

PLANNING COMMISSION REGULAR MEETING MINUTES
January 2, 2024 – 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.

Present:	Chair	Randall Hamerly
	Vice Chair	Chandra Thomas
	Commissioner	Jarrold Miller
	Commissioner	David Saran
	Commissioner	Vacant

Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Matt Bennett, Assistant Public Works Director
Matt Wirz, Building Official
Camille Duarte, Administrative Assistant III

Chair Hamerly led the Pledge of Allegiance.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None.

CONSENT CALENDAR

1. Minutes from the December 5, 2023 Regular Meeting.

A MOTION was made by Vice Chair Thomas and seconded by Commissioner Saran to approve the minutes as submitted. Motion carried, 4-0.

PUBLIC HEARING

2. Revision to Engineering Conditions of Approval for Design Review Application DRA 20-006, approved by the City Council on September 23, 2020. Design Review Application DRA 20-006 proposed the construction of a 200-unit residential complex at the northwest corner of Greenspot Road and Webster Street, known as San Carlo, I, Highland Townhome Apartments. The current application proposes to revise Engineering Conditions No. 11 and No. 40 related to the timing and method of certain on-site and off-site improvements.

Assistant Community Development Director Stater presented the staff report.

Commissioner Miller asked if we were to defer, what would the timing be of that difference?

Assistant Community Development Director Stater stated the undergrounding of the utilities would allow occupancy of any of the buildings, which is Condition #4. That would allow occupancy right away. For Condition #11, the applicant could get occupancy of all but the very last building. They can receive occupancy now upon completion of all the other conditions for all departments, however they would all have to be satisfied with the exception of this particular one. There is additional nuances to the condition, but they could receive occupancy up front, and the signal would have to be installed before any occupancies in the very last building.

Commissioner Miller asked what are the impacts of those barricades on existing traffic flow through Greenspot Road?

Assistant Community Development Director Stater stated that would limit any left in or left out movements, it would barricade the entire section (Pointing to PowerPoint.).

Chair Hamerly asked how would the barricades be placed?

Assistant Public Works Director Bennett stated the barricades proposed were glued down delineators. We are waiting for additional design details; however, it has not been determined.

Commissioner Saran asked do we know how long those barricades would be in place?

Assistant Public Works Director Bennett stated I think that the Applicant would agree with the six-month window for the traffic signal. I would say less than a year.

Commissioner Saran asked what kind of barricades are we looking to put there?

Assistant Public Works Director Bennett stated the design Engineer has not proposed that yet. The concern that we have is the maintenance that the development will have to maintain those, so they are not driven or passed through.

Chair Hamerly stated the glue down delineators are not traffic proof, people still drive through.

Commissioner Saran stated the K Rails would be most effective to stop ingress and egress.

Chair Hamerly asked what were the issues impacting the timing of signaling the only ingress egress for the project?

Assistant Public Works Director Bennett stated I think the Applicant would speak to that, but they did address that in their letter to staff requesting the revisions.

Chair Hamerly stated I am assuming a lot of residents driving home in the evening are coming west on Greenspot Road wanting to turn into this project which is the only point of access with a very inconvenient U-turn either at Webster Street or Boulder Avenue.

Assistant Public Works Director Bennett stated you are correct. The dominant move is that left turn in, there will be left turns towards Boulder Avenue to go south on Boulder Avenue. The traffic signal itself was warranted for those movements and was always a Condition of

Approval. Through the development there were various challenges to the configuration and that is what the Applicant had referred to in the letter.

Chair Hamerly asked was it the Calhoun side of it impacting the signalization design?

Assistant Public Works Director Bennett stated yes.

Vice Chair Thomas asked why is the decision to hold it for the last building occupancy?

Assistant Public Works Director Bennett stated I want to hear from the Applicant with their expectations when they are going to foresee the occupancy. The lead time described in the letter that I had was 22-24 weeks of for the traffic signal. If they have not obtained the equipment yet that is where that six-month timeframe comes from.

Chair Hamerly asked is it possible to restrict a U-turn at Webster Street?

Assistant Public Works Director Bennett stated we do not want to see the restriction of the left turn and the U-turn at Webster Street. There is a lot of heavy traffic in the afternoon for student pickup.

Chair Hamerly stated that that left turn lane wanting to go north on Webster Street, I have seen that blocked up for some time waiting for an opportunity to make a left turn and your opportunities to make a U-turn are even less making a left turn. If somebody is wanting to make a U-turn that could hold up the line even longer, waiting for that opportunity.

Assistant Public Works Director Bennett stated if we were to approve a traffic control plan that was presented with that signage and that U-turn would be signed and incorporated at Boulder Avenue at a signalized intersection.

Commissioner Saran I concur with Chair Hamerly, the only a left turn should be allowed at Greenspot Road and Webster Street. Will there be signage posted of no U-turn at Greenspot Road and Webster Street?

Assistant Public Works Director Bennett stated it is an option the Engineer designing the traffic control plans will come up to reinforce the U-turn is ahead.

Chair Hamerly opened the public hearing.

Applicant Patrick Tritz stated I am one of the owners of the San Carlo Apartments. The signal problem is we started that process a while ago and we were moving along with staff pretty well. It is a slow process with the signal and in our traffic Engineer. Along Costco came and our phase two which changed the road and our signal. Sierra Pacific will not order the equipment until there is an approved plan. We widened the road, changed the arms and as of today we still do not have an approved plan, but we are almost there. I agree with the modified Conditions #11 and #40.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner Miller and seconded by Commissioner Saran to adopt Resolution No. 2024 - 001, recommending the City Council adopt a Resolution to approve revisions to Engineering Conditions of Approval No. 11 and No. 40 for Design Review Application DRA 20-006. Motion carried, 4-0.

RESOLUTION NO. 2024 – 001

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT A RESOLUTION TO APPROVE REVISION OF ENGINEERING CONDITIONS OF APPROVAL NO. 11 AND NO. 40 FOR DESIGN REVIEW APPLICATION (DRA 20-006) RELATED TO THE DEVELOPMENT OF A 200-UNIT MULTI-FAMILY APARTMENT COMPLEX ON 10.84 ACRES AT THE NORTHWEST CORNER OF GREENSPOT ROAD AND WEBSTER STREET IN PLANNING AREA 3 OF THE GREENSPOT VILLAGE & MARKETPLACE SPECIFIC PLAN (APN NO. 1200-041-02).

ANNOUNCEMENTS

The Planning Commissions next regular meeting is scheduled January 16, 2024.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 6:32 p.m.

Submitted by:

Approved by:

Camille Duarte, Administrative Assistant III
Community Development Department

Randall Hamerly, Chair
Planning Commission

