

MINUTES
HISTORIC AND CULTURAL PRESERVATION BOARD SPECIAL MEETING
January 11, 2023

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

Present: Chair Patrick Sandford
 Vice Chair Pamela Bible
 Member Tyler Brown

Absent: Member Tony Mauricio
 Member Gail Shelton

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

Chair Sandford led the Pledge of Allegiance.

COMMUNITY INPUT

None

CONSENT CALENDAR

1. Minutes from the December 1, 2022 Special Meeting.

A MOTION was made by Vice Chair Bible seconded by Member Brown, to continue the submitted minutes to the next meeting, February 2, 2023. Motion carried, 3-2, Member Mauricio and Member Shelton being absent.

BUSINESS ITEMS

2. Certificate of Appropriateness (COA 22-009) to permit the installation of a 305 square foot roof-mounted solar photovoltaic system on a single-story contributing historic residence. (29197 Pacific Street)

Associate Planner Syed presented the staff report.

A MOTION was made by Vice Chair Bible seconded by Member Brown, to approve Certificate of Appropriateness (COA 22-009), to permit the installation of a 305 square foot roof-mounted solar photovoltaic system on a single-story contributing historic residence, subject to Conditions of Approval and Findings of Fact. Motion carried, 3-2, Member Mauricio and Member Shelton being absent.

3. Certificate of Appropriateness (COA 23-001) to permit an existing 482 square foot roof-mounted solar photovoltaic system on a single-story contributing historic residence. (6976 Cole Ave)

Associate Planner Syed presented the staff report.

Member Brown asked if there was an alternative if the solar panels moved?

Associate Planner stated we look for solar arrays in the Historic District to be placed on roofs that aren't visible from the public right of way. Considering that garage is detached and at the rear of the property staff's analysis would be if these weren't installed at the time to recommend that they are installed at the back of the house. Again, we're looking at this retroactively, but our recommendation is the denial of this application and recommending that the panels be relocated to that back roof.

Vice Chair Bible asked are you talking about covering the entire back roof, or just the west side of the back roof?

Associate Planner Syed stated depending on what their electricity needs are, their solar company could size their array for them, if needed to place everything on the back roof east and west would be a viable solution. It is not easily visible from the street, even if it's on the east facing side of that detached garage, that's really what's up for discussion today.

Applicant, William Wise stated I live at 6976 Cole Avenue. I have material that I would like the members to look at. In the previous item I have a photo of that home that does show solar panels from the public right away. I don't know how they got it approved, but it shows there. So anyway, I think you guys need to take a look at that because I think it's kind of important. I want to thank you for everything you do for our community, I know the Historical Preservation is very important to you all as it is for me. I've been in Highland Historic District since 1967 and I enjoyed my friends there, including the Hawes, Sayers, the Wisemans, and the McCarthys. I remember fondly going to Colonel Williams house because he had the Adobe structure. I used to love to go to his house because he had the best Halloween candy. I ended up buying the Haggis house, I was looking at a stucco or Adobe house across the street from me that Mr. Williams told me all this thing was built in the 30s. The bottom line is the house burnt down and now they have solar panels on the top and I look at them every day. Do need to burn down my house to get solar panels so I can rebuild the structure so I can get solar panels or what? Here's another thing, if you look at all the pictures, every one of those are from the public right of way. Can you not see those panels? I think you can from every one of them. I am already fussing with my solar panel people saying what in the world are you putting it on the north side of the house? I think they should put them on at least the array that's on the north side, they should put it in the back, and I think we're going towards that direction right now. But here's the deal on the south side, I am going to generate about 62% of my power from the south side of the property. So, if you asked me to put them in the back exclusively, I'm not going to get the power generation that they're promising me. Lastly, I understand that the city has ordinances for all of our

betterment, but I believe city ordinance do not supersede state laws. As long as I make improvements to my home that fall under state and national building codes, I should be allowed to make improvements to my own home that I do own, not the City of Highland or the Historic Board. Thank you.

Chair Sandford asked did I hear you correctly say that you know where the Historic District is in Highland?

Applicant William Wise stated yes, I have a map.

Chair Sandford asked so you know that your house is in a Historic District, and you knew that when you bought the house?

Applicant William Wise stated in 1988, when I bought my house, it was not a Historic District. It was in 1990 when it became Historic District.

Chair Sandford stated what we are going to do is try to keep the integrity as best we can because it is a challenge trying to maintain the integrity of the Historic District. When you put the panels on, you knew you're in the historic district.

Applicant William Wise stated yes, but I also looked at the Historic District and saw all kinds of solar panels.

Chair Sandford asked who did you confer with before you put in the solar panels?

Applicant William Wise stated no one, I conferred with my solar company who was supposed to pull the permit, and apparently, they hadn't. I informed them when I was in the Historic District. I knew there was requirements, but I knew that as a home owner I still have rights to improve my home, so I didn't think I had to talk to you whether or not I needed to improve my home. I walked around with the Historic District and there were multiple solar panels that I could see from the public right of way, so I didn't think it was going to become a major issue. Why is my house being singled out when all these other ones have panels on them? I did not understand that.

Assistant Community Development Director Stater stated it looks like there is seven of these homes showing solar panels from the public right of way. There are at least three of these that were inappropriately permitted by one department of the city without conferring with another department of the city. Those should not have been approved. The period of significance for our district is 1891 to 1938, so we try to regulate things when we can or have opinion or sway to maintain that vision. The contractor came to the city, requested the permit and we said it's in the district, we told them they need to pause so we can get it through the Historic Board, so there was an attempt by the contractor, but they didn't stop before they installed them. We'd like you to do is to consider moving those to locations that aren't visible.

Applicant William Wise stated I agree, however, I won't get the generation of power if they are all on the back because I get 62% of generation from the south side.

Associate Planner Syed stated your solar company sized your system based on where they replacing the panels, right?

Applicant William Wise stated yes, and originally the plan they gave me was all on the south side.

Associate Planner Syed stated as you know barely anything is being produced on the north side, so those twelve panels are actually producing maybe three or four panels worth of power that would have been on the south side. If you eliminate those and you take a look at what would be produced on the east and west facing roofs on the garage roof, I feel like this system could be downsized in terms of kilowattage, and if work with your solar contractor, fit everything on the roof to meet your power generation that you need for your house.

Applicant William Wise stated according to my representative he says if we move those panels from the south side to the east and West of the back, I won't get the kilowatts from those panels that I desire so that I don't have to pay an Edison bill.

Associate Planner Syed stated 8.58 is a very large system, and that's because 12 of your 22 panels are producing barely anything on the northside. The panels that are facing east and west would be a lot more efficient. Instead of having 12, you may need like 6 or so. I would speak with your contractor, have them resize the system based on these two roofs which would be far more beneficial to you than that north facing one.

Applicant William Wise stated yes, and they are supposed to be working with you guys to get them on the west side of my back building.

A MOTION was made by Chair Sandford seconded by Member Brown, to continue this item to the February 2, 2023, Historic and Cultural Preservation Board meeting. Motion carried, 3-2, with Member Mauricio and Member Shelton being absent.

4. Preparation for the 25th Annual Citrus Harvest Festival in 2023.

Associate Planner Syed presented the staff report.

Chair Sandford asked how are we on the sponsorships?

Associate Planner Syed stated I sent out the breakdown of what's included in each sponsorship level that way we wanted to consider a potential \$250 sponsorship.

Vice Chair Bible asked what else did the \$100 sponsor get besides on the T-shirt?

Assistant Community Development Director Stater stated the location and announcements during the event.

Member Brown stated you might be able to get some sponsorship from local breweries like Hanger 24 or local business in Redlands. Have you all reached out to the local trade organizations to see if they would help sponsor? They would possibly be interested, just a thought.

Chair Sandford stated so for purposes of what we're discussing as far as the structure, I'm inclined to encourage us to keep what we have for now but let's talk about this in meeting in April.

Jeff Staggs from Highland Area Historical Society stated it is no longer the Kiwanis Club, but nothing really has changed. The car show as we envision it will be just the same as it has been in years prior, hopefully with more entries and that will be reflected on the flyer that we send out to our potential participants. In the past we used a combination of the city logo and the Kiwanis logo course and now it will be either the city logo, or if there's another logo that you folks would like for me to use on that, please let me know and I will incorporate that into the flyer.

Vice Chair Bible stated the Historical Society does have a logo. I thought I had was maybe we can announce the winner of the car show where the car participants check in instead of the main stage.

Assistant Community Development Director Stater stated yes, we can check into that. We might have a portable PA system.

Associate Planner Syed stated regarding our print media sponsor, we were going to discuss if we should go with the Redlands Daily Facts, Redlands Community News or the San Bernardino Sun.

Assistant Community Development Director Stater stated do we know pricing?

Associate Planner Syed stated not yet.

Assistant Community Development Director Stater stated we may have to defer this one to the subcommittees that we create for these topics so we can have keep momentum between meetings.

Associate Planner Syed stated that we need to go over who is in charge of the five categories listed. Vice Chair Bible is assigned to Vendors and Exhibitors, Member Mauricio is assigned to Admin/Marketing Sponsorships, Member Shelton is assigned to Home and Walking Tour, Chair Sandford is assigned to Entertainment, and Member Brown is assigned to the Car Show.

Chair Sandford asked how challenging it is going to be if this is postponed to our next meeting in February?

Assistant Community Development Stater stated not a problem.

Chair Sandford stated let us bring Member Brown up to speed regarding the honoree. There was two Members who wanted the first City Manager for City of Highland to be the honoree and two Members wanted the Highland Community News who is no longer in service with the city to be the honoree, so there was tie. I would recommend that we will decide the honoree next meeting.

Associate Planner Syed stated let's go over the Good Neighbor Award. Gail mentioned if we could incorporate a plaque as a prize for next years event, however for this year we continue a gift bag. Regarding the vendors, in mid-December, I sent out vendor applications to all of our past vendors and so far, 20 vendors have responded. As far as food vendors we normally have close to 10, so there's some variety. What happened last year was you ended up paying a lot for a hot dog and a soda because there's only one vendor, so they were price gouging.

Vice Chair Bible stated I did not realize they didn't have their prices posted.

Associate Planner Syed stated yes, we only had two food options. A lot of the vendors closed down due to COVID-19.

Member Brown stated in the Redlands market has food trucks, so if we can go down there and ask around that would be great. I will make sure to go Saturday.

Historic and Cultural Preservation Board members agreed that the vendors should have their prices posted so the customers know what they are paying.

Member Brown stated I will start asking around to see if we can get more food vendors.

Vice Chair Bible stated the food vendors pay \$200 to participate.

Historic and Cultural Preservation Board receives and files Staff's report.

ANNOUNCEMENTS

The next meeting will be February 2, 2023 at 5:00 pm.

ADJOURN

There being no further business, Chair Sandford declared the meeting adjourned at 6:15 p.m.

Submitted by:

Approved by:

Camille Goritz, Administrative Assistant III

Patrick Sandford, Chair