

REQUEST FOR HISTORIC AND SCENIC PRESERVATION COMMISSION ACTION

IV-A. KENNETH WINCHESTER, APPLICANT

PUBLIC HEARING to consider **Certificate of Appropriateness No. 665** – A request to legalize/approve an existing 6-foot-high, vinyl fence and a rolling slide gate with galvanized steel frame located within the street-side setback along Grant Street. The subject property is located at 232 West Olive Avenue (APN: 0171-244-40-0000) within the Multiple-Family Residential (R-3) District and the Smiley Park Neighborhood Historic & Scenic District (Historic District No. 8). The proposal may qualify for exemption from environmental review in accordance with CEQA Guidelines Section 15303 (New Construction of Small Structures) or Section 15270 (Projects Which Are Disapproved).

HISTORIC AND SCENIC PRESERVATION MEETING: April 6, 2023

Planner: Laylee Hokmollahi, Junior Planner

PROCEDURE FOR PUBLIC HEARING

1. Chairperson declares the meeting open as a public hearing.
2. Chairperson calls upon staff for report.
3. Chairperson calls for questions/comments from members of the Commission.
4. Chairperson calls upon applicant, or its representative, for comments/testimony.
5. Chairperson calls for comments/questions/testimony from members of the public (3 minutes per speaker).
6. Chairperson calls upon the applicant, or representative, for rebuttal comments (5 minutes).
7. Chairperson closes the public hearing.
8. Commission considers the motion(s) and votes.

SYNOPSIS

1. **Historic Designation:** The subject property is located within Historic District (HD) No. 8, known as the “Smiley Park Neighborhood Historic and Scenic District.” The subject property is not individually designated as a historic resource.
2. **Existing Land Use:** The property has one existing single-family dwelling with residential use.
3. **Historic and Scenic Preservation Commission submittal dates:**
 - (A) Date Submitted: October 11, 2022
 - (B) Date Accepted as Complete: November 3, 2022
 - (C) Historic and Scenic Preservation

Commission Meeting:

March 2, 2023
April 6, 2023

4. Attachments:

- A) Location Map & Aerial Photograph
- B) Site Photos
- C) HSPC Staff Report of March 2, 2023
- D-1) Resolution No. 2023-09 (Approval)
- D-2) Resolution No. 2023-09 (Denial)

PROPOSAL

The applicant is requesting approval of a Minor Certificate of Appropriateness to legalize/approve an existing 6-foot-high, vinyl fence and a rolling slide gate with galvanized steel frame located within the street-side setback (defined as a front yard) adjacent to Grant Street. The fence and gate extends along the western (Grant Street) and northern (rear) property lines at the northwestern rear portion of the lot around a parking area. Site photographs are included as attachment B.

The applicant's proposal has been revised to pull the fence and the gate back from the sidewalk to the next fence post (approximately 6'0" back from the sidewalk), to create space to provide a planter area between the sidewalk and the fence for screening purposes. Landscaping would be installed (such as a high hedge up the height of the fence) to screen the vinyl fence, and the sliding gate portion would not be screened.

BACKGROUND

The Historic and Scenic Preservation Commission held a public hearing on March 2, 2023, received the staff report and the applicant's presentation, and continued the public hearing to April 6, 2023. The Commission continued the public hearing so that the applicant would have more time to contact the fencing company and explore some design alternatives that were discussed at the meeting (such as use of wood fencing, etc.).

A Minor Exception Fence Permit application was submitted at the same time with this proposal. The Minor Exception Committee met on March 9, 2023, at the subject property and discussed options regarding the placement and height of the fence. The applicant requested additional time to consider the design alternatives (such as the distance to pull the fence back from the sidewalk) as well as landscaping screening options. The applicant also needed additional time to be able to discuss the potential fence placement and landscape alternatives with the HSPC (as that may influence the Commission's decision about the fence material). Therefore, the Minor Exception Committee meeting was continued to a date uncertain.

ANALYSIS

The proposed (revised) fence location will provide approximately six feet (6'0") of planter space along Grant Street for landscape screening. To fully screen the vinyl fence, the most likely plant selection would be a hedge type shrub that could grow to 6'0" high and be maintained to fully screen the fence. Several hedge options are available that are a columnar variety and a row could be planted abutting the exterior side of the fence. Staff believes that the proposed fence location pulled back 6'0" will provide sufficient space to provide a dense landscape screen for the fence.

The exception is the sliding gate portion that could not be screened with any significant landscaping or hedge, because a functional driveway would still be needed to the rear parking area behind the house.

However, the revised proposal does not change the material of the fence and the gate, and exposed vinyl paired with the predominantly wood-sided house within a Historic District is still not consistent with City's Historic and Scenic Preservation Manual. If the vinyl fence is fully screened with a hedge and landscaping at all times, then the proposal may be more consistent with the City's Historic and Scenic Preservation Manual and the Secretary of the Interior's Standards.

ENVIRONMENTAL REVIEW

If the proposal is deemed to be consistent with the applicable Secretary of Interior Standards and the City's Historic and Scenic Preservation Manual, then the change would be considered to be satisfactorily mitigated and is a less than significant impact (CEQA Guidelines Section 15064.5(b)(3)). In that case, CEQA Guidelines Section 15303 (New Construction of Small Structures) may be utilized for the project.

If the proposal to use vinyl fencing is deemed to be not consistent with the applicable Secretary of Interior Standards and the City's Historic and Scenic Preservation Manual, then the proposal would likely not be able to use an exemption from environmental review. Significant changes to historic resources are considered to be a potentially significant impact on the environment (CEQA Guidelines Sections 15064.5(b)(1) and 15064.5(b)(2)). Alternatively, CEQA Guidelines Section 15270 may be utilized that pertains to projects which are disapproved.

STAFF RECOMMENDATION

If the Commission agrees that a high landscape hedge (installed and maintained at 6'0" high) is sufficient to meet the City's Historic and Scenic Preservation Manual and the Secretary of the Interior's Standards, then the Commission may make findings to approve COA No. 665 subject to the conditions of approval.

The Commission may also make further suggestions for any changes that may be needed to achieve consistency with the Secretary of the Interior's Standards and the City's Historic and Scenic Preservation Manual. The applicant may make further submittals of other alternative materials or designs, if necessary, and the hearing may be continued.

Alternatively, if the Commission finds that the proposed revisions and conditions of approval are not sufficient to meet the City's Historic and Scenic Preservation Manual and the Secretary of the Interior's Standards, then the Commission may make findings to deny COA No. 665.

MOTION

If the Historic and Scenic Preservation Commission deems it appropriate, staff recommends the following motion:

Motion (for Continuance):

"I move that the Historic and Scenic Preservation Commission continue the public hearing for Certificate of Appropriateness No. 665 (to May 4, 2023, or date to be determined)."

Alternative Motion (for Approval):

"I move that the Historic and Scenic Preservation Commission adopt Resolution No. 2023-09 and approve Certificate of Appropriateness No. 665, subject to conditions of approval, and find that the project is exempt from environmental review in accordance with Section 15303 (New Construction of Small Structures) of the CEQA Guidelines."

Alternative Motion (for Denial):

"I move that the Historic and Scenic Preservation Commission adopt Resolution No. 2023-09 to deny Certificate of Appropriateness No. 665 and find that the project is exempt from environmental review in accordance with Section 15270 (Projects Which Are Disapproved) of the CEQA Guidelines."

ATTACHMENT "A"

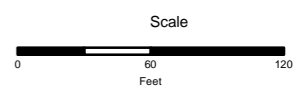
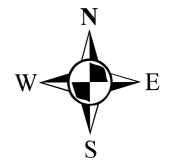
Location Map & Aerial Photograph



Location Map

**Minor Certificate of Appropriateness No. 665
Attachment A-1: Location Map
232 West Olive Avenue**

This map was produced by the City of Redlands, Geographic Information System. The City of Redlands assumes no warranty or legal responsibility for the information contained on this map. The data used to generate this map is dynamic in nature, therefore the information shown may or may not be the most current.



February 15, 2023

OneStop.mxd

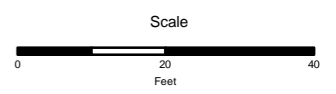
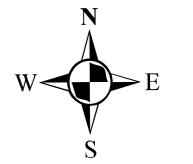
Copyright nearmap



Aerial

**Minor Certificate of Appropriateness No. 665
Attachment A-2: Aerial
232 West Olive Avenue**

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February 15, 2023

OneStop.mxd

ATTACHMENT "B"

Site Photographs







ATTACHMENT "C"

HSPC Staff Report of March 2, 2023

REQUEST FOR HISTORIC AND SCENIC PRESERVATION COMMISSION ACTION

V.A. KENNETH WINCHESTER, APPLICANT

PUBLIC HEARING to consider **Certificate of Appropriateness No. 665** – A request to legalize/approve an existing 6-foot-high, vinyl fence and a rolling slide gate with galvanized steel frame located within the street-side setback along Grant Street. The subject property is located at 232 West Olive Avenue (APN: 0171-244-40-0000) within the Multiple-Family Residential (R-3) District and the Smiley Park Neighborhood Historic & Scenic District (Historic District No. 8). The proposal may qualify for exemption from environmental review in accordance with CEQA Guidelines Section 15303 (New Construction of Small Structures) or Section 15270 (Projects Which Are Disapproved).

HISTORIC AND SCENIC PRESERVATION MEETING: March 2, 2023

Planner: Laylee Hokmollahi, Junior Planner

PROCEDURE FOR PUBLIC HEARING

1. Chairperson declares the meeting open as a public hearing.
2. Chairperson calls upon staff for report.
3. Chairperson calls for questions/comments from members of the Commission.
4. Chairperson calls upon applicant, or its representative, for comments/testimony.
5. Chairperson calls for comments/questions/testimony from members of the public (3 minutes per speaker).
6. Chairperson calls upon the applicant, or representative, for rebuttal comments (5 minutes).
7. Chairperson closes the public hearing.
8. Commission considers the motion(s) and votes.

SYNOPSIS

1. **Historic Designation:** The subject property is located within Historic District (HD) No. 8, known as the “Smiley Park Neighborhood Historic and Scenic District.” The subject property is not individually designated as a historic resource.
2. **Existing Land Use:** The property has one existing single-family dwelling with residential use.
3. **Historic and Scenic Preservation Commission submittal dates:**
 - (A) Date Submitted: October 11, 2022
 - (B) Date Accepted as Complete: November 3, 2022
 - (C) Historic and Scenic Preservation

Commission Meeting:

March 2, 2023

4. Attachments:

- A) Location Map & Aerial Photograph
- B) Site Photos
- C) Historic Inventory Sheets
- D-1) Resolution No. 2023-02 (Approval)
- D-2) Resolution No. 2023-02 (Denial)

PROPOSAL

The property owner, Kenneth Winchester is requesting approval of a Minor Certificate of Appropriateness to legalize/approve an existing 6-foot-high, vinyl fence and a rolling slide gate with galvanized steel frame located within the street-side setback, adjacent to Grant Street, which extends along western and northern property lines, at the rear portion of the lot. Site Photographs are included as attachment B.

The applicant has replaced shrubs with the existing fence for the purpose of saving water, increasing security, and providing privacy for a small exercise pool that is going to be built this year.

BACKGROUND

Property History: The one-story residence was constructed in 1898 and is Victorian style. The following is the description from the Historic Inventory Sheet prepared by Helen Watts:

This is a Victorian Cottage style, one-story house with a brick chimney, a hip composition roof with slight bell cast and exposed rafters. There is a shingled gable with overhand and double windows of all four sides at the attic level. There is a decorated frieze. A recessed at left half of front extends halfway around the left side. The porch roof is supported by turned pillars. The main entry is at front center with a second entry at left side. Entrance doors are wood paneled with a glass panel at the top. Both entrances have cement steps with cobble stone rails. The porch has a stick work rail. A large single window is centered at right front. Sash type windows have wooden moldings. The house has wooden overlapping siding and there is a decorative crest at the roof ridge.

Karen Flippin further described the house in 2013, "The house sits on a corner lot with cut stone curbing all around. A low cement wall runs along the lawn. In the southeast corner of the property is a large palm tree, there are also palm trees along Olive Avenue." Historic Inventory Sheets are included as Attachment C.

The Sanborn map from 1900 shows the main dwelling at the exact same location and footprint of the present structure. Between 1900 and 1908, a garage was built on the north side of the main dwelling. Between 1938 and 2007, a carport was added next to the garage. Aerial maps from 2004 to 2019 show the same landscaping that was subsequently removed (sometime in 2021 or early 2022) and replaced with the current vinyl fence. The property owner stated that the fence was constructed in April 2022.

Application for Certificate of Appropriateness: The application was filed as a Minor Certificate of Appropriateness. Staff was unable to approve the existing vinyl fencing, and the applicant has been informed that wood fencing would be more appropriate to the style of the building and preserve its historic appearance and integrity. Wood fencing would also be more appropriate for the surrounding historic district considering the home styles and predominant use of wood. The applicant has declined to remove the fence and has requested review by the Commission.

Exterior Condition: An approximately 4'0" high shrub row was in place (and since removed) where the new fence has been installed. Aerial maps show the shrubs from at least 2004 to 2019. In 2022 the landscaping was removed, the ground was paved, and the vinyl fence was constructed. Additional information about the condition of the exterior is available via Google Streetview and aerial images online. Although the fence can be seen on Google Map, the Google Streetview is not up to date and shows the old shrubs.

ANALYSIS

A) Zoning Standards

The subject property is within the High Density Residential (R-3) Zone, and has a required front yard setback of 15 feet and required street-side yard equal to the front yard requirement. On corner lots, in residential districts, side yards abutting the street, shall be not less than the required front yard for lots in the district in which the lot is located, and in no case, not less than fifteen feet (15') (RMC Section 18.148.030). Presently, the property has an existing six foot (6') high vinyl fence, with a vehicle access gate, which runs along the property line adjacent to Grant Street. The Municipal Code requires that open fences within the front yard setback area not taller than four feet and solid fences may not be taller than three feet; however, the Municipal Code does provide a mechanism to allow variances to these fence requirements. As the height of the existing fence exceeds the height limit of three feet (3') for solid fences within the front setback, the applicant submitted a Minor Exception Permit (MEP) application. By applying for an MEP, the applicant can request variances or deviations to the City's wall and fencing standards.

B) Secretary of the Interior Standards and Guidelines

At the present time, the proposal does not appear to meet the recommended SOI Standards due to the existing fence material's incompatibility with the historic building materials and historic style.

The Secretary of the Interior's Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings states the following about historic neighborhoods and districts: "The relationship of buildings to each other, setbacks, fence patterns, views, driveways and walkways, and street trees and other landscaping together establish the character of a district or neighborhood". Regarding fencing, the Guidelines explain that protective fencing for security may be installed in historic districts/neighborhoods if it is as unobtrusive as possible and should take into consideration the location of the fencing and its visibility so that the fencing does not negatively impact the historic character of the setting.

The proposal is to legalize/approve the existing 6-foot-high vinyl fence and a rolling slide gate, and staff's concern is regarding the compatibility (or lack of compatibility in this case) of the vinyl material with both the house on the subject property as well as other houses on surrounding residential properties within Historic District 8. The Commission may make recommendations for the property owner to achieve compatibility with the SOI Standards and the City's guidelines.

C) City of Redlands Historic and Scenic Preservation Design Manual

The Victorian style is well established in Redlands, with row upon row of Victorian homes in the areas around Olive Avenue, Highland Avenue, and Cajon. The predominant material used is typically wood, wood siding, wood shingles, stone, brick, and masonry. The guidelines note that "most of the houses would be nearly impossible to duplicate today" and "in the construction of new buildings in historic areas, materials should be the same as or representative of those used in original construction" (page 4/1-7).

Regarding decorative elements, "Architectural detailing is a key factor in all of these styles.... Landscape elements such as sculpture, fence details, and plant materials should be used in a way that will enhance the historical character of the structure and the site" (page 4/1-7).

D) Summary

At the present time, the proposal may not meet the SOI Standards or the City's historic guidelines due to the fence's material incompatibility with the historic building material

and historic style. The Commission may make recommendations for the property owner to achieve compatibility with the guidelines.

The Commission may also approve Certificate of Appropriateness No. 665 if the property owner will agree to accept and implement the Commission's recommendations for a compatible fence material and style (as conditions of approval). If so, then the project would then be consistent with the Redlands Municipal Code, the Secretary of the Interior's Standards, and the City's Historic and Scenic Preservation Manual.

Following the review by the Historic and Scenic Preservation Commission (on the appropriateness of the fence material only), the application for a Minor Fence Exception will be reviewed by the Minor Exception Permit Committee (scheduled for March 9, 2023). The Minor Exception Permit Committee will make a decision regarding the fence height and placement on the subject property and incorporate the Historic and Scenic Preservation Commission's decision on the fence material as a condition of approval.

ENVIRONMENTAL REVIEW

If the proposal is revised to use a compatible material (e.g., wood) then the application may be deemed to be consistent with the applicable Secretary of Interior Standards and the City's Historic and Scenic Preservation Manual, and then would be considered to be satisfactorily mitigated and is a less than significant impact (CEQA Guidelines Section 15064.5(b)(3)). In that case, CEQA Guidelines Section 15303 (New Construction of Small Structures) may be utilized for the project.

If the proposal to use vinyl fencing is deemed to be not consistent with the applicable Secretary of Interior Standards and the City's Historic and Scenic Preservation Manual, then the proposal would likely not be able to use an exemption from environmental review. Significant changes to historic resources are considered to be a potentially significant impact on the environment (CEQA Guidelines Sections 15064.5(b)(1) and 15064.5(b)(2)). Alternatively, CEQA Guidelines Section 15270 may be utilized that pertains to projects which are disapproved.

STAFF RECOMMENDATION

Staff recommends that the Historic and Scenic Preservation Commission discuss alternative fencing materials to assist the applicant in achieving consistency with the applicable Secretary of Interior Standards and the City's Historic and Scenic Preservation Manual.

Should the applicant propose an acceptable fencing material, then the Commission may make findings to approve the application and approve COA No. 665 subject to the conditions of approval.

Alternatively, should the applicant decline to replace the fence with a compatible fencing material then the Commission may make findings to deny the application and deny COA No. 665.

MOTION

If the Historic and Scenic Preservation Commission deems it appropriate, staff recommends the following motion:

Motion (for Continuance):

“I move that the Historic and Scenic Preservation Commission continue the public hearing for Certificate of Appropriateness No. 665 (to April 6, 2023, or date to be determined).”

Motion (for Denial):

“I move that the Historic and Scenic Preservation Commission adopt Resolution No. 2023-02 to deny Certificate of Appropriateness No. 665 and find that the project does not qualify for exemption from environmental review in accordance with the CEQA Guidelines.”

Alternative Motion (for Approval):

“I move that the Historic and Scenic Preservation Commission adopt Resolution No. 2023-02 and approve Certificate of Appropriateness No. 665, subject to conditions of approval, and find that the project is exempt from environmental review in accordance with Section 15303 of the CEQA Guidelines.”

ATTACHMENT "D-1"

Resolution No. 2023-09 (Approval)

RESOLUTION NO. 2023-09

A RESOLUTION OF THE HISTORIC AND SCENIC PRESERVATION COMMISSION OF THE CITY OF REDLANDS APPROVING CERTIFICATE OF APPROPRIATENESS NO. 665 FOR AN EXISTING FENCE AND A GATE LOCATED AT 232 WEST OLIVE AVENUE WITHIN HISTORIC DISTRICT NO. 8 (SMILEY PARK NEIGHBORHOOD HISTORIC AND SCENIC DISTRICT).

WHEREAS, applicant Kenneth Winchester has submitted an application for Certificate of Appropriateness No. 665 to legalize/approve an existing 6-foot-high, vinyl fence and vinyl rolling slide gate with galvanized steel frame placed within the street-side setback along Grant Street, on the subject property located at 232 West Olive Avenue (APN: 0171-244-40-0000) within the Multiple-Family Residential (R-3) District; and

WHEREAS, notice of this Historic and Scenic Preservation Commission public hearing for the Project was duly published in the Redlands Daily Facts by the Secretary to the Historic and Scenic Preservation Commission; and

WHEREAS, on April 6, 2023, the Historic and Scenic Preservation Commission held a public hearing and considered the staff report, oral report, the testimony and the written evidence submitted by and on behalf of the applicant and by members of the public; and

WHEREAS, the proposed project is exempt from environmental review in accordance with Section 15303 (New Construction of Small Structures) of the CEQA Guidelines, as there is no substantial evidence of any potentially significant environmental impacts and the project qualifies for this exemption.

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC AND SCENIC PRESERVATION COMMISSION OF THE CITY OF REDLANDS AS FOLLOWS:

Section 1. The proposed project is exempt from environmental review in accordance with Section 15303 (New Construction of Small Structures) of the CEQA Guidelines, and there is no substantial evidence of any potentially significant environmental impacts to the historic district.

Section 2. The proposed scope of work for Certificate of Appropriateness No. 665, as amended, is consistent with the Secretary of the Interior's Standards and the city's local Historic & Scenic Preservation Manual.

Section 3. The application for Certificate of Appropriateness No. 665 is hereby approved for the vinyl fence and vinyl gate subject to the conditions of approval (as amended) contained in Exhibit "A" attached to this Resolution.

Section 4. This Resolution shall become effective upon adoption. If no appeal is filed within ten days (by April 17, 2023) in accordance with the Redlands Municipal Code, then the decision shall become final on April 17, 2023, at 5:00 p.m.

ADOPTED, SIGNED AND APPROVED this 6th day of April, 2023.

Kurt Heidelberg, Chair, Historic and Scenic
Preservation Commission

ATTEST:

Linda McCasland, Secretary

I, Linda McCasland, Historic and Scenic Preservation Commission Secretary of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the Historic and Scenic Preservation Commission at a regular meeting thereof held on the 6th day of April, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Linda McCasland, Secretary, Historic
and Scenic Preservation Commission

EXHIBIT A
CONDITIONS OF APPROVAL
CERTIFICATE OF APPROPRIATENESS NO. 665

1. This approval is for Certificate of Appropriateness No. 665 for the legalization of an existing 6-foot-high, vinyl fence and a vinyl rolling slide gate with galvanized steel frame located within the street-side setback along Grant Street. The exterior side of the vinyl fence shall be fully screened (up to 6'0" high) with landscaping such as solid hedges. The subject property is located at 232 West Olive Avenue (APN: 0171-244-40-0000) within the Multiple-Family Residential (R-3) District.
2. Unless construction has commenced pursuant to a building permit, this permit/approval shall expire in eighteen (18) months from the approval date. This permit/approval can be extended by staff per Section 2.62.200(K) for a period not to exceed thirty-six (36) months.
3. The property owner(s) shall be responsible for maintaining the landscape screening (hedge) on the exterior side of the fence (fence facing the south, west, and north sides of the property). This permit/approval is conditional upon the full screening of the vinyl fence material in order to be consistent with the City's Historic Design Manual. If the hedge and landscape screening is removed or substantially reduced in the future, then the property owner at that time shall be responsible for replacing the vinyl fence with a wood fence to achieve consistency with the City's Historic Design Manual and the Secretary of Interior Standards, and may be subject to additional subsequent review by the Historic & Scenic Preservation Commission. The property owner shall install the replacement wood fence within sixty (60) days of the Commission's decision or the Development Services Director's determination, whichever is applicable.
4. The applicant shall not make any modifications or changes during construction that are in conflict or contrary to the project's approved site design or building elevations without first consulting the Development Services Director or designee.
5. The Development Services director is authorized to approve minor modifications to the approved project plans or any of the conditions of approval if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.
6. The applicant for this permit, and its successors and assigns, shall defend, indemnify and hold harmless the City of Redlands, and its elected officials, officers, agents and employees, from and against any and all claims, actions, and proceedings to attack, set aside, void or annul the approval of this permit by the City, or brought against the City due to acts or omissions in any way connected to the applicant's project that is the subject of this permit. This indemnification shall include, but not be limited to, damages, fees, costs, liabilities, and expenses incurred in such actions or proceedings, including damages for the injury to property or persons, including death of a person, and any award of attorneys' fees. In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of this permit, or is commenced for any other reason against the City for acts or

omissions relating to the applicant's project, within fourteen (14) City business days of the same, the applicant shall file with the City a performance bond or irrevocable letter of credit (together, the "Security") in a form and in an amount satisfactory to the City, to ensure applicant's performance of its defense and indemnity obligations under this condition. The failure of the applicant to provide the Security shall be deemed an express acknowledgement and agreement by the applicant that the City shall have the authority and right, without objection by the applicant, to revoke all entitlements granted for the project pursuant to this permit. The City shall have no liability to the applicant for the exercise of City's right to revoke this permit.

Brian Foote, City Planner/Planning Manager
Historic Preservation Officer

ATTACHMENT "D-2"

Resolution No. 2023-09 (Denial)

RESOLUTION NO. 2023-09

A RESOLUTION OF THE HISTORIC AND SCENIC PRESERVATION COMMISSION OF THE CITY OF REDLANDS DENYING CERTIFICATE OF APPROPRIATENESS NO. 665 FOR AN EXISTING FENCE AND A GATE LOCATED AT 232 WEST OLIVE AVENUE WITHIN HISTORIC DISTRICT NO. 8 (SMILEY PARK NEIGHBORHOOD HISTORIC AND SCENIC DISTRICT).

WHEREAS, applicant Kenneth Winchester has submitted an application for Certificate of Appropriateness No. 665 to legalize/approve an existing 6-foot-high vinyl fence and a vinyl rolling slide gate with galvanized steel frame placed within the street-side setback along Grant Street, on the subject property located at 232 West Olive Avenue (APN: 0171-244-40-0000) within the Multiple-Family Residential (R-3) District; and

WHEREAS, notice of this Historic and Scenic Preservation Commission public hearing for the Project was duly published in the Redlands Daily Facts by the Secretary to the Historic and Scenic Preservation Commission; and

WHEREAS, on April 6, 2023, the Historic and Scenic Preservation Commission held a public hearing and considered the staff report, oral report, the testimony and the written evidence submitted by and on behalf of the applicant and by members of the public; and

WHEREAS, the proposed project including proposed fence materials may significantly alter a historic resource or district, may cause potentially significant impacts to the environment or a historic resource or historic district, and therefore is not exempt from environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines. Alternatively, CEQA Guidelines Section 15270 pertains to projects which are disapproved.

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC AND SCENIC PRESERVATION COMMISSION OF THE CITY OF REDLANDS AS FOLLOWS:

Section 1. The proposed scope of work for Certificate of Appropriateness No. 665 (legalizing/approving the existing vinyl fence) is not consistent with the Secretary of Interior Standards or the city's local Historic Architectural Design Guidelines.

Section 2. The proposed project may significantly alter a historic resource and may cause potentially significant impacts to the environment or a historic resource as defined by CEQA Guidelines Section 15064.5(b), and therefore, is not exempt from environmental review in accordance with the CEQA Guidelines. Alternatively, CEQA Guidelines Section 15270 pertains to projects which are disapproved.

Section 3. The application for Certificate of Appropriateness No. 665 is hereby denied.

Section 4. This Resolution shall become effective upon adoption. If no appeal is filed within ten days (by April 17, 2023) in accordance with the Redlands Municipal Code, then the decision shall become final on April 17, 2023, at 5:00 p.m.

ADOPTED, SIGNED AND APPROVED this 6th day of April, 2023.

Kurt Heidelberg, Chair, Historic and Scenic
Preservation Commission

ATTEST:

Linda McCasland, Secretary

I, Linda McCasland, Historic and Scenic Preservation Commission Secretary of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the Historic and Scenic Preservation Commission at a regular meeting thereof held on the 6th day of April, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Linda McCasland, Secretary, Historic
and Scenic Preservation Commission