

**MINUTES
PLANNING COMMISSION REGULAR MEETING
JANUARY 5, 2010**

1.0 CALL TO ORDER

The Regular Meeting of the Planning Commission of the City of Highland was called to order at 6:00p.m. by Vice Chairman Gamboa in the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present: Commissioners Randall Hamerly, Milton Sparks, Trang Huynh and Michael Willhite, and Vice Chairman John Gamboa

Absent: Commissioner Michael Stoffel and Chairman Richard Haller

Staff Present: John Jaquess, Community Development Director
Lawrence Mainez, City Planner
Jim Godfredsen, Contract Project Manager
Sean Kelleher, Assistant Planner
Linda McKeough, Administrative Assistant III

2.0 COMMUNITY INPUT

There was none.

3.0 CONSENT CALENDAR

There were no Items.

4.0 PUBLIC HEARINGS

- 4.1 Cursory Review of a Site Plan / Landscape Plan and Monument Signage associated with an approved Design Review Application DRB-009-008 (for the expansion of an existing Gas Station and construction of a New Fast Food Restaurant). The Project is located at 27323 Fifth Street, Highland, CA 92346, the southeast corner of Palm Avenue and Fifth Street and is identified as Assessor Parcel Numbers: 1201-311-26, 30, 31, and 32. Representative: Alex Cuevas, AGC Design Concept, Inc.

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Vice Chairman Gamboa introduced the item and called for Staff' presentation.

Assistant Planner Kelleher gave the presentation from the Staff Report and explained the proposed redesign to the Commission. He indicated the Applicant's Representative is in the audience and then concluded his presentation and stated the Applicant is here to answer any questions the Commission may have.

Vice Chairman Gamboa asked if the Commission had any questions of Staff.

Commissioner Sparks asked about if the Applicant's Sign Plan is subject to the Sign Code Ad Hoc Subcommittee. Assistant Planner Kelleher responded no and Commissioner Hamerly added the Sign Code will not be retroactive and would be approved under the current Conditions.

Commissioner Willhite asked about the relocated Car Wash fifteen feet (15') to the west, and if a person pulling out of the Car Wash would have enough room to stop when getting out of the Car Wash without blocking the driveway and Assistant Planner Kelleher responded the landing is located outside of the Main Door.

Commissioner Huynh commented on Sheet 1 of 2 – Landscaping Plan that there is a discrepancy on the Handicap Space location and believed Sheet SN141 is more correct being closer for the Main Entrance of the Building and asked Staff to ensure that. Assistant Planner Kelleher responded the Handicap Space will be relocated closer to the Entrance of the Building. Commissioner Huynh asked about a landscaping vine for the trellis design. Assistant Planner Kelleher asked that question be deferred to the Applicant.

Vice Chairman Gamboa asked if the Commission had any further questions of Staff. Hearing none, he then opened the Public Hearing and asked if the Applicant would like to make a presentation.

Mr. Alex Cuevas, AGC Design Concept, 201 North First Avenue, Arcadia, California, of AGC Design Concept, who is the Applicant's Representative, addressed the Commission. Mr. Cuevas said yes, there are proposed vines growing on the Trellis.

Commissioner Hamerly said the landscaping states is Pittosporum Variegata and then Vinca Minor and that one is a shrub and the other is a ground cover and Mr. Cuevas responded he is unsure, but he will incorporate double landscaping that is going to go on top of the Trellis. Assistant Planner Kelleher added that will included as a directive to the City's Landscape Architect when going through the plan check process with the Landscaping Plan.

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Commissioner Huynh said he has seen some Car Wash facilities provide seating area for customers while waiting and then asked if there is outdoor seating for the Restaurant. Mr. Cuevas responded he is unsure of who the Restaurant Owner will be. Assistant Planner Kelleher added the Trellis Area and the outside area in front of the Restaurant area was established for use by the Restaurant and the parking requirements, as they are written for this Project, did allow for seating underneath the Trellis and was incorporated into the Plans when it was originally approved by the CUP.

Vice Chairman Gamboa asked if the Car Wash is a drive through and Assistant Planner Kelleher responded that is correct and Mr. Cuevas responded yes, it is.

Vice Chairman Gamboa asked if the Commission had any further questions of the Applicant's Representative.

Commissioner Hamerly stated regarding what is the size of the Pineapple Guava when it is mature because it is listed as being a primary screening mechanism around the perimeter of the Car Wash. Most of those things are a small shrub and was wondering if it is a large shrub, or an ornamental tree and is listed as a twenty-four inch (24") box. City Planner Mainez left the Chambers to retrieve the Plant Book.

Commissioner Hamerly asked about the Pricing Signage and if they would be plastic letters or a digital sign and Assistant Planner Kelleher responded the Pricing Signs would be the same ones as they exist there today, placed on up to a five and one-half foot (5'6") maximum height brick base. Mr. Cuevas asked about if he could obtain digital signage and Assistant Planner Kelleher responded yes, we have permitted digital in the past, but it would be a separate Sign Application and have to be submitted separately in the future. Mr. Cuevas responded it would be a lot easier to change prices with a digital sign. Assistant Planner Kelleher asked City Planner Mainez if the Applicant exchange with the proposed Plastic Numbering Signage and insert a Digital Box and there would be no significant change to the design of the elevation. Mr. Cuevas said the shape and size would remain the same. City Planner Mainez responded it would be very similar to the Valero Gas Station's Digital Sign (located on the southeast corner of Base Line / Seine Avenue). Vice Chairman Gamboa said as long as the overall Signage would not change at all and if it stayed in the same parameters. City Planner Mainez asked if this was a request from the Commission or the Applicant and Mr. Cuevas responded what conversation had transpired with City Planner Mainez being temporarily gone. Vice Chairman Gamboa suggested the Applicant go back to Staff to make sure it is okay and

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does not see the need for the Applicant to return to the Commission for that and does not want to have another mistake like Jack in the Box (located on the southwest corner of Base Line / Sterling Avenue) where they incorporated a larger sign in the change and does not know how the rest of the Commission feels. Community Development Director Jaquess responded how Staff needs to see the proposed Sign to ensure it is existing within that current space and Vice Chairman Gamboa said that is correct. Commissioner Hamerly stated if the Applicant is changing out Plastic with Digital is okay. Assistant Planner Kelleher responded it is his understanding the Commission is changing out the little box areas to digital numbers and that the Sign that sits out there today is the one the Commission is approving.

Commissioner Willhite asked about the Planting Plan No. 6 for staking all trees immediately after planting to prevent damage and Commissioner Hamerly responded the rest of the landscaping is low profile. City Planner Mainez responded the Drawings are full growth and the Pineapple Guava is showing as taller than the Building. Commissioner Hamerly responded he is not worried about the plant view / layout, but is worried about the height of the plant materials. Assistant Planner Kelleher added from eighteen feet to twenty-five feet (18' – 25') growth. Commissioner Hamerly asked what is the spread and Mr. Cuevas responded the spread is twenty feet (20') and Community Development Director Jaquess said then it's a tree and Assistant Planner Kelleher added there is no branch spread noted in the Plant Book. Commissioner Hamerly suggested to the Applicant's Representative that he may want to pull them out a bit from the Building. Mr. Cuevas responded there are four (4) Pineapple Guava. Commissioner Hamerly said usually connect them when they are similar species and to the right where it say Palm, you have Tree No. 5 in which is the Queen Palm and says there are seven (7) of them. You try to connect the dots to the ones that are not labeled and say, okay, those are the seven (7) and there is another one in the planter. There are two (2) flanking the south side of the Car Wash is Tree No. 3 (Fern Pines) and will match the westerly Facade of the Existing Store and that he is fine with that. Mr. Cuevas asked if they want him to move closure to the edge of the curb and Commissioner Hamerly responded with a tree that is going to be twenty-five feet (25') tall and two feet to three feet (2' – 3') away from the Building, he will defer to the City's Landscape Architect. There may be issues and need to install a root barrier and there is a need for something to break up the Facade. Assistant Planner Kelleher responded that he can take that as a directive.

Commissioner Hamerly asked if Staff can confirm that the vines are on the Trellis as a directive and does not need a Condition of Approval (COA). Assistant Planner Kelleher responded that he has it as a directive to ensure that the vines

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are on the Trellis. Vice Chairman Gamboa asked if the Commission is okay with this and the Commission concurred. He then asked if the Commission had any further questions for the Applicant's Representative. Hearing none, Vice Chairman Gamboa asked if Mr. Cuevas had any further questions. Hearing none, he then closed the Public Hearing and opened the floor for further discussion amongst the Commissioners.

Commissioner Hamerly asked then what is the form of the Motion for Item No. 1 under Staff's Recommendation if it is just a directive to review it and no approval of the directives provided at the September 1, 2009, Meeting. Assistant Planner Kelleher responded this would be for accepting the Plans, as submitted, per the directives. Commissioner Hamerly said this would be for confirming the relocation of the elements moved and Assistant Planner Kelleher responded that is correct.

Commissioner Huynh asked will the Project move ahead. Mr. Cuevas responded that his Project has gone into plan check. Commissioner Huynh responded that the corner / intersection needs to be dressed up. Vice Chairman Gamboa said the East Valley Water District (EVWD) is still dispersing water, the previous COAs for repairing the sidewalks and stuff and waiting for EVWD. City Planner Mainez asked for an update from Contract Project Manager Godfredsen. Contract Project Manager Godfredsen responded and thought EVWD was done and he had not seen any flooding recently like it had been. Both Commissioner Willhite and Vice Chairman Gamboa said there was flooding tonight. Contract Project Manager Godfredsen responded that he does not know what EVWD schedule is and Vice Chairman Gamboa responded that he does not want EVWD to hold up the Applicant's Project either. Contract Project Manager Godfredsen responded EVWD had some driveway reconstruction and under sidewalk drains and stuff like that and further indicated he is willing to work with the Applicant and EVWD to ensure there are no delays.

Vice Chairman Gamboa asked if there were any further questions for Mr. Cuevas or Staff. Hearing none, and there being no further comments or questions for the Commission, Mr. Cuevas or Staff, Vice Chairman Gamboa then called for the question.

A Motion was made by Commissioner Hamerly and seconded by Commissioner Huynh to:

1. Accept the Revised Site Plan / Landscape Plan and Monument Signage

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Plan, as conforming with the directives issued at the September 1, 2009, Meeting of the Planning Commission.

2. Approve the relocation of the Car Wash, Storage Building, and Redesign of Parking for the Fast Food Restaurant.

Motion carried on a 5 – 0 vote with Commissioner Stoffel and Chairman Haller absent.

Vice Chairman Gamboa congratulated the Mr. Cuevas.

5.0 LEGISLATIVE

There were no Items.

6.0 ANNOUNCEMENTS

Community Development Director Jaquess explained the Items tentatively scheduled for the January 19, 2010, Commission Regular Meeting.

7.0 ADJOURN

There being no further business, Vice Chairman Gamboa declared the Meeting adjourned at 6:26 p.m.

Submitted by:

Approved by:

Linda McKeough, Community
Development Administrative Assistant III

John Gamboa, Vice Chairman
Planning Commission

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