

PLANNING COMMISSION REGULAR MEETING MINUTES
August 15, 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
Matt Bennett, Assistant Public Works Director
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 July 18, 2023 Regular Meeting.

A MOTION was made by Commissioner Miller, seconded by Vice Chair Thomas to continue the minutes to the September 5, 2023 meeting. Motion carried, 3-0.

PUBLIC HEARING

2. Conditional Use Permit (CUP 22-005A) and Design Review Application (DRA 22-011A) (Amending Conditional Use Permit (CUP 22-005) and Design Review Application (DRA 22-011) for the construction of a 154,876 square foot warehouse building with 17 loading docks, 120 parking spaces, and associated improvements. **[Revision to the 146,670 square foot warehouse originally approved for this site on December 20, 2022. Resolutions No. 2022-047, 48, 49, 50, and 51]**

Associate Planner Syed presented the staff report.

Chair Hamerly stated on the 8-foot screening walls there is an exhibit in the plans that show the section through the truck bays. It looks like the wall height is being measured where the truck bay is, if it is being screened it should be measured on the higher-grade side.

Associate Planner Syed stated yes when we calculate the height on the block walls we start from the higher grade.

Chair Hamerly opened the public hearing.

Applicant George Garcia stated our project is consistent with what we provided before. I accept the Conditions of Approval.

Chair Hamerly stated on the site plan, the primary point of access along 3rd Street appears to be the auto and truck entry at the eastern edge of the site. The proposed monument sign is at the southwest corner, it would only be visible to eastbound traffic, they may want to rotate to 90 degrees or perpendicular to 3rd Street. Where is the cargo container going to be stored?

Associate Planner Syed stated that was a leftover condition from the pervious design. Since then, it has been removed and there is no truck parking on the dock. These conditions for storage containers would not affect the parking because in the old design the proposed access parking was in the trucking area for dual use for trailers to be stored or passenger vehicle parking.

Applicant George Garcia stated it would be our preference to be dual use.

Assistant Community Development Director Stater stated the only other option is to block the truck bay if there is going to be long term storage.

Applicant George Garcia asked how many stalls do we have?

Chair Hamerly stated 33 stalls. It is conditioned to the 120 parking stalls because it has been modified from the 133. The condition would have to remain as is, but again it is a conflicting restriction because of the limit.

Associate Planner Syed stated we will leave the condition as is.

Vice Chair Thomas stated it is lacking the design elements that we have recently seen in some of the other warehouses that were approved.

Associate Planner Syed stated this is what was originally approved in December 2022. Nothing has changed besides the site plan. Overall, the style has been consistent.

Chair Hamerly stated right now it is a 45.6 maximum height and it looks like the base of those dimensions from finish floor. Overall building height needs to be taken from grade. The grading plan shows there is a grade differential of approximately 2.5 feet, at the northeast corner of the building there is 1171.5 on the interior and 1169 on the exterior. That is the closest the finish floor gets to grade.

Chair Hamerly stated Vice Chair Thomas is describing the key corners of the building, the northeast and southeast elevations.

Vice Chair Thomas stated other projects that have come to Planning Commission, the designs have had much larger pronounced area. Looking at this it seems like it is just the color differentiation to that area. Is there a limit on the height?

Applicant's Representative Jacob Huber stated as you previously discussed we do have a variance for the height. We are trying to keep the height limited so we don't want the steps to be so pronounced.

Chair Hamerly stated at the main entry at the northeast corner elevations the steps and the ramps are not showing up. Maybe widen the steps so they are matching the width of the entry door or come out with an awning, something to enhance it.

Applicant's Representative Jacob Huber stated we do try to widen the stairs to be more monumental. We try to stay away from having concrete panels, we try to open it up with handrails.

Chair Hamerly stated the stairs are a little bit wider than the doors itself.

Applicant's Representative Jacob Huber stated on this one we run into space issue because there is grade differential between the finish floor and surface.

Vice Chair Thomas asked does the tenant have a branded color?

Applicant George Garcia stated the tenant does not, so we will explore a color for the tenant.

Chair Hamerly stated the wall elevations that are being represented are precast panels, would they be level, or would they follow the slope of the site?

Associate Planner Syed stated they are supposed to be staggered like that.

Commissioner Miller stated it looks like the size of the grading plan is significant reading the Conditions of Approval. Looks like this will be a manufacturing facility, there may be industrial stormwater permit that is required prior to occupancy. The general drainage systems on the property has an overflow pipe that then drains back to a proposed existing catch basin. The Conditions of Approval references the 5th Street corridor improvement project by Granite Construction. Can the city speak to the status of that project?

Assistant Public Works Director Bennett stated the construction on Palm Avenue closed south at 5th Street is the Granite Construction. That portion of work will be completed by mid-September. The catch basin that is being connected by this system is blocked by an Edison facility. The delay for Edison to complete the project is going to be beyond 2024 completion. We have informed the development team that completion of the project cannot be done under the contract with Granite Construction.

Commissioner Miller asked will they know what they need to include when they send out bid requests so they can avoid a change order later?

Assistant Public Works Director Bennett stated yes, we are working with them.

Chair Hamerly stated the there was a number of Conditions of Approval regarding the enhanced planting and shading referencing to the added vines. Are the vines going to cover the perimeter walls?

City Landscape Architect Rice stated not sure, this was requested by the Applicant's Landscape Architect. They are one-gallon vines.

Chair Hamerly asked should we change condition #19 to include 5 gallons for the vines?

City Landscape Architect Rice stated yes.

Applicant's Representative Jacob Huber stated yes, the vines are going to cover the screen walls facing the street to soften the view.

Chair Hamerly asked based on the Conditions of Approval that were proposed by City Landscape Architect Rice is the final layout of lighting and the landscape placement would be cross referenced to each other?

Associate Planner Syed stated yes, correct.

Chair Hamerly stated we should define what long term is regarding Conditions of Approval #4 is so there is a time included in that instead of saying long term.

Community Development Director Mainez stated the purpose was more permanent. We can make sure the Condition is clearer next time.

Chair Hamerly stated based on the comments of the elevations that Vice Chair Thomas had made, would it be better for the plans to come back to Planning Commission or make a directive to staff?

Vice Chair Thomas stated I trust staff to handle it.

Chair Hamerly stated motion will read the Conditions of Approval as modified because there is amendments.

Chair Hamerly closed the public hearing.

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

1. Adopt Resolution No. 2023-033 approving amended Conditional Use Permit (CUP-22-005A) for the development of a 154,876 square foot warehouse building and related improvements; and
2. Adopt Resolution No. 2023-034 approving Design Review Application (DRA 22-011A) for the Site Plan, Building Elevations, Grading Plan and Conceptual Landscape Plan, subject to the Conditions of Approval as modified, and the Findings of Fact. Motion carried, 3-0.

RESOLUTION NO. 2023-033

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, ADOPTING CONDITIONAL USE PERMIT (CUP 22-005A) FOR THE ENTITLEMENT OF A 154,876 SQUARE FOOT WAREHOUSE BUILDING WITH 17 LOADING DOCKS, 120 PARKING SPACES, AND ASSOCIATED IMPROVEMENTS. [REVISION TO THE 146,670 SQUARE FOOT WAREHOUSE ORIGINALLY APPROVED FOR THIS SITE ON DECEMBER 20, 2022. RESOLUTIONS NO. 2022-047, 48, 49, 50, AND 51]

RESOLUTION NO. 2023-034

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING DESIGN REVIEW APPLICATION (DRA 22-011A) FOR THE SITE PLAN, BUILDING ELEVATIONS, ROUGH GRADING PLAN AND CONCEPTUAL LANDSCAPE PLAN PERTINING TO THE DEVELOPMENT OF A 154,876 SQUARE FOOT WAREHOUSE, LOCATED ON THE EAST SIDE OF CENTRAL AVENUE, NORTH OF 3RD STREET, AND SOUTH OF 5TH STREET. [REVISION TO THE 146,670 SQUARE FOOT WAREHOUSE ORIGINALLY APPROVED FOR THIS SITE ON DECEMBER 20, 2022. RESOLUTIONS NO. 2022-047, 48, 49, 50, AND 51]

ANNOUNCEMENTS

The Planning Commissions next regular meeting is scheduled September 5, 2023.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 7:03 p.m.

Submitted by:

Approved by:

Camille Goritz, Administrative Assistant III
Community Development Department

Randall Hamerly, Chair
Planning Commission

