

PLANNING COMMISSION REGULAR MEETING MINUTES
July 5, 2023 – 6:00 P.M.

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

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| Present: | Chair | Randall Hamerly |
| | Commissioner | Edward Amaya |
| | Commissioner | Jarrold Miller |
| | Commissioner | Jessica Sutorus |

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| Absent: | Vice Chair | Chandra Thomas |
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Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Ash Syed, Associate Planner
Matt Bennett, Public Works Director
Matt Wirz, Building Official

Chair Hamerly led the Pledge of Allegiance.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None.

PUBLIC HEARING

1. Design Review Application (DRA 23-005) for a Site Plan, Landscape Plan, and Building Elevations related to the entitlement of a 120,000 square foot self-storage facility, onsite parking, and associated landscaping on a 1.6-acre site. [Related entitlements include Conditional Use Permit (CUP 23-006) and Lot Line Adjustment (LLA 23-001) approved June 20, 2023]. (Continued from June 20, 2023). (Continued from June 20, 2023). (APN: 1201-34-171 & 1201-34-172, Applicant: Aysar Helo)

Associate Planner Syed presented the staff report.

Chair Hamerly opened the public hearing.

Chair Hamerly asked if the Applicant's Representative wanted to go over how they achieved the corrections the Planning Commission requested from the June 20, 2023 meeting.

Applicant's Representative Larry Thom stated we were able to make the first round of changes per the recommendations. We got feedback last week from staff and additional changes to the elevations were requested. So that's when we moved the green pop out onto the north elevation and the northeast elevation to continue the theme around the corner that would be

most visible to traffic and patrons. In addition to that, the first round of changes that we did is mixed in different elements of the CMU along the eastern elevations. We shifted the building 5 feet to the south and move the landscape strip that was at the southern portion to the northern portion of the property. We also took the opportunity to modify the parking stalls so that they are compliant, that allowed us to expand the spots to 22 feet and also include a 5-foot buffer in between each space there. We removed the landscaping that had been shown in the turnaround area.

Commissioner Amaya asked what kind of storage facility is being presented at this location?

Applicant's Representative Larry Thom stated we have a variety of different unit sizes. When we look at identifying the site, we look at the demographics in the area, population density, what type of businesses are around, and that determines the average unit. The first floor will be larger drive-up units and those are beneficial to local businesses that need to supply inventory or pieces of equipment. We have varying unit sizes on the upper floors to service people that are in transition or whatever needs they may.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner Amaya, seconded by Commissioner Sutorus, to adopt Resolution No. 2023-029, approving Design Review Application (DRA 23-005) for a Site Plan, Landscape Plan, and Building Elevations. Motion carried, 4-0, with Vice Chair Thomas being absent.

RESOLUTION NO. 2023-029

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING DESIGN REVIEW APPLICATION (DRA 23-005) FOR THE SITE PLAN, LANDSCAPE PLAN, AND BUILDING ELEVATIONS PERTINING TO THE DEVELOPMENT OF A 120,000 SELF-STORAGE FACILITY LOCATED ON A 1.6 ACRE SITE ON THE SOUTH SIDE OF GREENSPOT ROAD, MID-BLOCK BETWEEN BOULDER AVENUE AND THE 210 FREEWAY. RELATED ENTITLEMENTS INCLUDE CONDITIONAL USE PERMIT (CUP 23-006) AND LOT LINE ADJUSTMENT (LLA 23-001).
APPLICANT: AYSAR HELO

ANNOUNCEMENTS

None.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 6:14 p.m.

Submitted by:

Approved by:

Camille Goritz, Administrative Assistant III
Community Development Department

Randall Hamerly, Chair
Planning Commission

