

**MINUTES
PLANNING COMMISSION REGULAR MEETING
SEPTEMBER 17, 2013**

1.0 CALL TO ORDER

The Regular Meeting of the Planning Commission of the City of Highland was called to order at 6:02p.m. by Chairman Hamerly, in the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present: Chairman Randall Hamerly
 Vice Chairman John Gamboa
 Commissioners Richard Haller
 Trang Huynh
 Mark Rush
 Milton Sparks
 Michael Stoffel

Absent: None

Staff Present: Lawrence Mainez, Community Development Director
 Ernie Wong, City Engineer / Public Works Director
 Carlos Zamano, Assistant Public Works Director
 Kim Stater, City Planner
 Jim Godfredsen, Project Manager
 Linda McKeough, Administrative Assistant III

The Pledge of Allegiance was led by Chairman Hamerly.

2.0 COMMUNITY INPUT

There was none.

3.0 CONSENT CALENDAR

There were no Items.

4.0 OLD BUSINESS

There was none.

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5.0 NEW BUSINESS

(Note: Staff had requested the Commission to take the Items out of order to do Item 5.2 first.)

At 6:05pm, Chairman Hamerly adjourned for an on-site visit to 28807 Base Line, for review of the Colors and Materials Boards. After the on-site visit, Chairman Hamerly adjourned from 28807 Base Line to City of Highland Donahue Council Chambers located at 27215 Base Line for further consideration at 7:00pm.

Chairman Hamerly adjourned to the Meeting at City Hall at 7:15pm with all Commissioners present.

- 5.3 Amendment to Design Review Application No. 12-004 to revise the Approved Colors and Materials associated with the Development of a 73,779 square foot two-story building to accommodate sixty-eight (68) Assisted Living Units and sixteen (16) Memory Care Units, known as the Brightwater Senior Living Facility, which was previously approved through Conditional Use Permit No. 07-014 and is currently under construction. The approximate 5.2-acre site is located at 28807 Base Line, on the south side of Base Line approximately four hundred feet west of Church Street. (Assessor Parcel Number: 1201-251-12. Representative: Jack Lowry, Superintendent. (Continued from the September 3, 2013, Regular Meeting.)

Chairman Hamerly stated after the Commission had toured the Project Site, he summarized the following from that on-site visit:

Chairman Hamerly said after touring the Brightwater Senior Living Project and observing the two (2) Color Boards and the Owners' explanation of the Modified three (3) Color Schemes will be: 221 Harvest Gold; 412 Bison Beige, and; 422 Great Wall. These are approved with the Conditions / understanding that Elevations would be modified. On all of the Hip Elements and where there are four (4) Multi-story Hip Tower Features and one (1) Single-story Hip Tower, the walls should be completely clad in the Stone Veneer. The Base Color would be the lightest color – 221 Harvest Gold. The Mid-level architectural accent / offset would be the Midrange Color – 422 Great Wall. Where there is the third layer of offset typically, a Gable Pinned Element, that would be the Darkest Color – 412 Bison Beige. One (1) additional Modification that the Trim around the Doors / Windows is the Accent Color – 422 Great Wall and the exception to that would be the Elements that are fully clad in Stone that would be a Lintel and a Water Table and not the Jamb Trim and the Stone Return to the Window Jambs and that would be on the Tower Elements that are fully clad in Stone with those being the Towers that have the Hip Roof and not the Gable Roof.

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A comment was made by Chairman Hamerly that he was unsure if all of that is a Motion or if the Commission moves to approve, as modified. City Planner Stater responded that it would be to approve, as modified. There being no further discussion amongst the Commissioners, Chairman Hamerly then called for the question.

A Motion was made by Vice Chairman Gamboa and seconded by Commissioner Huynh to approve, as modified.

Mr. Jack Lowry, who is the Project Superintendent, addressed the Commission. He stated the Motion would result in fifty percent (50%) more Stone and asked if he had to install Stone on the Tower up to the top of the Tower or could the height be reduced.

A question was asked by Chairman Hamerly where the Stone proud of the wood and the Hip does not go proud of the wall. Mr. Lowry responded that it is the "Belly Band" and the Corbel that stick out at the Hip Tower rim / board with Corbel and that there is an offset for the eave.

Another question was asked by Chairman Hamerly if the Corbels are installed and Mr. Lowry responded affirmatively. Chairman Hamerly said that if they were doubled up, and install block in between, or something like that. Mr. Lowry responded that is a lot of Stone and would wrap around and reiterated that is an immense amount of Stone.

Another question was asked by Chairman Hamerly if Mr. Lowry is looking at a thumbnail, how far up would he prefer the Stone go. Mr. Lowry responded halfway between the upper and lower window or it maybe a little lower or higher than that.

Chairman Hamerly asked if that is a thumbnail calculation or an "eyeball estimate" and Mr. Lowry responded that it is an "eyeball estimate" and is close and added that he knows the Building well and the areas hidden from view in front and wrap around, but make the corner.

A question was asked by Vice Chairman Gamboa if the Color would be Bison Beige and Mr. Lowry responded that it is an Accent Wall and added that the Water Table is at the corner and then the corners will wrap around.

A question was asked by Commissioner Stoffel regarding the feasibility of reversing it where the Stone is higher. Mr. Lowry responded regarding placing stucco below and from an x-ray view and would need to have the base bigger than the higher portion and added that he has built a lot of these things.

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It was noted that Chairman Hamerly was sketching on the Colored Rendering. He then said if fifty percent (50%) over for the additional Stone and the feasibility of installing Stone going up halfway up to the two (2) Towers that are on the south that are more exposed and if eliminated one (1) floor off of that, that would be thirty percent (30%) of those and then the two (2) shorter Towers that are towards the front have Stone all the way up, those are the Towers that would be visible what a person comes into the front door and asked if that would give the Applicant the fifty percent (50%) reduction. Mr. Lowry responded if wrap the corners and eliminate the roof side, "from his gut", he said okay.

A comment was made by Chairman Hamerly that on the east side, there is also an Element that is cutting off that Tower, so that would help that end further and would be able to go to the full height on the northern most Towers since those are the most focal point ones in the front. Mr. Lowry said right.

A comment was made by Vice Chairman Gamboa from the south, that a person would be able to see from below and it would be a nice feature where the Stone is halfway up and stucco the rest of the way. Mr. Lowry responded that it would not be so imposing and Vice Chairman Gamboa said right.

Chairman Hamerly summarized what he had sketched prior to distributing the Color Rendering to the Commission. He said that the Towers visible from the north would have full Stone installed on the sides that are exposed which is approximately a two foot (2') return and with the dark Accent Color behind those Towers on the roof side and would be stopped at the Second Floor Line and then run the 412 Color which is the most prominent accent and compliments the Stone. Then have the Stone for the Water Table from the window run all the way down. The Water Table is deep enough to catch the Stone and that would be the Trim Cap on the southern most two (2) Towers. The Towers on the east / west would stop at the Second Floor of the Water Table Line and then the front runs all the way up. Mr. Lowry responded on the roof side, it is not visible / exposed, would be Bison Beige Color which is the darkest color. Chairman Hamerly added fully cross-hatched shaded area is the Stone veneer. Chairman Hamerly asked if that would work and Mr. Lowry responded affirmatively.

A question was asked by Commissioner Huynh regarding if the Architect has to redo the Elevations and approve the design since this is only what Chairman Hamerly has drawn. City Planner Stater responded Staff has taken good notes and with Chairman Hamerly's drawings, Staff could review the Revised Elevations.

A question was asked by Chairman Hamerly if Staff would be issuing a Design Review Directives to the Applicant and that would be the Applicant's supplemental notes made in the field. City Planner Stater said the Applicant

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would return with a Revised Plan to Staff. Chairman Hamerly added then the Applicant submits revised Plans and City Planner Stater responded affirmatively.

A question was asked by Commissioner Stoffel regarding with the Water Table Element Color and Chairman Hamerly responded and explained that the Water Table that is part on the bottom of the window, that accent band wraps all the way around the Tower and the Stone butts up underneath so that the Water Table is setting proud of that and then slopes down and stucco comes down above that would be the Mid-tone color that is the Great Wall Color.

A comment was made by Vice Chairman Gamboa that the Applicant would not return to the Commission, but would return to Staff with the Revised Plan. Mr. Lowry responded that he would provide the Revised Plan to Staff for review and that he has a clear picture of what the Commission's directives are.

A comment was made by Commissioner Haller that it seems okay.

Chairman Hamerly restated his summary with the Directive on and then added to the **Motion** modification with the following: On the North Tower Elements, on the exposed sides, would be fully clad in Stone. To the Southern Two (2) Towers would have the Stone Veneer installed fully clad up to the Water Table of the Upper Floor Window and from that point, from the Water Table up to the eave with the Darkest Color, Bison Beige 412. The portions of the Towers that are visible only from the roof would also be the 412 Color; Bison Beige.

There being no further testimony or comments of the Commission, Applicant or Staff, Chairman Hamerly closed the Public Hearing.

Motion unanimously passed on a 7 – 0 vote.

Mr. Lowry thanked the Commission and Vice Chairman Gamboa thanked Chairman Hamerly for the design. Chairman Hamerly reiterated that Staff would be issuing the Directives back to the Applicant and City Planner Stater responded affirmatively.

5.1 Update of Public Works Projects

Chairman Hamerly identified the Item and asked for Staff's presentation.

Community Development Director Mainez introduced City Engineer Wong and Assistant Public Works Director Zamano to the Commission. City Engineer

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Wong gave an overview PowerPoint presentation of the various Five Year Capital Improvement Projects (CIPs), and Assistant Public Works Director Zamano gave an overview PowerPoint presentation of current street improvement projects and future projects.

City Engineer Wong explained the City's organization and function of the City itself of having thirty-three (33) employees and the City contracts out for other various Agency services. He further explained the Regional Improvement Needs and Project costs for the following: SR 210 widening, Base Line interchange, Victoria Avenue interchange, and the long range time frame for construction, cooperation with the various Agencies / Entities i.e. SANBAG, Caltrans, San Manuel Band of Mission Indians, the City obtaining Grants, etc. and community support. In addition, he explained the infrastructure improvements and Project costs on the following Bridge locations: Boulder Avenue, Greenspot Road and Base Line. He also explained how there are several construction locations affecting traffic circulation flow and detours.

Discussion ensued between the Commission and Staff regarding current street improvements for Grant funding i.e. street widening, Bike Lanes, curb / gutter / sidewalk, that have been applied for various locations within the City and the City has been granted and obtained i.e. Fifth Street, Del Rosa, Victoria Avenue, Palm Avenue; Grant funding that have been lost or have been taken away from the City and/or with participating Agencies i.e. IVDA, etc. with no fault of the City i.e. TIGER Grant.

Assistant Public Works Director Zamano explained five (5) Projects that are currently under construction in detail with their design, costs and when they are tentatively to be completed – Boulder Avenue Bridge, Base Line Town Center Beautification Project, Sterling / Base Line / Pacific, and Greenspot Road. He explained the various stages of installing the storm drains, pavement repair, contacting various Schools and businesses of the proposed street closures, detour routes and duration.

Discussion ensued between the Commission and Staff regarding the various Projects, detours and time frames of the Projects. The Commission had comments on the inconsistency on the people directing traffic, bottlenecks and the barricades located on Greenspot Road west of Boulder Avenue to the Freeway. The Commission also requested Staff to post additional Signage and duration for the detours, as well as how to instruct drivers on alternate routes to return to the Freeway. Staff responded that Staff was going to be meeting with the Contractor and will forward the Commission's comments and concerns on.

Further discussion ensued between the Commission and Staff regarding the Edison Substation located on Greenspot Road and Boulder Avenue on the fencing and possible landscaping.

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The Commission thanked Staff for the update.

There was no formal action taken by the Commission.

6.0 ANNOUNCEMENTS

City Planner Stater explained the one (1) Item currently scheduled for the Regular Meeting for October 1, 2013.

City Planner Stater explained the Volunteer Dinner on September 26, 2013, at the San Manuel Event Center starting at 5:30pm.

City Planner Stater explained there will be an Open House at the Highland Police Department on Saturday, October 5, 2013, from 9:00am to 1:00pm.

City Planner explained about Discover Highland Night on October 26, 2013, at the Lowe's Improvement Center's Parking Lot located on Greenspot Road from 3pm to 7pm.

7.0 ADJOURN

There being no further business, Chairman Hamerly declared the Meeting adjourned at 9:01p.m.

Submitted by:

Approved by:

Linda McKeough, Community Development
Administrative Assistant III

Randall Hamerly, Chairman
Planning Commission

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