

PLANNING COMMISSION REGULAR MEETING MINUTES
February 21, 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.

Present:	Chair	Randall Hamerly
	Vice Chair	Chandra Thomas
	Commissioner	Edward Amaya
	Commissioner	Jarrold Miller
	Commissioner	Jessica Sutorus

Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Angela Tafolla, Assistant Planner
Matt Bennett, Assistant Public Works Director
Camille Goritz, Administrative Assistant III
Scott Rice, City Landscape Architect

Chair Hamerly led the Pledge of Allegiance.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None.

PUBLIC HEARING

1. Amendment to Design Review Application DRA 21-024 for revised Public Art Piece related to the development of a warehouse approved on August 2, 2022. (Related entitlements: Conditional Use Permit CUP 22-002, Parcel Merger PM 22-002 and Variance 22-001 also approved August 2, 2022) (Northwest corner of Central Avenue and 3rd Street; Assessor's Parcel Numbers 1192-561-11, 1192-561-15 through 21, Patriot USICVI Central 3rd, LLC)

Assistant Planner Tafolla presented the staff report.

Vice Chair Thomas asked the previous version was more a signage for a monument sign, so this new art piece will not have any wording it is just a standalone art with decorative lights?

Assistant Planner Tafolla replied yes, correct.

Commissioner Sutorus stated where is the signage going to be now?

Assistant Planner Tafolla stated if there is signage, it will be on the building.

Chair Hamerly opened the public hearing.

Applicants Representative Kevin Alcantra stated there is color changes up to twelve times a minute, however we want to leave it up to Planning Commission. We can keep the solid blue. We can change the color during holidays. Currently proposed, we are not having it change any colors. We are very flexible on changing color. It is a very flexible piece of art that can change the LED under the perforated metal.

Chair Hamerly asked what is the thickness of the white enamel coated steel plane?

Kevin Alcantra stated roughly 4 inches I would say. It is not detailed on our plans, but when we have construction plans it will be detailed out.

Chair Hamerly asked regarding the night time shot with the colored rendering, am I looking at up lighting that's housed in the flat concrete base? It looks like the top surface of that is glowing.

Kevin Alcantra stated I believe it is side lighting from the perforated metal. It does look like in the rendering that there could be up lighting. We are open to adding up lighting.

Chair Hamerly asked so the perforated metal based on the rendering, is that two parallel black painted panes? Is it three sided or is it four-sided housing?

Kevin Alcantra stated two sided.

Chair Hamerly stated a concern I had was the level of brightness at that corner. we don't want glowing and lighting up the whole neighborhood. The second concern was more of an attractive nuisance, and might be an attractive nuisance for graffiti. If it is thirteen feet tall, somebody is going to try to bend it. I also would be interested in fewer color changes.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner Miller, seconded by Commissioner Miller to adopt Resolution No. 2023- 004, approving an amendment to Design Review Application DRA 21-024 for revised Public Art Piece in compliance with Planning Department Condition No. 23. Motion carried, 5-0.

RESOLUTION NO. 2023 -004

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING A REVISION TO DESIGN REVIEW APPLICATION (DRA 21-024) TO APPROVE A REVISED PUBLIC ART PIECE FOR A WAREHOUSE LOCATED ON A 3.01 ACRE SITE AT THE NORTHWEST CORNER OF CENTRAL AVENUE AND 3RD STREET.

2. Request for a one-year Extension of Time (EXT 23-001) for Tentative Tract Map No. 20090 (TTM 17-001) and Tentative Parcel Map No. 19958 (TPM 17-002), entitlements related to the 137-unit Blossom Trails housing development in the East Highlands Ranch. (Sunland Communities, LLC)

Assistant Community Development Director Stater presented the staff report.

Chair Hamerly opened the public hearing.

Commissioner Amaya stated regarding the final extension the applicant is able to file permits before October 30, 2024, correct?

Assistant Community Development Director Stater replied March of 2024. The maps will expire in March of 2024 and the East Highlands Ranch agreements in October of 2024.

Commissioner Miller stated it was mentioned previously that the market had dictated a change in land use, currently we are dealing with some market fluctuation. Is the market dictating a change in land use for this project?

Assistant Community Development Director Stater stated we spoke about that change in the market that was noted and brought to us by the developer. So that would be a developer lead initiative if they felt that this density of 137 on the 25 acres wasn't right for the market then they could propose something different.

Chair Hamerly stated at this point that would take a new Conditional Use Permit and CEQA given there would be any type of wholesale change they would have to redesign the project and get it through the entitlement process. Does that work within the existing window, or does that start new because it's now a fresh set of entitlements?

Assistant Community Development Director Stater stated it depends on what they wanted to do and if there were to be a change in density. At the very lowest level, it would require a new tract map to redesign the project itself if they kept within the density that's permitted in the amended East Highlands Ranch PUD document, which would give an approximate range. If it's outside that range, that would be going back, amending the PUD document and a much higher-level review additional CEQA. That is why the staff report discusses the expiration of those East Highlands Ranch agreements.

Applicant Camille Bari stated I want thank staff and the Board to keep addressing this project. It's been since 2004 and it was actually 306 units, the first approvals. It is not only a change in the market because of some fashion of development can come and go. We just felt there was a bit of a resistance for 306 units over about 22 acres. So it's very hard to predict when we go through an economic challenge and the market stops and buyers disappear. People desire the single family detached, but they're not interested in the larger lots that require a lot of maintenance. We would like to preserve our entitlements.

Chair Hamerly closed the public hearing.

A MOTION was made by Vice Chair Thomas, seconded by Commissioner Sutorus to

1. Adopt Resolution No. 2023 – 005, approving Extension of Time application (EXT 23-001) for a one (1) year extension of Tentative Parcel Map No. 19958 (TPM 17-002); and
2. Adopt Resolution No. 2023 – 006, approving Extension of Time application (EXT 23-001) for a one (1) year extension of Tentative Tract Map No. 20090 (TTM 17-

001), subject to the amended Conditions of Approval and Findings of Fact.

RESOLUTION NO. 2023 - 005

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND RECOMMENDING THE APPROVAL OF EXTENSION OF TIME APPLICATION (EXT 23-001) FOR A ONE (1) YEAR EXTENSION OF TENTATIVE TRACT MAP NO. 20090 (TTM 17-001) RELATED TO THE PROPOSED 137-UNIT BLOSSOM TRAILS HOUSING DEVELOPMENT IN THE EAST HIGHLANDS RANCH.

RESOLUTION NO. 2023 - 006

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND RECOMMENDING THE APPROVAL OF EXTENSION OF TIME APPLICATION (EXT 23-001) FOR A ONE (1) YEAR EXTENSION OF TENTATIVE PARCEL MAP NO. 19958 (TPM 17-002) RELATED TO THE PROPOSED 137-UNIT BLOSSOM TRAILS HOUSING DEVELOPMENT IN THE EAST HIGHLANDS RANCH.

ANNOUNCEMENTS

The next regular meeting is scheduled March 7, 2023.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 6:40 p.m.

Submitted by:

Approved by:

Camille Goritz, Administrative Assistant III
Community Development Department

Randall Hamerly, Chair
Planning Commission