

MINUTES
HISTORIC AND CULTURAL PRESERVATION BOARD SPECIAL MEETING
August 15, 2024

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 Shelton at the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present:	Chair	Gail Shelton
	Vice Chair	Patrick Sandford
	Member	Pamela Bible
	Member	Jeff Staggs
	Member	Hugh Walker

Staff Present: Kim Stater, Assistant Community Development Director
Angela Tafolla, Associate Planner
Camille Duarte, Administrative Assistant III

Vice Chair Sandford led the Pledge of Allegiance.

COMMUNITY INPUT

None

CONSENT CALENDAR

1. Minutes from April 10, 2024 Special Meeting.

A MOTION was made by Member Walker, seconded by Vice Chair Sandford to approve as amended. Motion carried, 5-0.

BUSINESS ITEMS

2. Certificate of Appropriateness No. 24-004 to allow the reconstruction and addition of an existing detached garage within the rear yard. (27268 Main St. Representative: William Lennick)

Member Bible recused herself from this item.

Associate Planner Tafolla presented the staff report.

Representative William Lennick stated there were two options in terms of design that I wanted to bring up to public consideration. The first option is the simplest way to build it, in terms of cost, however option two is for the correct building standards and more properly built. For the window I am going to cut into some of the existing studs from the original building and basically destroy them. If I was to keep the bottom option with the two windows on the 1st floor then it will be very tall. Right now, the windows are pretty small and narrow, about 30 inches wide. The windows are probably the 1930's. I spoke to the Building Official Wirz and we can completely preserve the structure of the building. It sits

on an elevated footing which is about 6 inches tall and wide. Basically, as you see will remain structurally. INAUDIBLE.

Chair Shelton stated I have seen the garage, and I think we're extraordinarily fortunate that we have somebody qualified to do the work and is so respectful and accommodating who wants to be preserve the land. I think as a board we need to discuss the window choice. From my perspective, I would add that I do not see a great difference from a historical perspective on either choice, perhaps the option two as Williams said, it doesn't destroy the existing studs. Also, being able to salvage any part of the original building seems like a good idea and more efficient.

Representative William Lennick stated I intend to preserve everything.

Member Staggs asked how do you plan to access the second level?

Representative William Lennick stated there will be an interior staircase.

Vice Chair Sanford asked anytime somebody builds an additional unit what's to prohibit it from becoming a dwelling and having people living there?

Associate Planner Tafolla stated for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) are not permitted in the historic district without the board's approval. They can potentially come back and covert this to an ADU.

Vice Chair Sanford asked at this point, there isn't any plumbing or electrical to put a bathroom in?

Associate Planner Tafolla stated that is correct.

Vice Chair Sanford stated what will it look like at street view?

Assistant Community Development Director Stater stated the garage is not completely visible, it is mostly the top half of the existing structure.

Vice Chair Sanford asked have we contacted the neighbors?

Associate Planner Tafolla stated yes.

Assistant Community Development Director Stater asked is your preference option two?

Representative William Lennick stated that is correct.

Assistant Community Development Director Stater stated the board needs to decide on option one or option two if it is the boards intention to approve it.

All members unanimously voted for option two.

A MOTION was made by Vice Chair Sanford, seconded by Member Staggs to:

1. Approve COA-24-004, for the reconstruction and addition of an existing garage within the rear yard to provide additional storage of a contributing residence, subject to Conditions of Approval, and;
2. Adopt the Findings of Fact. Motion carried, 4-0-1, with Member Bible abstaining.

Member Bible came back into Council Chambers.

3. Certificate of Appropriateness No. 24-005 to permit the repainting of the exterior house on a contributing property within the Highland Historic District. (27276 Main St. Property Owner: Ed Beltran)

Associate Planner Tafolla presented the staff report.

Member Bible recused herself from this item.

Property Owner Ed Beltran stated I bought this house 28 years ago, and it was never disclosed to me that it was a Historical house. I've always tried to be maintain with the guidelines, whether it's plumbing and the roof. Previously I when I was working there was a grant available I. Was not a. I couldn't get it because I made. Too much money? And so I've never had any assistance in trying to maintain the property. And now I'm 28 years later, I'm senior citizen disabled on a fixed income. The house has been green for 20 years, and it's not quite the same shade that it was. It's my wife picked it out and. I've always tried to be in compliance with you guys and do my part to maintain. The neighborhood? I'm Williams neighbor. He's a good neighbor. He's done remarkable job of trying to maintain everything. I wish we had more neighbors like that.

Yep.

And. Angela's pretty much said everything for me. I hope that you guys maybe would get with the city then, like real complaint I have is that the whole neighborhood was paved and Main Street is full of potholes and crack road and weeds growing in the street and sidewalks broken and. That's just something I wish you guys would address and then consider when I'm. Available and can I get put some funds away I'll. Match the the paint that I had. That's all I have. Thank you.

Thank you, Ed.

If I may, Sir, Mr. Beltran? Yeah.

Yes. Yeah.

Thank you. Thank you. I was going to ask any. Questions from the.

Board. You said you're going to do it at your earliest convenience. I was just curious if there's a. Possible time frame on that what that means?

Hopefully by a summer time, you know in the next 6. Months or so. Around March. Tax time.

OK. Thank you, Sir.

I would concur that's where I was going. If we could have some time frame perhaps added or at least an understanding because it is quite a departure from the original color and we did obviously put this out to the neighbors as well on this issue and there's been nothing, no comments. Move forward.

Come. Yes.

OK. Is there a possibility of adding any kind of a time frame to Kim or Angela, I'm not sure.

How that works, the board to do that OK. Would add a condition.

OK.

What what time frame do you want?

I was thinking within, you know, six months, eight months, you know, something a year or less is where I was going.

Well, he was. He was saying March, which would basically be 7.

So.

Yeah. So eight months, I would be comfortable with that.

I I would well, my recommendation would be just for a a hard time of just just say. 1. Year.

So we're we're in August now. So by August of.

OK.

Next year.

Yes.

And so for the record, we just want to make sure that the applicant is in agreement with the condition. So he's indicating yes. For the record that he's OK with the one. Year time frame OK.

If, if I may, if you can do it sooner, we would say thank you. But we want to we we understand your plight and and and again if it can't be done by this time next year. Then we'll just.

RECOMMENDATION: Staff recommends the Historic and Cultural Preservation Board:

1. Approve Certificate of Appropriateness No. 24-005, for the repainting of the exterior of the residence, and;
2. Adopt the Findings of Fact

Member Bible came back into Council Chambers.

4. Certificate of Appropriateness No. 23-004 A proposed change of use at 6986 Church Avenue from a primary Residential use to a public Museum use with second story living quarters. (6986 Church Ave. Owner: Antonio Pinon)

Associate Planner Tafolla presented the staff report.

RECOMMENDATION: Staff recommends that the Historic and Cultural Preservation Board consider the applicant's request, Certificate of Appropriateness (COA 23-004) to change the existing use from Residential to a public Museum with a living quarters on the second story as a secondary function.

5. Post-event discussion of the 2024 annual Citrus Harvest Festival, including Vendors, Car Show, Walking Tour, Entertainment, and Marketing.

Associate Planner Tafolla presented the staff report.

RECOMMENDATION: Staff recommends the Historic and Cultural Preservation Board discuss the event and provide direction as necessary.

6. Selection of an Event Date, Budget Analysis, and Organizational details for the 27th annual Citrus Harvest Festival in 2025.

Associate Planner Tafolla presented the staff report.

RECOMMENDATION: Staff recommends the Historic and Cultural Preservation Board:

1. Provide direction regarding the logistics of the Citrus Harvest Festival.

2. Recommend the date and budget for the Citrus Harvest Festival to the City Council for approval.

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

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

ANNOUNCEMENTS

None.

ADJOURN

There being no further business Chair Shelton declared the meeting adjourned at 5:34 p.m.

Submitted by:

Approved by:

Camille Duarte, Administrative Assistant III

Gail Shelton, Chair