

**MINUTES
PLANNING COMMISSION REGULAR MEETING
APRIL 15, 2014**

1.0 CALL TO ORDER

The Regular Meeting of the Planning Commission of the City of Highland was called to order at 6:00p.m. by Chairman Hamerly, in the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present: Chairman Randall Hamerly
 Vice Chairman John Gamboa
 Commissioners Richard Haller
 Trang Huynh
 Mark Rush
 Michael Stoffel

Absent: Commissioner Milton Sparks

Staff Present:Lawrence Mainez, Community Development Director
 Kim Stater, City Planner
 Sergio Madera, Associate Planner
 Linda McKeough, Administrative Assistant III

The Pledge of Allegiance was led by Chairman Hamerly.

2.0 COMMUNITY INPUT

Mr. Patrick Sandford, 29225 Lakeview Lane, Highland, California, addressed the Commission regarding the Harmony Specific Plan Project and other future development.

3.0 CONSENT CALENDAR

3.1 Minutes of April 1, 2014, Regular Meeting.

A Motion was made by Vice Chairman Gamboa and seconded by Commissioner Huynh to approve the Minutes of April 1, 2014, as submitted.

Motion carried on a 6 – 0 vote with Commissioner Sparks absent.

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4.0 OLD BUSINESS

There was none.

5.0 NEW BUSINESS

Note: Prior to the Meeting, Staff distributed documents from the Countywide Vision in Action Workshop that was held on March 19, 2014, for Item 5.3 for the Commission's consideration.

- 5.1 A Public Hearing for a Municipal Code Amendment (MCA 011-005): An Ordinance of the City of Highland creating Chapter 10.28 (Parking of Recreational Vehicles), amending Chapters 16.06 (Definitions) and 16.52 (Parking Regulations) to establish Regulations for Parking and Storage of Recreational Vehicles. The location is City-wide.

City Planner Stater requested the Commission to continue this Item to May 20, 2014.

A Motion was made by Commissioner Haller and seconded by Vice Chairman Gamboa to continue this Item to May 20, 2014.

Motion carried on a 6 – 0 vote with Commissioner Sparks absent.

- 5.2 A Public Hearing for a request for a five (5) year extension (EXT 14-001) to the term of the Development Agreement and Impact Fees Development Agreement between the City of Highland and S-P East Highlands, LLC and S-P Deerfield, LLC for the East Highlands Ranch Planned Unit Development. The Properties are located as follows:

Planning Area 39 (1201-431-56), generally located on the north side of Greenspot Road approximately 110 feet west of Valencia Court.

Planning Areas 40 (APN 1201-431-61) & 42 (APN 1201-401-02), generally located on the south side of Greenspot Road approximately 475 feet west of Church Street

Applicant: S-P Deerfield, LLC; Camille Bahri, Representative

Commissioners Haller, Stoffel, Vice Chairman Gamboa and Chairman Hamerly recused themselves due to a conflict of interest due to with them living in close proximity of three hundred feet (300') to the Project

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Community Development Director Mainez said there is no quorum due to the conflict of interest statement and then drew to see who would remain in order to have said quorum. It was announced that Commissioner Stoffel and Vice Chairman Gamboa would remain. Commissioner Haller and Chairman Hamerly left the Chambers at 6:10pm.

Vice Chairman Gamboa called for Staff's presentation.

Associate Planner Madera gave the presentation from the Staff Report and PowerPoint presentation.

Vice Chairman Gamboa opened the Public Hearing.

Mr. Camille Bahri, 10575 Oakdale Drive, Rancho Cucamonga, California, who is the Applicant's Representative, addressed the Commission.

Vice Chairman Gamboa asked if the Commission had any further questions of Mr. Bahri or of Staff. Hearing none, he then asked if anyone in the audience would like to speak on the Item. Hearing none, he then closed the Public Hearing. No further questions or discussion amongst the Commissioners, he then called for the question.

A Motion was made by Commissioner Huynh and seconded by Commissioner Stoffel that the Planning Commission adopt Resolution No. 14-008 recommending that the City Council:

1. Adopt Ordinance No. ___ approving an Amendment to the Development Agreement with Spring Pacific Properties LLC, extending the Term of the Development Agreement, and making findings in connection therewith;
2. Adopt Ordinance No. ___ approving an Amendment to the Impact Fees Development Agreement with Spring Pacific Properties LLC, extending the term and providing further terms and conditions thereof.

Motion carried on a 4 – 0 - 2 vote with the abstentions of Commissioner Haller and Chairman Hamerly.

(Note: City Planner Stater escorted Commissioner Haller and Chairman Hamerly back to the Chambers and Commissioner Haller and Chairman Hamerly returned to the Dais at 6:28pm. Vice Chairman Gamboa turned the Meeting back over to Chairman Hamerly)

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5.3 Countywide Vision in Action Collaborative Workshop Update

Community Development Director Mainez, along with Commissioner Huynh gave the presentation from the Staff Report.

Mr. Tri Vo, who is a Developer from Olympia, Washington, addressed the Commission.

Mr. Camille Bahri, 10575 Oakdale Drive, Rancho Cucamonga, California, who is a Developer, addressed the Commission.

The Commission concurred to Receive and File the Report with Commissioner Sparks absent.

6.0 ANNOUNCEMENTS

City Planner Stater provided an update on projects that were forwarded from the Commission up to City Council.

Community Development Director Mainez explained SB1390 regarding the Santa Ana River Conservancy.

April 29 – May 2	-	Public Safety Appreciation Week Lunches
Apr. 29 – Police	-Police Station	Apr. 30 – Fire Station 1
May 1 – Fire Station 2		May 2 – Fire Station 3

May 3, 2014 - Community Trails Day and Ribbon Cutting Event

May 6, 2014 - Items tentatively scheduled for consideration by at the Commission’s Regular Meeting

7.0 ADJOURN

There being no further business, Chairman Hamerly declared the Meeting adjourned at 7:15p.m.

Submitted by:

Approved by:

Linda McKeough, Community Development
Administrative Assistant III

Randall Hamerly, Chairman
Planning Commission