

**MINUTES
PLANNING COMMISSION REGULAR MEETING
OCTOBER 1, 2013**

1.0 CALL TO ORDER

The Regular Meeting of the Planning Commission of the City of Highland was called to order at 6:07p.m. by Chairman Hamerly, in the Donahue Council Chambers, 27215 Base Line, Highland, California.

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

Absent: None

Staff Present: Lawrence A. Mainez, Community Development Director
Kim Stater, City Planner
Megan Irwin, Associate Planner
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

3.1 Minutes of September 3, 2013, Regular Meeting.

On Page 4, Fifth Paragraph, First Sentence was amended to read as follows:
“Vice Chairman Gamboa apologized for being late and asked if there was a chip sample here...”

On Page 7, Last Paragraph, Second Sentence was amended to read as follows:
“This is Highland and the Commission needs to hold the City of Highland to a higher standard...”

10-01-13.PC

On Page 8, First Paragraph, Second Sentence was amended to read as follows: "The City Council requested the Planning Commission hold other businesses to a higher standard..."

A Motion was made by Vice Chairman Gamboa and seconded by Commissioner Haller to approve the Minutes of September 3, 2013, Regular Meeting, as modified.

Motion unanimously passed on a 7 – 0 vote.

4.0 OLD BUSINESS

There was none.

5.0 NEW BUSINESS

- 5.1 Accessory Sign Review No. 13-023 to allow a modification to the Stoney Creek Village Sign Program (ASR-07-002)(ASR-11-012) The Project is located at 7354 Stoney Creek Drive and 27889 Base Line Street (APN's 1201-091-54, 1201-091-58, and 1201-091-6) Representative: Bill Jamal, Infiniti Commercial, LLC

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

Associate Planner Irwin gave the presentation from the Staff Report and PowerPoint presentation and explained the historical background, proposed design and layout, and the Applicant's request to the Commission. She indicated that the Applicant and his Representative are in the audience for any questions the Commission may have, She stated Existing Sign Program is only deviating from the Highland Municipal Code is the one place the Monument Sign located on Boulder Avenue exceeds the maximum height allowed by the Code and exceeds the maximum copy area and the rest of the specifications in the Sign Program currently comply with the Municipal Code. Associate Planner Irwin is recommending approval of the proposed Project and Findings of Fact and then concluded her presentation.

Chairman Hamerly asked if the Commission had any questions of Staff.

A question was asked by Chairman Hamerly regarding the City Standards for the maximum number of Monument Signs allowed for a parcel / project and Associate Planner Irwin responded that typically, it is one (1) Monument Sign per street frontage for that particular parcel and that they have four (4) frontages.

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Another question was asked by Chairman Hamerly if the Applicant exceeds the number of Monument Signs and Associate Planner Irwin said that is correct.

Chairman Hamerly 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. Steve Resnick, 6221 Penfield Avenue, Woodland Hills, California, who is the Applicant's Representative, addressed the Commission. He stated that he appreciates Staff's input on the Application and that the Tenant is eager to come into the Center. With regards to the southbound traffic on Boulder Avenue, the Tenant will have a great public benefit to the City, as well as creating more traffic to the Stoney Creek Village Commercial Center.

Chairman Hamerly asked if the Commission had any questions of the Applicant's Representative.

A question was asked by Chairman Hamerly if the Onsite Existing Monument Sign is to modify to the total number of Tenants that would occupy the parcels at buildout. Mr. Resnick said no.

Mr. Bill Jamal, 7353 Canoga Avenue, Canoga Park, California, who is the Applicant, addressed the Commission. He responded that he treats the Site as two (2) separate parcels and currently, shared with two (2) Tenants and is currently waiting for two (2) prospective bigger Tenant to come into the Stoney Creek Commercial Center and will provide additional business to that corner.

Another question was asked by Chairman Hamerly if there will be three (3) Anchor Tenants that would have Signage on all of the Monument Signs plus the other Tenants' Signage would be isolated to their particular parcel that they occupy. Mr. Jamal responded that there may possibly be four (4) Anchor Tenants, dependent on Mr. Resnick's negotiations.

A comment was made by Chairman Hamerly regarding all of the construction that has been at the end of the cul-de-sac and having that Signage off of Base Line is key for the Tenants located in the Stoney Creek Commercial Center and the signage would be able to draw traffic into the southern portion of the Center. Mr. Resnick responded that he requested for a slight adjustment and affirmed that Signage is key for the Tenants, and will comply with Code statutes with the Signage.

Chairman Hamerly asked if the Commission had any questions of the Applicant or the Applicant's Representative.

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A comment was made by Vice Chairman Gamboa he wanted assurance that the proposed Signs / Signage are not built bigger than what is proposed unless the Applicant would returned with another amendment to the Sign Program. Mr. Jamal responded that the Sign Program is in place and the only thing that is short is the Commission's approval and will then be submitting the Plans and will be going through the plan check process.

Chairman Hamerly asked if the Commission had any further questions of the Applicant or the Applicant's Representative or Staff. Hearing none, he then asked if anyone in the audience would like to speak on the Item. Hearing none, he then closed the Public Hearing and there being no further questions of Staff, or discussion amongst the Commissioners, he then called for the question.

A Motion was made by Vice Chairman Gamboa and seconded by Commissioner Sparks that the Planning Commission:

1. Approve ASR-13-023, a proposed modification to an Existing Sign Program (ASR-07-002)(ASR-11-012) for Stoney Creek Shopping Center, which includes an additional Monument Sign, subject to Conditions of Approval, and;
2. Approve the Findings of Fact.

Motion unanimously passed on a 7 – 0 vote.

Mr. Jamal thanked the Commission.

6.0 ANNOUNCEMENTS

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 Stater explained the street should be opened today from the newly installed street improvements located at the intersection of Church Avenue / Base Line. Comments from Vice Chairman Gamboa and Commissioner Haller said that the intersection looks great / nice.

A question was asked by Chairman Hamerly regarding the Commission Meeting of October 15. City Planner Stater responded there are no Items tentatively scheduled for the Regular Meeting for October 15, 2013, and that the City Attorney's Office is reviewing the Draft Inclusionary Housing Ordinance before being presented to the Commission for consideration.

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Another question was asked by Chairman Hamerly regarding the Subcommittee Meeting for the Harmony Specific Plan Project and City Planner Stater responded there is no Study Session scheduled yet and that Staff had just received the Draft Specific Plan yesterday (September 30) and should be out to the public soon.

A comment was made by Vice Chairman Gamboa to thank the City Council and Staff for a great Volunteer Dinner and that it was great and the Commissioners concurred. City Planner Stater responded that she would forward the Commission's message onto City Council.

7.0 ADJOURN

There being no further business, Chairman Hamerly declared the Meeting adjourned at 8:07p.m.

Submitted by:

Approved by:

Linda McKeough, Community Development
Administrative Assistant III

Randall Hamerly, Chairman
Planning Commission