

**MINUTES
PLANNING COMMISSION REGULAR MEETING
May 15, 2018**

1.0 CALL TO ORDER

The regular meeting of the Planning Commission of the City of Highland was called to order at 6:00 p.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
 Milton Sparks
 Vacancy

Absent: None

Staff Present: Lawrence Mainez, Community Development Director
 Kim Stater, Assistant Community Development Director
 Ignacio Rincon, Senior Planner
 Ernie Wong, Public Works Director/City Engineer
 Matt Bennett, Civil Engineer
 Scott Rice, Landscape Architect

The pledge of allegiance was led by Chairman Hamerly.

2.0 COMMUNITY INPUT

None

3.0 CONSENT CALENDAR

3.1 Minutes from April 17, 2018, Regular Meeting

A MOTION was made by Vice Chairman Gamboa, seconded by Commissioner Sparks to approve the minutes, as submitted. Motion carried, 4-0, with one vacancy.

4.0 OLD BUSINESS

4.1 General Plan Amendment (GPA 017-002) and Zone Change (ZC 017-002), Greenspot Road / Pole Line Road. **Continued from May 1, 2018.**

Senior Planner Rincon gave a brief review of the Staff Report.

Chairman Hamerly opened the public hearing and called for any speakers either in favor or in opposition of this item. Seeing none, the public hearing is now closed.

A MOTION was made by Vice Chairman Gamboa, seconded by Commissioner Haller, to Adopt Resolution No. 2018 -006, recommending the City Council to:

- 1) Approve General Plan Amendment (GPA 17-002) and Zone Change (ZC 17-002) subject to the Findings of Fact and Conditions of Approval; and to
- 2) Adopt a Mitigated Negative Declaration (ENV 17-002) and instruct Staff to file a Notice of Determination. Motion carried, 4-0, with one vacancy.

RESOLUTION NO. 2018-006

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT (17-002) AND ZONE CHANGE (17-002), AND ADOPT THE ASSOCIATED INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (ENV 017-001) TO CHANGE THE GENERAL PLAN DESIGNATION AND ZONING APPROXIMATELY 192 ACRES OF EXISTING AGRICULTURE/EQUESTRIAN (AG/EQ) AND PUBLIC/QUASI PUBLIC (P/Q) TO AN OPEN SPACE (OS) LAND USE AND ZONING DESIGNATION, AND CHANGE APPROXIMATELY 125 ACRES OF EXISTING AGRICULTURE/EQUESTRIAN (AG/EQ) LAND USE DESIGNATION TO PLANNED DEVELOPMENT – RESIDENTIAL OVERLAY (PD/LDR/R-1; LOW DENSITY DETACHED RESIDENTIAL), LOCATED ON THE SOUTH SIDE OF GREENSPOT ROAD AND GENERALLY NORTH OF POLE LINE ROAD AND BETWEEN MERRIS STREET ON THE WEST AND PAULA STREET ON THE EAST IN HIGHLAND, CA., ASSESSOR PARCEL NUMBERS: (0297-011-07, 1210-211-06, 1210-211-07,1210-211-08, 1210-211-12, 1210-211-14, 1210-211-21, 1210-211-23, 1210-211-24, 1210-211-25, 1210-211-26, 1210-281-01, 1210-281-02, 1210-281-03, 1210-281-04, 1210-281-05, 1210-281-06, 1210-371-21, 1210-371-22, 1210-371-25, 1210-371-26, 1210-371-27, 1210-371-28, 1210-371-29, 1210-371-30, 1210-371-31, 1210-371-32, 1210-371-33, 1210-371-34, 1210-381-12, 1210-381-13, 1210-381-14, 1210-381-15, 1210-381-16, 1210-381-17, 1210-381-18, 1210-381-19, 1210-381-20) IN THE CITY OF HIGHLAND

- 4.2 Conditional Use Permit (CUP 18-001) – to permit the establishment of a Type 41 On-Sale Beer and Wine License for a Bona Fide Public Eating Place from the State Department of Alcohol and Beverage Control (ABC) for restaurant known as “Calvanico’s Italian Eatery”. **Continued from May 1, 2018.**

Chairman Hamerly excused himself from this item due to a conflict of interest.

Senior Planner Rincon gave a brief review of the Staff Report.

The Applicant, Calvanico’s Italian Eatery, spoke in favor of this item.

Vice Chairman Gamboa opened the public hearing and called for any speakers in favor on in opposition of this item. Seeing none, the public hearing is now closed.

A MOTION was made by Commission Haller, seconded by Commissioner Sparks to:

- 1) Adopt Resolution No. 2018 - 007, approving Conditional Use Permit 18-001, subject to the Conditions of Approval, and the Findings of Fact including a Finding of “Public Convenience or Necessity”.
- 2) Instruct staff to file a Notice of Exemption. Motion carried, 3-1, with Chairman Hamerly abstaining and also with one vacancy.

RESOLUTION NO. 2018-007

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING CONDITIONAL USE OF PERMIT NO. 18-001 TO PERMIT THE ESTABLISHMENT OF A TYPE 41 ON-SALE BEER AND WINE LICENSE FOR A BONA FIDE PUBLIC EATING PLACE FOR CALVANICO'S ITALIAN EATERY. LOCATED AT 7199 BOULDER AVENUE, SUITE 2 (APN: 1200-491-09)

5.0 NEW BUSINESS

- 5.1 Conditional Use Permit (CUP 17-014) and Design Review Application (DRA 17-011) for the development of a 60-Unit Senior Assisted Living facility. Site Improvements will include a 2-story, 35,000 square foot, building with associated living quarters, recreation, open space, offices, kitchen, dining room, exercise facility, parking and landscaping. Continued from May 1, 2018.

Senior Planner Rincon gave a brief review of the Staff Report.

Vice Chairman Gamboa inquired if the 45 parking spot that is required, will this be adequate?

Senior Planner Rincon responded the project is only required to have 30 parking spaces.

Mr. Shahram Anvari, Anvari Associated Corporation, architect for the project introduced himself and stated he is present to answer any questions pertaining to the project

Chairman Hamerly stated one of his concerns is the lack of shade and vegetation inside the courtyard and with two very tall building surrounding it, his concern was that it could become a very warm space if there are no shading devices. Are there any plans for any type of shade, any trees or tables with covers?

Mr. Shahram Anvari stated more trees were actually added to the design inside the courtyard.

Senior Planner Rincon stated there will only be planters, no trees.

Chairman Hamerly stated his concern is that it could be a hot box in there if there are no shading devices because the sun would shine down and there would be virtually no chance for a breeze to get into that space. He would strongly encourage some type of shading device.

Community Development Director Mainez inquired if any shade structure or trees?

Chairman Hamerly stated any of the above but he is partial to trees but if it takes up space that they would rather have seating, there just needs to be some type of means to cool the space in there. Regarding the west elevation, it appears there are some relief elements that have been provided along that façade. The floor plan does not show any pop outs whatsoever on the western side. Did those rooms get larger, because on the site plan and the floor plan it shows that façade as being completely straight and flat?

Senior Planner Rincon stated the applicant did show on the previous set of plans, the pop outs because it was something he had redlined as it was not showing. He will make sure it is corrected.

Chairman Hamerly stated so his question is – is the elevation correct or is the floor plan correct?

Senior Planner Rincon stated the elevation is correct.

Chairman Hamerly stated on the south and north elevations, on the south elevation, the right hand tower, on the north elevation, the left hand tower, one is showing a white arch trim, the other is showing a tan arch trim. Is that lental treatment supposed to blend in with the color of the stone, is it manufactured by the stone manufacturer?

Mr. Shahram Anvari stated the north elevation is correct.

Chairman Hamerly stated he noticed on a lot of the other arches there is no trim whatsoever and if we are going with cultured stone it is very thin and there should be some sort of treatment unless that stone is going to continue back all the way to the stucco on each reveal. His recommendation was going to be to have some sort of trim piece that matches that arch that is on either the north or the south elevation so that there would be an adequate termination for the veneer, unless the veneer returns all the way to the stucco. On the second floor, the use of shutters appears fairly random, regardless of the wall treatment that they are being mounted to and he was wondering what was the rationale for which windows get the shutters and which do not?

Mr. Shahram Anvari stated it was based on visual.

Chairman Hamerly stated some of the windows look a bit barren without any sort of articulation around them. So if you want to create a layering effect especially the featured towers that have stone or elevated roof, do something special with the window surround so that it becomes a prominent feature of the façade especially on the west elevation, that center window. He was going to encourage the applicant to have a covered entrance into the building but that recess should keep the water from running down the face of the building right onto the door for exiting because that is one of the primary accesses through the building. Do something to create layers, whether is trim, whether is a color change or a material change or adding shutters to the second floor, just something to break up that height of that interior courtyard.

Commissioner Haller stated he has concerns with the large wall on the west side and the potential for graffiti. Will there be a climbing vine or anything to protect it from graffiti?

Assistant Community Development Director Stater stated this has been discussed at staff level and not too recently there have been some cell towers that run along Fifth Street that we tried to do the same thing. There was some ideas thrown around but we really didn't come up with a great one. This property is so narrow, we did not want them to set that wall in and then install landscaping and then have somebody build right next to it and then we had another wall with a gap in between. It will be the responsibility of the property owner and we will continue to inform him when that happens.

Chairman Hamerly stated he does agree with Commission Haller that something needs to be done as that is a very long property line and it's an attractive nuisance there.

Mr. Scott Rice, Landscape Architect, stated this property is very familiar to him. He knows we did a tract for Gardner which had a very similar situation with a long, prominent wall, very thick in layers of paint already. He knows the weep pole effect has been tried and as long as you can keep the vines alive on the property side then there's a good chance that they'll go through the wall on the other side but a lot of times, the vine never makes it through the openings in the wall. It would go back onto the onsite landscape maintenance to make sure that the vines are directed to the openings as it grows.

Chairman Hamerly stated that would be little more significant than just a design review recommendation, is that a conditional of approval that we can state that something needs to be done ongoing to make sure that it does not become a graffiti issue.

Assistant Community Development Director Stater stated yes, we can do that.

Chairman Hamerly stated this is a public hearing, are there any speakers in favor or in opposition of this item.

Public Works Director/City Engineer Wong stated he would like to propose an addition to a condition to clarify the intended use of the gate across the west of the drive thru on Base Line. This gate is intended to be a gate that would be closed for emergency use but it would only be used for maintenance. However, currently there is not a condition that specifies that so he would like to propose some language for consideration.

Assistant Community Development Director Stater stated for the record, some of the other departmental conditions, with the exception of planning, were initially in your staff report for the meeting that we did not hold a quorum for but they were inadvertently not included in this staff report. So they were provided for you at the meeting and we will include that in the record.

Public Works Director/City Engineer Wong stated he proposes that we add under engineering conditions, 16A, the following language- install signage and construct a gate across the west project driveway on Base Line to restrict the use of the driveway and only being used in emergencies.

Chairman Hamerly called for any additional speakers in favor or in opposition of this item. Seeing none, the public hearing is now closed.

Chairman Hamerly stated just to recap for the record, we have engineering conditions 16A, design review recommendation is to provide some shading devices within the interior courtyard, providing to trim or stone return at the arches, at the cultured stone veneer, enhancing the eaves at the featured roof element, looking at the windows on the side level for either more shutters or more treatment, architectural treatment for the windows that are at the pop outs and at the tower elements on second floor, and the climbing vine on the wall and that is a condition of approval, not a design review recommendation.

A MOTION was made by Vice Chairman Gamboa, seconded by Commissioner Sparks to:

- 1) Adopt Resolution No. 2018 - 008, approving Conditional Use Permit CUP 17-014) and Design Review Application (DRA 17-011), subject to the Conditions of Approval and the Findings of Fact (Attachment 1 – Resolution 2018 - 008).
- 2) Instruct Staff to file a Notice of Exemption (Attachment 2). Motion carried, 4-0, with one vacancy.

RESOLUTION NO. 2018-008

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT APPLICATION (CUP-17-014) AND DESIGN REVIEW APPLICATION (DRA 17-011) FOR THE DEVELOPMENT OF A SIXTY (60) UNIT SENIOR ASSISTED LIVING FACILITY LOCATED ON AN APPROXIMATELY 2 ACRE PARCEL ON THE NORTH SIDE OF BASE LINE, APPROXIMATELY 1.300 FEET EAST OF STERLING AVENUE (APN NO.: 1191-91-01 & 06)

6.0 NEW BUSINESS

None

6.0 ANNOUNCEMENTS

Community Development Director Mainez announced Commissioner Milton Sparks has submitted his resignation from the Planning Commission. Also, Ignacio Ricon has resigned from his position as Senior Planner for the City of Highland.

7.0 ADJOURN

There being no further business, Chairman Hamerly declared the meeting adjourned at 6:58 p.m.

Submitted by:

Approved by:

Elena Rodrigues, Administrative Assistant III

Randall Hamerly, Chairman
Planning Commission