

PLANNING COMMISSION REGULAR MEETING MINUTES
October 18, 2022 – 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
Matt Bennett, Assistant Public Works Director
Matt Wirz, Building Official
Camille Goritz, Administrative Assistant III
Scott Rice, City Landscape Architect

The Pledge of Allegiance was led by Chair Hamerly.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None.

CONSENT CALENDAR

1. Minutes from the October 4, 2022 Regular Meeting.

A MOTION was made by Vice Chair Thomas, seconded by Commissioner Miller, to approve the minutes as amended. Motion carried, 3-2, with Commissioner Amaya and Commissioner Sutorus abstaining.

PUBLIC HEARING

2. Conditional Use Permit (CUP 22-009) to permit the development of a contractor's equipment rental business for construction and building equipment that includes a 3,900 office and shop/warehouse as well as outdoor storage. Related entitlements include Design Review Application DRA 22-012 for the Site Plan, Building Elevations, Grading Plan and Conceptual Landscape Plan, and Parcel Merger PM 22-001 to combine three (3) parcels into one (1). **Continued from October 4, 2022.** (Owner/Applicant: Crow Holdings Industrial/American Rentals, APN No. 1192-641-12, 22, & 23)

Assistant Community Development Director Stater presented the staff report.

Chair Hamerly asked regarding the modified Engineering Condition #22, is the modification to the last sentence because that it is a through lot and it would pertain to both 3rd Street and 5th Street?

Assistant Public Works Matt Bennett stated originally, I assumed the drainage was going to go to 3rd Street. It's going to outlet to 5th Street, the condition has been corrected to say discharge the city right of way as necessary.

Commissioner Miller stated it looks like they're proposing underground infiltration and the equipment yard is going to be uncovered. Some significant sources of contamination there, hydrocarbons, heavy metals, and particulates. Will there be a requirement for pretreatment prior to the infiltration?

Assistant Public Works Director Bennett stated there should be. I don't know if I had that specifically within the WQMP, but that would be expected for that type of use as you mentioned, without coverage.

Commissioner Miller stated the property immediately across the street downstream where you can see the large grey area where the trucks are parked is an old landfill. There is recent testing from the Regional Board in 2017 that found significant amount of PFA's in that area, and we would be infiltrating upstream and probably promoting groundwater movement under the landfill site. Was this considered in the environmental documentation by Partner Engineering Services Incorporated that did the phase one site assessment?

Assistant Community Development Director Stater stated the consultants are not present in this meeting tonight. I know they looked at the area sources with updated information. There was a comprehensive study that did look specifically at that and was considered in the WQMP.

Commissioner Miller stated the type of conditions where there is existing groundwater contamination immediately adjacent is a constraint to consider. A biofiltration or bioretention, would it be an option to look in the landscaping that's proposed in the site? Given the fact that you do have a storm drain that you could tie into in 3rd Street, bioretention or biofiltration with underground perforated systems could help or reduce the risk associated with infiltrating.

Assistant Public Works Director Bennett stated this site not being a large site, it did not flag as problematic. There are areas just south to take the drainage to infiltration, and groundwater is one challenge. To take drainage out to the storm drain to City Creek is another challenge, because it is going downstream towards the base, so we have one or the other alternatives in this location. The infiltration is the chosen option, and we've had that discussion with CASC Engineering.

Commissioner Miller asked is it the city's opinion that there aren't any potential water quality impacts for this project?

Assistant Public Works Director Bennett replied correct.

Chair Hamerly opened the public hearing.

Applicant, Deirdre McCollister stated I would just like to thank you for hearing our case and hopefully approving the project. We do accept the Conditions of Approval as revised with Public Works. We have George Garcia with Crow Holdings, but we do not have the design team here tonight.

Chair Hamerly stated lets go over the site plan. Is there a separation requirement between an electrical transformer and a good-sized propane tank? Are there any constraints?

Building Official Matt Wirz stated I'm not aware of any separation requirements other than working clearances from electrical transformers. I will check our Fire Marshal because there might be for fire prevention.

Chair Hamerly asked on the access points was the site plan designed to preserve the existing curb cuts or are they completely reconfiguring that?

Developer George Garcia with Crow Holdings stated the location of the driveways depends on the circulation. It was preferable truck access and tried to avoid conflicts with the street catch basins and minimize impacts along the street.

Chair Hamerly stated if you were trying to minimize the turning and maneuvering on site. I like the fact that it's a through access, so you can basically drive in, hitch up and keep going. The jog coming in looks like it could present a little bit of a challenge. If it went straight through, it seems to be a more efficient layout. There are two 48-inch tree specimens that are at both right of ways, would that impact the decision to locate the driveways?

George Garcia stated the two 48-inch specimens, I cannot answer, but we can look into that.

Chair Hamerly stated that would shift the 5th Street a little bit to the north and it would shift the 3rd Street a little bit to the south.

George Garcia stated the main thing that was concerned on 5th Street was the width of the catch basin. It's significantly large. To move that around has presented a challenge at the beginning and that is where we kind of had to make a best fit there.

Chair Hamerly stated it would shift the driveway on 5th Street to the east because that's the point of the greatest jog. If we are trying to straighten it out it is a wash on the front yard landscaping. The area of landscaping is going to be either on the east or the west side of the drive isle. Why was the jog as far as it was on the one side.

Assistant Public Works Director Bennett stated there is no room to move east unless you relocate that catch basin, it is a 21-footer. If we can take down the set back to 15 or something to that effect.

Chair Hamerly stated we will now move onto the landscape plan. I would like clarification, on the notes, it states to add taller columnar species to the background along east and west boundaries.

City Landscape Architect Scott Rice stated it is a side yard condition. We are trying to be a good neighbor and screen whatever gets developed on the other side.

Chair Hamerly asked was the screening entirety the eastern and western boundaries?

Scott Rice stated the submitted landscape plan shows landscape along the sides. We are trying to shape the purpose of that landscape just to give it a bit of intention instead of just putting plants there. If they plant more ground cover it's going to stay low, so we're trying to promote some growth to it.

Chair Hamerly asked was there thought to taller, denser, and hedge type species?

Scot Rice stated we would be amenable to changing the wording to reflect the ultimate growth would be something that can be sheared like a hedge.

Assistant Community Development Director Stater stated ok, this would be Planning Condition #20, Applicant to strike the tall columnar trees and add hedge species to background scrubs to break up the landscape areas along property lines on east and west boundaries.

Chair Hamerly stated on the elevations, both in staff report and elevations there are awnings noted over the main entry. There isn't a note for #5 which is the Alucobond reference pointing to a specific location.

Assistant Community Development Director Stater stated it is on the materials board, but it is not here.

Chair Hamerly stated there's only one eyebrow that's over the entry, and it's showing as item #3, which is the dark accent color, even though it looks like it's light. That is the only eyebrow detail I see on the plan. Is there another one that's intersecting the glazing?

Assistant Community Development Director Stater stated no, that's the only one.

Chair Hamerly asked can you walk me through the breakdown of the height? We have an overall height of 28 feet, we have a clear height of 18 feet on the interior which leaves another 10 feet vertically. How is that being utilized, how much of that is in parapet and in structure?

George Garcia stated I do not have that answer for you right now.

Chair Hamerly stated I ask this question because of the north elevation, the way that the facade is broken up. It is coming across very tall and it is suffering because of the dark mass that is on the eastern side of that facade, it makes it look even taller and narrow. Is there a different way to articulate that, or if there's a way of stepping down that edge of the building so that it's not so tall and skinny?

George Garcia stated we can look into that.

Assistant Community Development Director Stater stated I would like to ask for clarification on the suggestion to not approve the Design Review Application (DRA) because the DRA also includes portions other than the building elevations. Could we add a condition while approving the DRA itself that the building elevations have to come back for the Planning Commission's review and approval in advance of future permits by the city?

Char Hamerly asked is this already scheduled for submittal?

George Garcia stated not yet; however, we have been in contact with our consultants with preparing the construction documents.

Chair Hamerly stated I was suggesting pulling the building elevations for resubmittal. They can bring it back in two weeks if they're ready for that, but not doing anything to encumber their Conditional Use Permit (CUP) or any other actions.

Assistant Community Development Director Stater stated being one resolution, it's going to be difficult to pull it apart tonight to still approve the CUP and not the DRA. It's a little easier to add a condition requiring it to come back to you before the project proceeds. Chair Hamerly stated ok, that works.

Assistant Community Development Director Stater stated I would recommend adding Planning Condition #29 to state revised building elevations shall be submitted for review and approval by the Planning Commission in advance of building or grading permit issuance.

Community Development Director Mainez stated I do not believe the owner is going to want to reduce height because I remember something about stacking the material and there's requirements for exposure to the fire suppression system.

Chair Hamerly stated it is 18 feet and I am assuming that is the maximum volume that they need in the interior which leaves an additional 10 feet.

Vice Chair Thomas asked is it the color difference that is giving the elongated look is because it has the darker color?

Chair Hamerly stated yes, on the north facade, it is split vertically on a very narrow facade, and it is 25 feet wide, 28 feet tall, however it is 30 feet on the darker accent color.

Vice Chair Thomas asked could it be solved instead of going down in height by changing the color? Would it still have that same elongated look?

Chair Hamerly stated if that color extended across the entire north facade, it would lessen the vertical elongation, but it is a very narrow facade and it is splitting it down the middle with two very contrasting colors that makes it look even taller and thinner.

Vice Chair Thomas asked if the applicant could do a color change? Is that something you guys have considered?

George Garcia stated we can look into that.

Assistant Community Development Director Stater asked are you recommending the phantom mist, the darker grey color that appears on the plan to be to span the entire width of the north elevation?

Vice Chair Thomas asked what is on the north elevation?

Assistant Community Development Director Stater stated number one is the silver feather.

George Garcia stated that is something we can look into.

Chair Hamerly stated moving onto the grading plan. The bold grey dashed line that's on 5th Street coming off diagonally, that is the location of the storm drain infrastructure.

Assistant Public Works Director Bennett replied yes.

Chair Hamerly stated the modifications of the engineering approval that was going for the 8-inch curb, I'm assuming that's an 8-inch vertical?

Assistant Public Works Director Bennett stated I thought it was a 6-inch vertical, however it is an 8-inch curb out there that they're joining, so that was the correction.

Chair Hamerly asked is the peak of the drive would max out at 8 inches above the gutter flowline elevation?

Assistant Public Works Director Bennett replied correct.

Chair Hamerly asked are they elevating the interior of the site by an equivalent amount or is there a risk of creating a pond on there that it is going to be serviced by the drains to the underground storage?

Assistant Public Works Director Bennett stated the site is elevated for the 8-inch hike onto the site. Any of the area that is draining within the site to the various area drains is either to a sump condition or a flow by condition. I do not think we have that issue with this project.

Chair Hamerly stated the area drains and flows looked like they were going towards the north to drain into the basin. Is this site going to sheet flow in general from south to north towards the storm drain? Is it capable of sheet flowing without a sump or if any one of those drains gets saturated or plugged, is it going to naturally flow all the way through the storm drain?

Assistant Public Works Director Bennett stated I have not looked at as one sump to the next sump, and whether it's overflowing, but that would typically be the site condition. If we have a 124-inch drain blocked or otherwise not working well, it is going to drain northerly into the drainage system catch basin on site.

Chair Hamerly asked is it the catch basins at the eastern side of the site that are going to pick everything up, and deposit it into the underground basin?

Assistant Public Works Director Bennett replied correct.

Chair Hamerly asked does that connect to the storm drain inlet?

Assistant Public Works Director Bennett stated that will connect to the storm drain as an outlet, post water quality treatment.

Commissioner Miller stated the ingress/egress was mentioned that the high point elevation will be set at least equivalent to the top of curb. Is that high enough?

Assistant Public Works Director Bennett stated 3rd Street is going to see future storm drain picking up the drainage draining east to west. The drainage is picked up on 5th Street with that large catch basin directly in front of it. The curb height is Q25, the pad is protected at Q100. The pad elevation is probably better than a foot or at least 8 inches above that curb height and that would provide an adequate protection. So more than likely there will be ponding in the driveway but not drainage coming back on.

Chair Hamerly stated ok, so it is about 3/4 of a foot below your finished floor elevation at your northern and your half a foot below.

Assistant Public Works Director Bennett stated the site may drain southerly and drain by pipe back to the north. I will have a conversation with the Engineer tomorrow regarding the concerns.

Chair Hamerly stated moving onto conceptual landscape plan. Do we have any kind of an indication on what the streetscape plant pallet is for either the 3rd Street or the 5th Street corridor?

Scott Rice stated that's something that they're still working on, they have a palette, but they haven't assigned that palette to specific streets. As the Specific Plan gets into a more final format, that's one thing that we've been trying to be involved with, but there are multi agencies involved.

Chair Hamerly closed the public hearing.

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

1. Adopt Resolution No. 2022- 039 approving Conditional Use Permit CUP 22-009, Design Review Application DRA 22-021, and Parcel Merger PM 22-001 for the development of a contractor's equipment rental business, related site improvement plans and lot line adjustment, subject to the Conditions of Approval as amended per staff's recommendations, and Findings of Fact;
2. Direct staff to file a Notice of Exemption with the County Clerk of the Board. Motion carried, 5-0.

RESOLUTION NO. 2022-039

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP 22-009) FOR A CONTRACTOR'S EQUIPMENT RENTAL BUSINESS THAT INCLUDES A 3,900 SQAURE FOOT BUILDING AND OUTDOOR STORAGE; DESIGN REVIEW APPLICATION (DRA-22-012) FOR THE SITE PLAN, BUILDING ELEVATIONS, PRELIMINARY GRADING PLAN AND CONCEPTUAL LANDSCAPE PLAN; AND PARCEL MERGER (PM-22-001) TO CONSOLIDATE

THREE PARCELS INTO ONE LOCATED ON A 1.25 ACRE SITE ON THE SOUTH SIDE OF 5TH STREET, 900 FEET WEST OF PALM AVENUE.

ANNOUNCEMENTS

The next Planning Commission meeting is scheduled November 1, 2022.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 7:19 p.m.

Submitted by:

Approved by:

Camille Goritz, Administrative Assistant III
Community Development Department

Randall Hamerly, Chair
Planning Commission