated if there are any additional suggestions to the draft ordinance to let him know. He added that the draft ordinance will eventually go to the Planning Commission then to the City Council for hearings as a code amendment.

**V. NEW BUSINESS**

**A. ROBERT LEE, APPLICANT**  
(PLANNER: ROSEMARY MONTOYA)

**PUBLIC HEARING** to consider **Demolition No. 396** – A request to demolish an approximately 288 square-foot detached garage over 50 years of age located at 425 Cajon Street (APN: 0173-051-07-0000). This proposal may qualify for exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15301(I)(4) (Existing Facilities) of the CEQA Guidelines.

Miss Rosemary Montoya, Assistant Planner, provided an overview and presentation of the proposal and stated that she and the applicant were available to answer any questions.

Commissioner Lauren Bricker inquired about the future plans for the demolition. Mr. Robert Lee, applicant, responded that the garage will be replaced with a two-story, one-bedroom accessory dwelling unit (ADU) and the new ADU would have the same qualities as the existing residence.

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

Mr. Foote stated that a written public comment was received today from Mr. Gregg Schroeder, resident, expressing that all structures should be preserved in the City of

Redlands. Mr. Foote said that this structure does not meet the criteria nor the code for historical significance.

## MOTION

It was moved by Commissioner Gonzales, seconded by Commissioner Greg Weissman, and carried a vote of 6-0 (Commissioner Lawlor absent) that the Historic and Scenic Preservation Commission adopt Resolution No. 2025-02, to determine that Demolition Permit No. 396 was exempt from environmental review under Section 15301 (Existing Facilities) of the CEQA Guidelines, and approved Demolition Permit No. 396 based on the facts within this staff report, and subject to the Conditions of Approval.

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

### A. Informational items provided by City Staff

Mr. Foote stated that he will inform the Commissioners of any historical conferences and other matters of interest as he becomes aware of them.

### B. Commissioner Announcements

Commissioner Weissman inquired about the process for replacing the signs that previously designated the historic districts in the City of Redlands. He added that the signs are a great way to accentuate the historic towns. Mr. Foote responded to Commissioner Weissman and stated that he would look into it and get back to him. Commissioner Gonzales encouraged the Commissioners who come across a historic district sign in the city to take a picture of it, including the location, and send it to Mr. Foote.

## ADJOURN TO REGULARLY SCHEDULED MEETING ON JULY 3, 2025

Chair Heidelberg adjourned the HSPC meeting at 7:03 P.M. to the regularly scheduled HSPC meeting to be held on July 3, 2025.

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Sonya Flint  
Administrative Assistant

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Brian Foote  
City Planner