

PLANNING COMMISSION REGULAR MEETING MINUTES
July 18, 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	Jarrold Miller
	Commissioner	Jessica Sutorus

Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Ash Syed, Associate Planner
Ben Booth, Senior Engineer
Matt Wirz, Building Official
Scott Rice, City Landscape Architect

Chair Hamerly led the Pledge of Allegiance.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None.

CONSENT CALENDAR

1. Minutes from the June 20, 2023 Regular Meeting.

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

2. Minutes from the July 5, 2023 Regular Meeting.

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

PUBLIC HEARINGS

3. Design Review Application (DRA 23-008) for the Site Plan, Landscape Plan, and Building Elevations related to the construction of a 3,596 square-foot drive-thru carwash with 16 vacuum stations and Lot Line Adjustment (LLA 23-002) to relocate the southern property boundary. (southwest corner of Boulder Avenue and Greenspot Road, APN: 1201-361-29 & 1201-361-30, Boulder Holdings, LLC)

Associate Planner Syed presented the staff report.

Applicant Vance Shannon stated we are grateful to be here presenting Quick Quack tonight. I have a three-minute video presentation that will help everyone understand the company a bit better. The presentation was about water savings, charitable giving, etc. and I can elaborate on any questions you had.

Commissioner Miller asked what additional benefits does this project bring to the Greenspot area given we already have two car washes in this area?

Vance Shannon stated we are the fourth largest car wash in the nation. It's quick, it is a great operation, it is a great-looking building for that particular location. People want convenience now. We have a million members, and we have 200 stores, so it's 5,000 members for every store we open.

Vice Chair Thomas asked how many employees will be on the site?

Applicant Vance Shannon stated two to three employees.

Chair Hamerly asked are those three parking spaces designated for the employees?

Associate Planner Syed stated the three parking spaces required on the site are per the parking regulations, per washing stall. There is one washing stall in this facility.

Chair Hamerly asked if this parcel would have shared access and through access from the southern boundary or access directly to Boulder Avenue?

Applicant Vance Shannon stated yes, there will be.

Chair Hamerly opened the public hearing.

Vice Chair Thomas stated a concern I had on the site plan was the queuing, it looked short and could have some backup into that area along Greenspot Road.

Applicant Vance Shannon stated the car wash is less than 3 minutes, and we can load a car every 24 seconds into the washing station. We can wash 55 cars in an hour. We usually see 350-400 cars a day. Queuing is never an issue.

Chair Hamerly asked to the south of the trash enclosure, there an item marked that shows a loading zone, what is being loaded there?

Applicant Vance Shannon stated we have deliveries once a month such as detergents. There will not be retail on site.

Vice Chair Thomas stated on the color exhibits on the east elevation since that is visible to cars and the que, I would like to see some type of embellishments, awnings, or lattice since there isn't anything on the walls currently. What is the back door leading to?

Applicant Vance Shannon stated that door is leading to the mechanical room. I think should add canopies over or awnings over those windows. There are elevation changes, there are pop outs from the equipment room.

Vice Chair Thomas stated I like the yellow color, its vibrant. I do not like the green color, but I understand it is consistent with Quick Quack's branding.

Applicant Vance Shannon stated we are very charitable as well; we gave 15,000 children eyeglasses that wouldn't be able to afford them. We wash cars to change lives for the better. Washing cars is our business, but truly like a high school fundraiser, just on a much bigger scale.

Chair Hamerly asked does the grey clouds color go on the doors?

Applicant Vance Shannon stated yes, it does. They are really nice buildings.

Commissioner Sutorus stated I do use this type of car wash, and we have not approved one in City of Highland yet, so this is a great thing for the city. I also am very appreciative of the car wash itself because I want customers to go to a car wash and not wash their cars in their driveways because pollution, runoff, and storm drain issues.

Chair Hamerly stated the east elevation the awnings should match, and staff will make a note of that to ensure it is added.

Vice Chair Thomas asked at the vacuum's location, are there trash cans in that area?

Applicant Vance Shannon stated there are orange balls at each vacuum station and those are trash cans. We call it the duck pond.

Chair Hamerly stated next, we will go over landscaping plans. The comment about additional screening to the western property line, was that the blank area that was immediately adjacent to the car wash?

Landscape Architect Rice stated the comment does relate to the area between the substation and the showroom. Condition 21 is not about the street trees; I am trying to step down the height of the building to the surroundings.

Commissioner Miller asked are the trees Mexican fan palms on the property?

Landscape Architect Rice stated yes, they are. They are along Greenspot Road.

Commissioner Sutorus asked are there other species you can select that are not invasive species?

Landscape Architect Rice stated yes, we can find another species to put there.

Commissioner Miller stated on the grading plan, regarding the temporary infiltration basin, its outlet looks like it's going to drain back to the southerly property line. Based on the way the

site plan looked laid out on Google Earth, it looks like that is an existing slope all along the south side of that wall. I'm not sure there's going to be conveyance capacity there. The storm water treatment system looks like you are going with an underground storm chamber system. I recommend pretreatment given the land use occurring here. I would also recommend a 100-year mitigation based on the lack of downstream receiving facilities.

Chair Hamerly stated regarding the infiltration basin, it is marked on here as a temporary. Is that because it's on the other property?

Applicant Vance Shannon stated it probably is because we don't know what's going to be built there yet.

Senior Engineer Booth stated regarding the temporary infiltration basin, Engineering does condition projects to have a temporary sedimentation basin during construction that does not impact the area where the ultimate infiltration will be.

Chair Hamerly directed staff recommendations on the height of the awning, landscape modifications, and storm flow.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner Amaya, seconded by Commissioner Sutorus, to:

1. Adopt Resolution No. 2023-030 approving Design Review Application (DRA 23-008) for the Site Plan, Grading Plan, Landscape Plan, and Building Elevations related to the construction of a 3,596 square-foot drive-thru carwash with 16 vacuum stations, subject to the Conditions of Approval and the Findings of Fact;
2. Adopt Resolution No. 2023-031 approving Lot Line Adjustment (LLA 23-002) to relocate the southern property boundary, subject to the Conditions of Approval, and the Findings of Fact; and
3. Direct staff to file a Notice of Exemption with the County Clerk of the Board of Supervisors. Motion carried, 4-0.

RESOLUTION NO. 2023-030

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING DESIGN REVIEW APPLICATION (DRA 23-008) FOR THE SITE PLAN, LANDSCAPE PLAN, AND BUILDING ELEVATIONS PERTINING TO THE CONSTRUCTION OF A 3,596 SQUARE-FOOT DRIVE-THRU CARWASH WITH 16 VACUUM STATIONS ON A 1.38 ACRE SITE AT THE SOUTHWEST CORNER OF BOULDER AVENUE AND GREENSPOT ROAD. RELATED ENTITLEMENTS INCLUDE LOT LINE ADJUSTMENT (LLA 23-002).

RESOLUTION NO. 2023-031

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING LOT LINE ADJUSTMENT (LLA 23-002) TO RELOCATE THE SOUTHERN THE BOUNDARY LINE BETWEEN TWO (2) PARCELS IN ASSOCIATION WITH DESIGN REVIEW APPLICATION (DRA 23-008) FOR THE CONSTRUCTION OF A 3,596 SQUARE-FOOT DRIVE-THRU CARWASH WITH 16 VACUUM STATIONS ON A 1.38 ACRE SITE AT THE SOUTHWEST CORNER OF BOULDER AVENUE AND GREENSPOT ROAD.

4. Design Review Application (DRA 21-009) for a 4-story, 40-unit apartment development Including Site Plan, Building Elevations, Rough Grading Plan, and Conceptual Landscape Plan. (Northside of Base Line, .75 west of Victoria Ave, APN: 1191-181-01&1191-191-06, Applicant: Francisco Javier Hernandez)

Assistant Community Development Director Stater presented the staff report.

Chair Hamerly stated regarding the private open space component, for the upper-level units where there's a 100 square foot requirement per unit, how is that calculated?

Assistant Community Development Director Stater stated it is not intended to include the wall thickness.

Chair Hamerly stated all the balcony elements are four feet, but it is measured from the wall to the outermost element. I am wondering if that still is maintaining the 100 square minimum?

Applicants Engineer Oscar stated during the plan check process we can make sure it is code, but now I see that it is going to be undersized and will not meet the 100 square foot requirement.

Chair Hamerly opened the public hearing.

Commissioner Miller stated it looked like the site plan overlapped into Warm Creek.

Assistant Community Development Director Stater stated they own the property in Warm Creek and have been in contact with Flood Control to ensure to stop at the appropriate location.

Commissioner Miller asked is Warm Creek proposed to be improved at all based on the new Specific Plan for the Airport?

Assistant Community Development Director Stater stated it is outside the project area. I don't know how they would connect.

Commissioner Miller stated I would recommend getting the 100-year water surface for Warm Creek and set the pad elevations a foot above the 100-year water surface if possible. It looks

like you've already been in contact with Flood Control, which is great. Typical design standard is to set your pad above the 100-years.

Senior Engineer Booth stated within that area of Warm Creek I am not familiar with any improvements that Flood Control has been proposing.

Chair Hamerly stated I know these are not full construction documents, but the material that is being used for the roof deck was not specified. There will be furniture on the roof deck so the finish surface must be durable scratch material.

Chair Hamerly stated I could only locate where the Brisbane box and the purple leaf palm were on the plan. The rest of the species could not be distinguished from the plan that was provided due to graphics and scale.

City Landscape Architect Rice stated I agree, I can only locate two species. This is reflected in our conditions as well providing the plans no smaller than 20 scale. The Brisbane box is the parking lot tree and in the back of the property, there's some trees in planter islands in the parking spaces.

Chair Hamerly stated moving onto floor plans, the closet areas indicated at 50 square feet and the walls are a single line, so I'm assuming that those are stucco covered that, that is a gross area. That should be reflected on the final construction documents on how you access those closets because it just it's reading as a placeholder right now. What is happening on the stairwells?

Applicant's Engineer Oscar stated one side of the tower has windows and the other side is closed shutter.

Chair Hamerly asked on exhibit 2.4 where it shows connecting balcony, it is connecting at the roof level, correct?

Assistant Community Development Director Stater stated yes, correct.

Chair Hamerly asked if the HVAC was going to be visible from the roof deck or are they screened?

Assistant Community Development Director Stater stated I read it as screened.

Chair Hamerly stated there are some gaps between the tower and the gabled roofs that needs railing, but it needs a 42-inch barrier so that nobody can access those roofs at the corners between the tower and the gabled roofs. Going back to 2.4 there is a gap between the stair tower and the planter. Also, the roof area that the gable is sloping down into the side of the stair tower. On 3.1 on the south elevation, there's a gate showing on the opening between the two halves of the building, are those securing the interior courtyard from the street?

Assistant Community Development Director Stater stated yes, it is securing it from Base Line.

Chair Hamerly closed the public hearing.

A MOTION was made by Vice Chair Thomas, seconded by Commissioner Sutorus to adopt Resolution No. 2023 – 032 to Approve Design Review Application (DRA 21-009), subject to the Conditions of Approval and Findings of Fact and direct staff to file a Notice of Exemption with the County Clerk of the Board. Motion carried, 4-0.

RESOLUTION NO. 2023 – 032

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING DESIGN REVIEW APPLICATION DRA-21-009 INCLUDING THE SITE PLAN, BUILDING ELEVATIONS, ROUGH GRADING PLAN, AND CONCEPTUAL LANDSCAPE PLAN FOR 'HACIENDA APARTMENTS' A 40-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT LOCATED ON THE NORTH SIDE OF BASE LINE APPROXIMATELY .75 MILE WEST OF VICTORIA AVENUE, HIGHLAND. ASSESSOR'S PARCEL NO. 1191-181-01 & 1191-191-06.

ANNOUNCEMENTS

Community Development Director Mainez announced that Costco Corporation will be coming to City of Highland off of Greenspot Road. National Night Out is scheduled August 1, 2023 at 5:30 p.m.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 8:20 p.m.

Submitted by:

Approved by:

Camille Goritz, Administrative Assistant III
Community Development Department

Randall Hamerly, Chair
Planning Commission

