

MINUTES: of the Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held on December 4, 2025, at 6:00 p.m. are as follows:

MEMBERS Kurt Heidelberg, Chair
PRESENT: Lauren Bricker, Commissioner
Justine Guidry, Commissioner
Greg Weissman, Commissioner

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

I. CALL TO ORDER AND ATTENDANCE

The Commission was in full attendance with the exception of Vice Chair Steven Holm, Commissioner Nathan Gonzales, and Commissioner Bridget Lawlor, 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 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 June 5, 2025.

MOTION

It was moved by Commissioner Greg Weissman, seconded by Commissioner Lauren Bricker, and carried a vote of 4-0 (Vice Chair Holm, Commissioner Gonzales, and Commissioner Lawlor absent) to approve the June 5, 2025, HSPC meeting minutes.

IV. OLD BUSINESS - None

V. NEW BUSINESS

A. GREG MALACHOWSKI, APPLICANT
(PROJECT PLANNER: NYLSEN ESCAJEDA, ASSISTANT PLANNER)

PUBLIC HEARING to consider **Demolition No. 397** – A request to demolish an approximately 980 square foot single-family dwelling which has been used as an office, and an approximately 1,200 square foot accessory structure (storage) at the rear of the property, over 50 years of age. The subject property is located at 510 East Stuart Avenue (APN: 0169-244-03-0000) within the Neighborhood General 1 (NG 1) district of the Transit Villages Specific Plan. This proposal may qualify for exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines.

Chair Heidelberg opened the Hearing.

Nylsen Escajeda, Assistant Planner, provided an overview and presentation of the proposal and stated that he and staff were available to answer any questions.

Chair Heidelberg opened the Public Comment Period.

Ms. Bettima McCloud from Redlands Conservancy asked staff to pass along her request to the owner, urging them to consider offering the structure to a local preservation group or allowing residents to access salvageable items on the property.

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

Commissioner Bricker shared her observations after visiting the property, noting its location within the neighborhood and its proximity to the transit village. She mentioned that the area has several turn-of-the-century houses and expressed concern about losing the neighborhood's historic architecture. She recommended creating a historical record of existing research, preparing a Department of Parks and Recreation (DPR) form, and submitting a package to the Heritage Room for permanent documentation. She also raised concerns about a salvage approach because the property's integrity is low.

Chair Heidelberg asked Brian Foote, City Planner, to provide input regarding the demolition in the absence of the applicant. Mr. Foote responded that the Commission could add Condition No. 7 to require a photographic record, and the applicant could prepare and submit a DPR form. Chair Heidelberg also inquired about the salvage approach, to which Mr. Foote recommended adding Condition No. 8 to require the applicant and property owner to contact a historic preservation organization, such as the Redlands Area Historical Society or the Redlands Conservancy, giving them an opportunity to respond. He explained that if no interest is shown within forty-five (45) days for salvage activities, the demolition may proceed. He also noted that volunteers from the Redlands Historical Society can assist with the preparation for a fee.

Commissioner Justine Guidry inquired about the staff report, specifically the "Local Criteria" section, which states that the Taylor family (historic residents of the property) had "individual contributions to the city and local culture." Commissioner Guidry explained that, under the Cultural Resources section of the California Environmental Quality Act checklist, the significance criteria indicate that the property is not associated with the lives

of historically significant individuals. She questioned why the property was categorized as not linked to historically significant individuals. Mr. Foote responded that during research, staff or residents who have lived in the city typically find that these residents made regular contributions to local, civic, educational, and religious groups. Mr. Foote stated that the standard for CEQA significance in this case would be someone of state or national importance, such as a president or governor.

Chair Heidelberg asked whether the Commissioners agreed to the Conditions of Approval related to the DPR form and salvage coordination. The Commissioners agreed.

Commissioner Bricker inquired about the salvage process and whether it would be a condition of approval. Mr. Foote responded to Commissioner Bricker's question by suggesting wording for the condition. He mentioned that the noticing period for the salvage process could be either 30 or 60 days. Then he asked Mr. Escajeda if the applicant was in a hurry to finish the demolition. Mr. Escajeda indicated that the applicant would prefer a 30-day noticing period. Chair Heidelberg suggested 45 days, and that was accepted as the noticing period.

Chair Heidelberg closed the Public Hearing.

MOTION

It was moved by Chair Kurt Heidelberg, seconded by Commissioner Weissman, and carried a vote of 4-0 (Vice Chair Holm, Commissioner Gonzales, and Commissioner Lawlor absent) that the Historic and Scenic Preservation Commission adopt Resolution No. 2025-03, to determine that Demolition Permit No. 397 was exempt from environmental review under Section 15301 (Existing Facilities) of the CEQA Guidelines, and approved Demolition Permit No. 397 based on the facts within this 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 forty-five (45) 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 and 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 forty-five (45) day period regarding the relocation of the structure off-site or the salvage of its components, demolition may proceed.

8. The property owner shall provide a Department of Parks and Recreation "Primary Record" Form that includes the property's historical documentation, photographs, ownership history, etc., to the A.K Smiley Public Library for future record-keeping purposes.

B. STEVE MADDEN, APPLICANT (PROJECT PLANNER: NYLSEN ESCAJEDA, ASSISTANT PLANNER)

PUBLIC HEARING to consider **Demolition No. 399** – A request to demolish an approximately 400 square foot accessory structure over 50 years of age located at 20 North Buena Vista Street (APN: 0171-202-03-0000) within the Multiple Family Residential (R-2) District. This proposal may qualify for exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines.

Chair Heidelberg opened the Hearing.

Mr. Escajeda provided an overview and presentation of the proposal. He stated that he and the applicant were available for any questions.

Mr. Steve Madden, applicant and property owner, stated that the house was built in 1926, but he is unsure when the garage was constructed. He noted that the garage has termite damage, needs to be replaced, and lacks historical or architectural significance. He plans to demolish the garage and build a new one. The new garage will be set back at least three feet from its current location and will not be visible to the public.

Commissioner Weissman inquired about the plans for the new garage and whether it will incorporate design cues from the original garage. Mr. Fernando Devarious, contractor, responded that the plans have already been submitted to the City of Redlands. He and the property owner stated that the new garage will comply with building code requirements, will have stucco, and will resemble the existing property; however, it will not have a flat roof like the current garage.

Commissioner Bricker agreed with Commissioner Weissman on the hope that the new building would be consistent with and complementary to the existing home; however, architectural review is not within the scope of this property since it is not located in a Historic District.

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

MOTION

It was moved by Commissioner Weissman, seconded by Commissioner Bricker, and carried a vote of 4-0 (Vice Chair Holm, Commissioner Gonzales, and Commissioner Lawlor absent) that the Historic and Scenic Preservation Commission adopt Resolution No. 2025-04, to determine that Demolition Permit No. 399 was exempt from environmental review under Section 15301 (Existing Facilities) of the CEQA Guidelines, and approved Demolition Permit No. 399 based on the facts within this staff report, and subject to the Conditions of Approval.

C. JARET FISCHER AND KASSANDRA FISCHER, APPLICANT (PROJECT PLANNER ROSEMARY MONTOYA, ASSOCIATE PLANNER)

A request to consider a recommendation to the City Council for a **Mills Act Contract** application and associated 10-Year Rehabilitation Plan proposed for a single-family residential property located at 1106 West Highland Avenue (APN: 0175-042-15-0000), within the Suburban Residential (R-S) District and the West Highland Avenue Historic and Scenic District.

Chair Heidelberg opened the Hearing.

Rosemary Montoya, Associate Planner, provided an overview and presentation of the proposal. She stated that she and the applicants were available for any questions.

Chair Heidelberg asked if the Commission could review the plans for the windows and the foundation's surface treatment. Mr. Foote replied that he would leave it to the applicant to provide the Commission with a more detailed description of the proposal.

Commissioner Weissman asked for clarification about the HSPC's role in this issue. Mr. Foote explained that the HSPC is responsible for reviewing the eligibility criteria and the appropriateness of the proposed work plan. He also noted that this proposal will be submitted to the City Council for contract approval.

Chair Heidelberg asked the applicant to come forward and address the Commission.

Mr. Jaret Fischer, applicant, stated that the seismic retrofitting would involve doweling and shock screeding of the exterior foundation. He added that the exterior would remain unaffected, and the rock foundation would retain its appearance.

Chair Heidelberg asked the applicant to clarify his plans for the windows. Mr. Fischer replied that the plan is to repair the windows. Most of the windows currently do not open or close properly, so the wood needs to be trimmed to enable them to open. He also intends to replace the dumbwaiters and will not alter their appearance to preserve the home's historic look.

Commissioner Bricker inquired about the seismic retrofit. Mr. Fischer explained that the only exterior work required is tuckpointing, which involves filling the gaps between the rocks with grout.

Commissioner Bricker thanked Mr. Fischer for enhancing the house and highlighted the importance of the Mills Act.

MOTION

It was moved by Commissioner Justine Guidry, seconded by Commissioner Weissman, and carried a vote of 4-0 (Vice Chair Holm, Commissioner Gonzales, and Commissioner Lawlor absent) that the Historic and Scenic Preservation Commission adopt Resolution No. 2025-05, and recommend that the City Council find that the Mills Act application is

not subject to the California Environmental Quality Act pursuant to Section 15061 (b)(3) of the CEQA Guidelines, and recommend approval of the Mills Act contract for 1106 West Highland Avenue.

D. FAHIM TANIOS, APPLICANT

(PROJECT PLANNER: NYLSEN ESCAJEDA, ASSISTANT PLANNER)

PUBLIC HEARING to consider **Certificate of Appropriateness No. 706** – A request to construct a residential condominium project, consisting of eight (8) condominium dwelling units within four detached 2-story buildings. The project site consists of two vacant parcels located at 516 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.

Mr. Escajeda provided an overview and presentation of the proposal. He stated that Senate Bill 330 relates to housing projects and limits hearings to five, with this being the fifth. He reviewed the previous four hearings involving the Historic & Scenic Preservation Commission, the Planning Commission, and the City Council. He clarified that the Commission cannot impose new, non-objective design standards and pointed out that the correct Resolution No. is 2025-06, not 2025-04.

Chair Heidelberg requested clarification on what defines an objective design standard. Mr. Foote explained Chair Heidelberg's request.

Commissioner Weissman supported the revised two-story Craftsman-era design.

Commissioner Bricker praised the building's design and wood siding, noting it aligns with the district and meets the expectations of a Craftsman-style building. However, she expressed concern about the plaster stone material, pointing out that it is not real stone. She suggested the applicant consider using genuine stone, such as stone veneer, to enhance other aspects of the Craftsman-era design. Alternatively, she proposed using a cast-concrete block with a rustic finish, also from the Craftsman era. She emphasized that cut-stone curbing is important and can be adjusted during construction. She requested that any missing cut stone curbing be replaced and that any removed palm trees be replanted and returned to their original locations. Mr. Foote stated he will follow up with the developer and the city's engineering staff later to discuss how the construction process will be managed to protect the cut-stone curbing.

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

Mr. Tanios, applicant, asked about replacing the wooden windows with vinyl ones, saying that wooden windows are heavy and unreliable, while vinyl windows are easier to install

and more accessible. Mr. Foote responded that wooden windows are already part of the Condition of Approval. He added that for any proposed project in the Historic District or on a designated property, if staff receive a request to install vinyl windows, they will refer the applicant to the Historic Architectural Design Guidelines, which do not recommend vinyl windows. He further explained that if applicants insist on using vinyl, staff will submit the issue to the HSPC for review. Chair Heidelberg pointed out that the Commission must follow the guidelines in place.

MOTION

It was moved by Commissioner Weissman, seconded by Commissioner Bricker, and carried a vote of 4-0 (Vice Chair Holm, Commissioner Gonzales, and Commissioner Lawlor absent) that the Historic and Scenic Preservation Commission adopt Resolution No. 2025-06 and approve Certificate of Appropriateness No. 706, subject to the attached Conditions of Approval and find that the project is exempt from the environmental review pursuant to Section 15332 of the CEQA guidelines.

E. CITY OF REDLANDS, DEVELOPMENT SERVICES DEPARTMENT

(PLANNER: BRIAN FOOTE, CITY PLANNER/PLANNING MANAGER)

Discussion of scoping for a proposal to initiate a historic reconnaissance survey project (and may include intensive surveys) to be conducted by a qualified consulting firm. Staff is requesting input from the Commission regarding the potential scope of work for a consultant.

Mr. Foote provided an overview and presentation of the proposal, noting that the City of Redlands Development Services Department recently issued a Request for Proposal to hire a consulting firm to conduct citywide reconnaissance surveys. Based on the survey's findings and recommendations, potential intensive surveys may follow. He mentioned that the area under consideration roughly aligns with the city's boundaries as established between 1975-1980. Properties of interest include some mid-century architectural homes, both residential and commercial buildings, and possibly identifying additional new historic districts or modifying and expanding the boundaries of some existing historic districts. Mr. Foote is seeking the Commission's input on the geographic boundaries for the reconnaissance survey, or about neighborhoods or groupings of properties that may qualify as a new historic district, or additional individual properties or structures that could be considered significant properties. He also welcomes ideas about architectural styles and themes of interest.

Commissioner Weissman appreciated Mr. Foote's dedication and efforts on behalf of the city.

Commissioner Bricker suggested that the reconnaissance surveys include a thorough review of the north side of the City of Redlands to emphasize the significance of the street trees and the city's historic landscape design.

Chair Heidelberg inquired about the Commission's involvement after the contract is awarded. Mr. Foote replied that if the Commission is interested in early participation, it can discuss the matter with the chosen consultant. He mentioned that the Request for Proposals (RFP) closes on December 17, 2025, and staff will start reviewing proposals in January 2026.

Commissioner Bricker asked how long the reconnaissance survey will take. Mr. Foote replied that it might be finished a couple of months after it starts.

VI. DISCUSSION, POSSIBLE ACTION, AND INFORMATION ITEMS

A. Informational items provided by City Staff

Mr. Foote announced that Brian Desatnik, Director of Development Services, will retire from the City of Redlands at the end of December 2025. He invited the Commissioners to attend a farewell reception in honor of Mr. Desatnik and two Planning Commissioners, Commissioner Rosemarie Gonzales and Commissioner Maryn Mineo-Wells, who will not be returning to the Planning Commission. The reception will be held on December 9, 2025, after the Planning Commission meeting at approximately 5:00 p.m.

B. Commissioner Announcements

Commissioner Bricker announced that the California Preservation Foundation will hold its annual meeting in Riverside on May 7, 2026. Mr. Foote invited the Commissioners to attend and said the city would cover their registration costs.

Commissioner Bricker announced that the National Council for Preservation Education has been hosting a series of fireside chats. She mentioned that each chat has been engaging and that all of them are posted on YouTube. She offered to send Mr. Foote a series of discussions about people sharing stories from a historical perspective on preservation.

Chair Heidelberg congratulated Commissioner Bridget Lawlor on her appointment as Executive Director of Pasadena Heritage.

ADJOURN TO REGULARLY SCHEDULED MEETING ON JANUARY 1, 2026

Chair Heidelberg adjourned the HSPC meeting at 7:46 P.M. to the next regularly scheduled HSPC meeting to be held on January 1, 2026.

Sonya Flint
Administrative Assistant

Brian Foote
City Planner