

CITY OF HIGHLAND SPECIAL MEETING OF THE HISTORIC AND CULTURAL PRESERVATION BOARD AGENDA

SPECIAL MEETING

August 5, 2021

5:00 p.m.

City Hall

Donahue Council Chambers

27215 Base Line

Highland, California

MEMBERS

Pamela Bible, Chair

Colin Childs, Vice Chair

Tony Mauricio, Member

Patrick Sandford, Member

Gail Shelton, Member

STAFF

Lawrence A. Mainez, Community Development Director

Kim Stater, Assistant Community Development Director

Ashiq Syed, Associate Planner

Camille Goritz, Administrative Assistant III

MISSION STATEMENT

Highland is dedicated to the betterment of the individual, the family, the neighborhood and the community. The City Council and the staff of Highland are dedicated to providing the quality of public facilities and services that its citizens are willing to fund and will do so as efficiently as possible.

Visit the City's Website at: www.cityofhighland.org

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The City of Highland complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the City Clerk's Office at (909) 864-6861 Ext. 226, at least 48 hours prior to the meeting.

Pursuant to Government Code Section 54957.5, any disclosable public records related to an open session item on a regular meeting agenda and distributed by the City of Highland to all or a majority of the Historic and Cultural Preservation Board, less than 72 hours prior to that meeting, are available for public inspection at Highland City Hall, 27215 Base Line, Highland, CA 92346, during normal business hours.

Submission of Public Comments: To limit the number of persons in the Council Chambers, the public is encouraged to make public comments by email rather than in person. For those wishing to make public comments by email to be read aloud at the meeting by the Community Development Administrative Assistant. Email comments must be submitted by 5:00 p.m. on August 5, 2021 to publiccomment@cityofhighland.org.

Members of the public will be permitted to make public comments in person.

**HISTORIC AND CULTURAL PRESERVATION BOARD
SPECIAL MEETING AGENDA
August 5, 2021 - 5:00 P.M.**

CALL TO ORDER

Pledge of Allegiance

**SWEARING IN OF NEWLY APPOINTED HISTORIC AND CULTURAL PRESERVATION
BOARD MEMBER**

Gail Shelton

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

To address the Historic and Cultural Preservation Board please complete a speaker form located at the entrance and give it to the Administrative Assistant prior to the beginning of the meeting. Your name will be called when it is your turn to speak. Individual speakers are limited to three minutes each. Comments received via email by August 5, 2021, 5:00 p.m., will be read into the record, provided that the reading shall not exceed three (3) minutes.

CONSENT CALENDAR

1. Minutes from April 1, 2021 Regular Meeting
RECOMMENDATION: That the Historic and Cultural Preservation Board approve the minutes, as submitted.

BUSINESS ITEMS

2. Selection of an Event Date, Budget Analysis and Organizational Details for the 24th annual Citrus Harvest Festival in 2022.

RECOMMENDATION: Staff recommends the Historic and Cultural Preservation Board:

- 1) Provide direction regarding the logistics of the Citrus Harvest Festival and;
- 2) Recommend the date and budget for the Citrus Harvest Festival to the City Council for approval.

3. A status of Certificate of Appropriateness Applications for properties within the Highland Historic District.

RECOMMENDATION: Staff recommends the Historic and Cultural Preservation Board receives and file Staff's report.

ANNOUNCEMENTS

ADJOURN

I, Camille Goritz, Administrative Assistant III of the City of Highland, California, certify that I caused to be posted this agenda on or before the July 29, 2021 by 4:30 p.m. on our website at www.cityofhighland.org and in the following designated areas:

Highland Branch Library
7863 Central Avenue

Fire Station No. 1
26974 Base Line

City Hall
27215 Base Line

Date: July 29, 2021



Camille Goritz, Administrative Assistant III



STAFF REPORT

TO THE HISTORIC & CULTURAL PRESERVATION BOARD

DATE: August 5, 2021

FROM: Lawrence A. Mainez, Community Development Director

REVIEWED BY: Kim Stater, Assistant Community Development Director

PREPARED BY: Camille Goritz, Administrative Assistant III 

SUBJECT: Minutes from the April 1, 2021 Historic and Cultural Preservation Board Regular Meeting

RECOMMENDATION: Staff recommends the Historic and Cultural Preservation Board approve the Minutes as submitted.

PUBLIC NOTICE: The agenda for this item was posted at the three locations per Resolution No. 2011-047 and on the City's website.

Approved _____	Motion _____	Second _____	Agenda Item No. <u>1</u>
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		
 Recording Secretary		 Community Development Director	

MINUTES
HISTORIC AND CULTURAL PRESERVATION BOARD SPECIAL MEETING
April 1, 2021

CALL TO ORDER

The regular meeting of the Historic and Cultural Preservation Board of the City of Highland was called to order at 5:00 p.m. by Chair Bible at the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present:	Chair	Pamela Bible
	Vice Chair	Colin Childs
	Member	Tony Mauricio
	Member	Patrick Sandford
	Member	Vacant

Staff Present: Kim Stater, Assistant Community Development Director
Ash Syed, Associate Planner
Camille Goritz, Administrative Assistant III

The Pledge of Allegiance was led by Chair Bible.

COMMUNITY INPUT

None

CONSENT CALENDAR

1. Minutes from the February 4, 2021 Regular Meeting.

A MOTION was made by Member Mauricio, seconded by Member Sandford, to approve the minutes, as submitted. Motion carried on a roll call vote, 4-0.

BUSINESS ITEMS

2. Certificate of Appropriateness (COA 21-001) for the reconstruction of an existing deck and staircase on the Stone House in East Highlands Ranch.

Member Sandford excused himself from the dais stating he is within 500 feet from the project.

Associate Planner Syed presented the Staff Report.

Chair Bible asked is the deck right now the original one?

Gary Leobold, Applicant stated no it is not an original, it is about 25 years old.

Chair Bible asked do we have pictures of the original?

Gary Leobold stated we do not know if there was a deck prior, it could have been a window. We have not seen photos showing giving an idea to what it was before.

Jorge Garcia, Applicant stated I do have some historical images.

Vice Chair Childs asked are you going to rebuild the deck with wood?

Gary Leobold replied yes, it has stone plasters and we recently had to replace one of the main beams. The decking itself is plastic material, so it does not have a wood surface on it. Structurally it is not safe, but the new deck we are proposing should be a wood material from the foundation all the way up. The supporting structure will be steel.

Chair Bible stated yes, the deck needs to be rebuilt. I am concerned about the style of the old deck versus the new deck.

Gary Leobold replied we have hired an architect, and that was one of the major projects we are undertaking over the next couple years. Since it is a historic building, we want to respect the context of the building. Everything from the structural part will be all wood, like the stairs. We must look at terms of building codes and it must be earthquake resistant.

Member Mauricio asked how long do you think the duration of this deck will be?

Jorge Garcia stated we are looking about 20 – 40-year duration.

Member Mauricio asked if that is a typical structure of this nature?

Jorge Garcia replied yes. If we go with all steel, it would be about 100-year duration, but we are building with a combination of steel and wood which will require maintenance.

Member Mauricio asked if the materials being used for this project will keep the integrity of the historic nature of the structure?

Jorge Garcia and Gary Leobold replied absolutely.

Chair Bible asked about the guard rails?

Jorge Garcia stated the guard rails will be steel manufactured as well. That is going to be the decorative piece that goes around the top end of the deck. It is going to be a combination of wood and steel.

Vice Chair Colins stated I am happy for us to approve the motion with the removal of the diamond shapes and returning to a simple basic structure.

A MOTION was made by Chair Bible, seconded by Member Mauricio, to approve the Certificate of Appropriateness (COA 21-001) on condition that the diamond design be removed and replaced with vertical bars similar to the railing. Motion carried, 4-0.

3. Certificate of Appropriateness (COA 21-003) to permit the replacement of a roof on a contributing residence within the Highland Historic District.

Vice Chair Childs excused himself from the dais stating he is within 500 feet from the project.

Associate Planner Syed presented the Staff Report.

Erica Valenzuela, Applicant stated I hired a contractor to replace the roof, however, he did not notify me that I needed a building permit prior to construction. I did not know I needed permission to make changes to the outside of my house. I am asking to use the material that I originally have since I paid \$8,000 total and if I have to change the roofing material again that will be an additional \$8,000.

Associate Planner Syed presented a sample of the roof shingles to the Members.

Chair Bible stated the roofing looks different far away. Did I read in the Staff Report it was light grey?

Erica Valenzuela stated it is a combination of colors.

Associate Planner Syed stated it says new grey composition shingle on the project review analysis portion of the report. It is proposed as a grey roof color.

Member Mauricio asked how much work has been done on this?

Erica Valenzuela stated a small section.

Associate Planner Syed stated the current roof on her house right now is brown and she is replacing it with this proposed shingle.

Chair Bible stated according to our guidelines it is supposed to be brown.

Associate Planner Syed stated what she is approving is not a staff level approval criteria which is why we are here.

Assistant Community Development Director Stater stated when staff prepared the report, we are not giving you a recommendation to approve nor deny, the request is to consider the application. The Findings of Approval and Conditions of Approval are all prepared should you decide to approve the project. Should the board decide to deny the project you will need to ask staff to come back with findings to deny the project. The recommendation is just for you to consider it.

Member Sandford asked are we calling this material grey?

Associate Planner Syed stated correct.

Chair Bible stated that is where I am having a problem, because I do not think I would call that grey.

Member Mauricio stated it looks like a dark brown to me.

Assistant Community Development Director Stater stated the appropriate way for it to be documented in your report is to call out the manufacturer and the name of the shingle. Should you decide to approve it we will replace that Condition of Approval with a more specific item.

Chair Bible asked the applicant what the official name the shingle is called.

Erika Valenzuela replied I do not.

Chair Bible stated there is so many browns, and I do not consider that a grey. If we are going to approve this, I am going to call this brownish grey. I am happy with this color.

Member Sanford stated I would call this brown. It is a composite of many colors, but what grabs my eye is the tannish color. To me, this meets the guidelines.

Member Mauricio stated I think it is brown enough.

Associate Planner Syed stated we are going to amend Planning Condition # 5, to say GAF Grand Canyon.

Member Sanford asked the applicant if the color is not Grand Canyon, will you please contact staff so it can be modified?

Erika Valenzuela replied yes.

Member Sanford stated our intent basically to approve the color that you picked, and we are going by the name you gave us without the actual invoice.

A MOTION was made by Chair Bible, seconded by Member Mauricio, to approve the Certificate of Appropriateness (COA 21-003) to allow the roofing with the sample color the applicant provided that is called GAF Grand Canyon on a contributing residence within the Highland Historic District.

4. Certificate of Appropriateness (COA No. 21-002) to install two white vinyl six (6) foot tall fences on a non-contributing residential property within the Highland Historic District.

Chair Bible excused herself from the dais stating she is within 500 feet from the project.

Associate Planner Syed presented the Staff Report.

Wadsworth Murad, Applicant stated I have lived on Nona Avenue for over 60 years. I have seen a lot of changes over the years, and we built this house prior to Historic and Cultural Preservation Board. We were living in the previous house that was there and rebuilt it deliberately to give the same appearance as the old house to maintain and preserve the district. I have both sons and my sister that live on the Nona Avenue all in the Historic District. We are very committed to keeping the historical integrity of the area. My property to the east is next to Dr. Miller's, which is commercial, and we did not see any problem building the vinyl fence and deliberately picked the brown vinyl to match her home. It would look odd to put a brown vinyl fence in the front of the house. The fence in the front of the house has blown down almost every year in the Santa Ana winds and I have constantly had to repair the fence. Vinyl fencing is ecofriendly, and it does not require chemical treatment every year for maintenance and with wood fencing it rots and deteriorates. I would ask your consideration for this adjustment. There are many other properties in the Historic District that use vinyl fencing.

Member Mauricio asked how long have you been a resident in the Historic District?

Wadsworth Murad replied over 60 years. A lot of my family owned the town buildings on Palm Avenue, but unfortunately had to be torn down.

Vice Chair Childs stated I understand that your house is not historic, however it is in an area that is primarily filled with historic homes. We do have strong guidelines about using vinyl and other materials. My concern is the more we allow it the more it becomes a precedence. For me personally, it is not aesthetically pleasing, and it is bad for the environment. Did you consider the street facing part of the vinyl to be wrought iron?

Wadsworth Murad stated the problem is the privacy issue. Unfortunately, my neighbors to the east do not take care of their yards, in fact the house that I see outside my kitchen window is a junk yard. With a two-story house it does not cover that, and it has been a chronic problem not maintaining the yard and Dr. Miller had two citrus trees that been dead for years and have not been removed. She has not maintained the lot with weed abatement and it is an eyesore. The property on the back end is City of San Bernardino. There is a house across the street with solar panels and how is that historically consistent with that area? I do not complain with other people's violation, but they are all around me. I am just asking to be treated fairly.

Vice Chair Childs replied understood. I am very reluctant to approve the street facing vinyl wall. The more we approve something like that the more of a precedence we are setting.

Member Sanford asked Vice Chair Childs if page 7 is what he is referring to regarding the front vinyl fence.

Vice Chair Childs replied yes.

Member Sanford asked Vice Chair Childs if page 8 is what he is referring to regarding the side vinyl fence.

Vice Chair Childs stated correct. The guidelines are very specific.

Associate Planner Syed stated in the diagram on page 11 it explains what the requirements and regulations are for the front set back area which is 25 feet. The portion of the fence on the westside of the house is not in the set back area, that is past the front set back zone. In terms of height, it is ok, in terms of material it does not meet what is allowed in the Historic District. What is allowed is wrought iron, similar metal or wood fencing. If it were on of those three that is staff level review and approve the fence.

Member Mauricio asked if the fence could be covered with foliage that could work.

Associate Planner Syed stated that would be an option.

Assistant Community Development Director Stater stated Ash is clarifying that it is not standard for a typical front yard to have a 6-foot fence all the way to the property line. In this case, because it is adjacent to a reverse corner lot it is not out of compliance. While it is out of the ordinary, it is not out of compliance. It is the materials that is not a staff level approval.

Member Sanford asked is there ever a time vinyl is allowed?

Assistant Community Development Director Stater stated we have talked about it for years with Historic Board and there has been denials and appeals to City Council. It is not something in the past that the Board was comfortable with, therefore it did not make it onto the guidelines. It is not a preferred material in the Historic District and fencing in general in the front yard is also not preferred, however there are cases in which it is necessary for privacy concerns.

Member Sandford asked has this type of fencing been appealed to the City Council?

Assistant Community Development Director Stater stated yes, we have had up to two or three appeals regarding front yard fencing.

Associate Planner Syed clarified the two fences are not the same color, and my report I mentioned they are both white, however the fencing on the east side of the property is a tan color, and the fencing on the west side is a white color.

A MOTION was made by Vice Chair Childs, seconded by Member Sandford, to ask the applicant to consider changing the westerly vinyl fence to a more natural material and consider adding vegetation.

5. Certified Local Government Program 2019–2020 Annual Report.

Associate Planner Syed presented the Staff Report.

Member Mauricio asked is there a training through California Preservation scheduled for this year?

Associate Planner Syed replied there is an online training through California Preservation in June 2021.

The Historic and Cultural Preservation Board received and filed Staff's report.

6. A status of Certificate of Appropriateness Applications for properties within the Highland Historic District.

Associate Planner Syed presented the Staff Report.

The Historic and Cultural Preservation Board received and filed Staff's report.

ANNOUNCEMENTS

None

ADJOURN

There being no further business, Chair Bible declared the meeting adjourned at 6:29 p.m.

Submitted by:

Approved by:

Camille Goritz, Administrative Assistant III

Pamela Bible, Chair



STAFF REPORT

TO THE HISTORIC AND CULTURAL PRESERVATION BOARD

DATE: August 5, 2020

FROM: Lawrence A. Mainez, Community Development Director

REVIEWED BY: Kim Stater, Assistant Community Development Director *[Signature]*

PREPARED BY: Ash Syed, Associate Planner *[Signature]*

SUBJECT: Selection of an Event Date, Budget Analysis and Organizational Details for the 24th annual Citrus Harvest Festival in 2022

RECOMMENDATION: Staff recommends the Historic and Cultural Preservation Board:

- 1) Provide direction regarding the logistics of the Citrus Harvest Festival and;
- 2) Recommend the date and budget for the Citrus Harvest Festival to the City Council for approval.

FISCAL REVIEW: The Festival Account has a balance of \$257. Separately, the Home Tour Account has a balance of \$1,639.91. Expenses are estimated to be \$15,378 while expected revenues are \$15,500. Attached is the 2022 Citrus Harvest Festival Draft Budget (Attachment 1).

Staff recommends the Historic and Cultural Preservation Board review the current budget and advise staff as necessary.

Traditionally, staff time is not charged to the CHF fund. Planning, Public Works, and Finance Departments spend many hours on the event. Personnel costs are estimated at \$18,000.

Approved _____	Motion _____	Second _____	Agenda Item No. <u>2</u>
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		
<i>[Signature]</i> Recording Secretary		<i>[Signature]</i> Community Development Director	

PROJECT REVIEW: The Board may wish to discuss the following topics in preparation for the festival:

1. Event Date – Historically, the Festival has been held either the fourth or last Saturday of March. To maintain consistency, Staff recommends the festival be held on Saturday, **March 26, 2022** with a rain date of **April 2, 2022**.

Other community events and important dates in March and April:

March 21 – April 1: Spring Break for Redlands School District
March 21 – April 1: Spring Break for San Bernardino School District
April 17: Easter Sunday
April 20 – April 24: Redlands Bike Classic

2. Vendor Booth Fees – The fees for the 2019 Citrus Harvest Festival were:

Historic Demonstrators:	Free
Non-Profit / Government Agencies:	\$40
Direct Sales Vendors:	\$40
Food Vendors (10 x 20):	\$200
<i>Late Fee:</i>	<i>\$15</i>
<i>Highland / Local Vendor Credit:</i>	<i>-\$5</i>

3. Sponsor Levels – For the past several years, the contributions were as follows:

1 – Title Sponsor: \$2,500
5 – Co-Sponsors: \$1,000 each
5 – Additional Sponsors: \$500 each
10 – Citrus Supporters: \$100 each
1 – Print Media Sponsor

4. Entertainment –

1. Contests –
2. Entertainers –
3. Schedule of Events –
4. Festival Honoree – San Manuel Band of Mission Indians

5. Event Layout –

1. Discuss Proposed Layout

6. Car Show –

1. Update Kiwanis Club

7. Home and Walking Tour –

1. Discuss Home and Walking Tour

8. Vendors –

1. Discuss Specialty Vendors and Demonstrators – Lowe's, Historic Reenactors, SB County Animal Control, Kid's Activities

2. Vendor Application

- Attachments:
1. 2022 Citrus Harvest Festival (CHF) Budget
 2. 2020 CHF Contests
 3. 2021 CHF Schedule of Events
 4. 2020 Citrus Harvest Festival Layout

2022 Citrus Harvest Festival Budget

FESTIVAL EXPENDITURES (Initial Balance \$257)	
Item / Description	Budget
Advertising (HCN \$0, RDF/Sun \$1,225, EHR \$535 & Peach Jar \$518)	2,278
Radio – (KCAL 96.7 \$1,085 / Hot 103.9 \$1,200 [credited])	
Historic Demonstrators/Exhibitors (17 x \$200 ea)	3,400
Entertainment (Bands & DJ) (BMS \$100, CVHS \$100, Highland Music Co. \$1,300)	1,500
Balloons street decorations	1,300
Insurance	2,000
Street Banner over Base Line (date modification)	300
Portable toilets	1,300
Posters, Flyers, print marketing materials	250
Mobile Stage (Towing)	550
Paper materials, copying, postage	650
Tables w/ umbrella & chairs for food court & stage area	550
Signs for parking & festival activities	300
Contest ribbons & prizes	300
Kid's activities	100
Booth refunds for historic displays	150
CHF Honoree plaque	150
Miscellaneous supplies	50
Staff shirts (10)	150
Contest materials	100
TOTAL	\$15,378

FESTIVAL REVENUES	
Item / Description	Budget
Sponsorship	11,000
Direct Sales vendor Booth spaces (62 x \$40)	2,500
Food vendor booth spaces (10 x \$200)	2,000
TOTAL	\$15,500

	Initial Balance: \$257	Projected Balance: \$379
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2022 Home Tour Budget

HOME TOUR EXPENDITURES	
Item / Description	Budgeted
Brochure	25
Flowers	125
Fee paid to property owners for participation	300
Shoe covers	50
TOTAL	\$500

HOME TOUR REVENUES	
Item / Description	Budgeted
Sponsors	350
Home Tour ticket sales	50
TOTAL	\$400

	Initial Balance: \$1,639.91	Projected Balance: \$1,539.91
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CONTEST	CATEGORIES	NO. WINNERS (total)	PRIZE
COLORING	Pre-K & K	1 st , 2 nd , & 3 rd place for each grade (6 total)	Ribbon & Prizes for all (6)
POETRY	Grades 1-3	1 st , 2 nd , & 3 rd place for each grade (9 total)	Ribbon & Prizes for all (9)
CITRUS LABEL	Grades 4-12	1 st , 2 nd , & 3 rd place for each grade (27 total)	Ribbon & Prizes for all (27)
BAKING	Cookie, Pie, Cake, Bread/Muffin/Jams/ Jellies/Marmalade (5)	1 st , 2 nd , & 3 rd place for each category (15 total)	Ribbon for all (15) Prizes for 1 st place only
CITRUS GROWING	Orange – Including Largest, Best Flavor, Best Appearance Lemon – including Largest, Best Flavor, Best Appearance	1 st , 2 nd , & 3 rd place for each grade (6 total)	1 st Place for each category (6 total)

ENTERTAINMENT SCHEDULE

2021 HIGHLAND CITRUS HARVEST FESTIVAL

10:00 am School Band

10:30 am Announce Winners for the:

- * Baking Contest**
- * Coloring Contest**
- * Poetry Contest**
- * Citrus Label Design Contest**

11:15 am School Band

12:00 pm Presentation of Festival Honoree:

12:15 pm School Band

1:00 pm Announce Winners for the:

- * Car Show**
- * Citrus Growing Contest**

1:15 pm Main Band

3:30pm End of Show





STAFF REPORT

TO THE HISTORIC AND CULTURAL PRESERVATION BOARD

DATE: August 5, 2021

FROM: Lawrence A. Mainez, Community Development Director

REVIEWED BY: Kim Stater, Assistant Community Development Director *KS*

PREPARED BY: Ash Syed, Associate Planner *AS*

SUBJECT: A status of Certificate of Appropriateness Applications for properties within the Highland Historic District.

LOCATION: Highland Historic District, generally bound by Nona Avenue to the north, Clifton Avenue to the south, Orange Street to the west and Church Avenue to the east.

RECOMMENDATION: Staff recommends the Historic and Cultural Preservation Board receives and file Staff's report

PUBLIC NOTICE: As required by City Council Resolution, notice of the public meeting was posted at three (3) designated posting locations within the City. No further notice is required.

DESCRIPTION OF SITE: The City's Historic District consists of 102 contributing properties and 32 noncontributing properties and is generally bounded by Nona Avenue to the north, Church Avenue to the east, Clifton Avenue to the south and Orange Street to the west. All 134 properties within the Historic District were considered when reviewing Certificate of Appropriateness projects.

PROJECT REVIEW/ANALYSIS:

Attachment 1 includes a table of approved Certificates of Appropriateness which have not yet been completed or partially completed.

Attachments: 1. Certificate of Appropriateness Log

Approved _____	Motion _____	Second _____	Agenda Item No. <u>3</u>
Denied _____	Ayes _____		File No. _____
Continue _____	Noes _____		
	Abstain _____		
	Absent _____		
<i>[Signature]</i> Recording Secretary		<i>[Signature]</i> Community Development Director	

Certificate of Appropriateness Applications Not Yet Completed

File Number	Address	Description of Project	Approved	Expires	Status
COA 20-001	27417 Main Street	288 sf Living Space Addition	September 2020	September 2021	Approved with amended Conditions. Need to pull building permits.
COA 21-001	7136 Club View Drive	Deck and Staircase Replacement	April 2021	April 2022	Approved. Under Building and Safety Review
COA 21-002	27259 Nona Avenue	Front and Side Yard Fencing	April 2021 (Partial Approval)	April 2022	City Council Appeal Approved June 22, 2021
COA 21-003	27433 Main Street	Re-roof	April 2021	April 2022	Complete