

MINUTES: of the Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held on October 6, 2022, at 6:00 p.m. are as follows:

MEMBERS PRESENT: Steven Holm, Vice Chair
Nathan Gonzales, Commissioner
Lauren Bricker, Commissioner
Justine Guidry, Commissioner

STAFF PRESENT: Brian Foote, Planning Manager

I. CALL TO ORDER AND ATTENDANCE

The Commission was in full attendance, with the exception of Chair Kurt Heidelberg, Commissioner Greg Weissman, and Commissioner Rose-Marie Raumin 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)

Vice Chair Holm opened the Public Comment Period for in person and Zoom participants.

Mr. Mike Schneblin, resident, requested clarification on the protocols to designate Cypress Circle as a historic neighborhood. Mr. Brian Foote, Planning Manager, gave Mr. Schneblin direction and confirmed he would be in touch with him with more information.

Vice Chair Holm closed the Public Comment Period.

III. APPROVAL OF MINUTES - None

IV. OLD BUSINESS - None

V. NEW BUSINESS

A. 302 BROOKSIDE, LLC, APPLICANT (PROJECT PLANNER: BRIAN FOOTE)

Continued PUBLIC HEARING to consider **Certificate of Appropriateness No. 654** – A request to replace roofing material on window coverings and porches for the residential building located at 302 Brookside Avenue (APN: 0171-203-13-0000) in the A-P, Administrative & Professional Office zoning district. The proposal may qualify for exemption from environmental review in accordance with the Section 15301 (Existing Facilities) and Section 15331 (Historical Resource Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA) Guidelines.

Vice Chair Holm opened the Public Hearing.

Mr. Foote gave an overview and presentation on the certificate of appropriateness.

Mr. Brad Burchill, applicant, stated the awnings can't handle the weight of Spanish tile or concrete tile and if used the awnings would need to be re-engineered, and insurance would not cover wood shake. Mr. Burchill stated there is a Malarkey brand that makes a lightweight wood shake roof tile if that would be agreeable, and explained the history of the building.

Commissioner Nathan Gonzales stated the applicant could hire a historic architecture consultant to research and prepare a report on the history of the building.

Commissioner Bricker suggested a lightweight metal tile as a possible substitute for heavier type of roofing material.

Mr. Burchill stated he would like to explore the lightweight metal tile material suggestion and come back to the Commission at a later date.

Vice Chair Holm closed the Public Hearing.

It was moved by Commissioner Gonzales, seconded by Commissioner Bricker, and carried on a vote of 4-0 (Chair Heidelberg, Commissioner Weissman, and Commissioner Raumin absent) to continue the item to the November 3, 2022, Historic & Scenic Preservation Commission meeting.

B. KADIR FAKIR, D.B.A. CHEESEWALLA, APPLICANT
(PROJECT PLANNER: BRIAN FOOTE)

Continued PUBLIC HEARING to consider **Certificate of Appropriateness No. 661** – A request to replace the existing storefront plate glass display windows with new bi-fold windows located at 5 East Citrus Avenue, Suite 105 (APN: 0171-121-04-0000) in the C-3, General Commercial zoning district. The proposal may be exempt from environmental review in accordance with Sections 15301 and 15331 of the CEQA Guidelines.

Vice Chair Holm opened the Public Hearing.

Mr. Foote gave an overview and presentation on the certificate of appropriateness.

Mr. Kadir Fakir, applicant/owner, gave an overview of the proposed windows.

Commissioner Gonzales said he thought the proposed window style was a good solution.

Commissioner Bricker stated the proposed window is a great improvement from the previous proposal.

Vice Chair Holm requested clarification on the seismic beam on the interior of Suite 105 near the front window. Mr. Fakir provided clarification on the obstacles and constraints that the existing beam presented for other potential window alternatives.

Commissioner Bricker recommended painting the exterior trim (mullion) on the windows a darker color such as dark green so the windows would be less apparent visually from the exterior, and stated the proposal was not optimal but is a good compromise. The one horizontal mullion through the middle of the glass (folding seam) should be painted black so that it would appear to almost disappear when the window was closed as viewed from the exterior street-side.

Vice Chair Holm agreed with the darker color on the windows and stated that a darker color would minimize the visual impact when looking at the exterior of the building.

Commissioner Justine Guidry stated she was in favor of the proposal.

Vice Chair Holm closed the Public Hearing.

MOTION

It was moved by Commissioner Gonzales and seconded by Commissioner Bricker and carried on a vote of 4-0 (Chair Heidelberg, Commissioner Weissman, and Commissioner Raumin absent) that the Historic & Scenic Preservation Commission approve Certificate of Appropriateness No. 661.

VI. DISCUSSION, POSSIBLE ACTION, AND INFORMATION ITEMS

A. Informational items provided by City Staff

Mr. Foote stated the conference for the National Trust for Historic Preservation is being held in November and said if they are interested in attending to contact him or staff.

Commissioner Bricker suggested organizing a group to help refine and finalize the Design Guidelines. Mr. Foote stated he would look into it and bring it back to the Commission to discuss.

B. Commissioner Announcements

Commissioner Gonzales stated tickets are available for the 10th Quadrennial Library Gala at A.K. Smiley Public Library and is on October 15, 2022.

VII. ADJOURN TO REGULARLY SCHEDULED MEETING ON NOVEMBER 3, 2022

Vice Chair Holm adjourned the HSPC meeting at 6:50 P.M. to the next regularly scheduled meeting of November 3, 2022.

Linda McCasland
Administrative Analyst

Brian Foote
Planning Manager