

**MINUTES
PLANNING COMMISSION REGULAR MEETING
MAY 6, 2014**

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 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
Kim Stater, City Planner
Jim Godfredsen, Project Manager
Megan Irwin, Senior Planner
Sergio Madera, 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 April 15, 2014, Regular Meeting.

(Note: Prior to the Meeting, Staff distributed a Revised Draft of Action Minutes for April 15, 2014, for the Commission’s consideration.)

On Page 1, under Community Input, was amended to read as follows: Mr. Patrick Sandford, Highland, California, addressed the Commission regarding the Harmony Specific Plan Project and other future development.”

A Motion was made by Commissioner Stoffel and seconded by Vice Chairman Gamboa to approve the Minutes of April 15, 2014, as amended. Motion unanimously passed on a 7 – 0 vote.

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4.0 OLD BUSINESS

There was none.

5.0 NEW BUSINESS

- 5.1 A Public Hearing request for Municipal Code Amendment (MCA 014-003): An Ordinance of the City of Highland amending Section 16.08.200 (Lapse of Approvals and Extensions of Time) to synchronize the life span of entitlements with State mandated automatic extensions of an associated tentative map. The location is City-wide.

Senior Planner Megan Irwin gave the presentation.

Chairman Hamerly opened the Public Hearing.

Chairman Hamerly asked if anyone in the audience would like to speak on the Item. Hearing none, he then closed the Public Hearing and called for the question.

A Motion was made by Commissioner Haller and seconded by Commissioner Huynh that the Planning Commission approve Resolution No. 14-009 recommending the City Council:

1. Adopt a Notice of Exemption and instruct Staff to file a Notice of Exemption with the County Clerk of the Board, and;
2. Introduce an Ordinance to amend Section 16.08.200 (Lapse of Approvals and Extensions of Time) of the Highland Municipal Code to synchronize the life span of entitlements with State mandated automatic extensions of an associated tentative map.

Motion carried on a 6 – 1 vote with Vice Chairman Gamboa dissenting.

(Note: Senior Planner Irwin left the Chambers at 6:15pm)

- 5.2 A Public Hearing request for the following: Environmental Review (ENV 14-001) - consideration of a Mitigated Negative Declaration pursuant to the California Environmental Quality Act;

Conditional Use Permit (CUP-013-004) for the establishment of a Service Station with eight (8) fueling positions and a 4,097 square foot Convenience-Mart with an ABC Type 21 License for the sale of beer, wine, and distilled spirits;

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Design Review Application (DRA-013-005) for the addition of an approximately 2,200 square foot canopy to cover the proposed fuel islands, exterior modifications to the approximately 6,000 square foot building, and modifications to the parking area and site landscaping to accommodate the establishment of a Service Station with Convenience-Mart at 8020 Palm Avenue (APN: 1192-641-01) in the Business Park (BP) Zoning District.

Associate Planner Madera gave the presentation. In addition, Community Development Director Mainez brought out the Sample / Materials Board for the Commission's consideration.

Chairman Hamerly opened the Public Hearing.

Mr. Aysar Helo, who is the Applicant, addressed the Commission regarding parking and circulation.

Mr. James Corns, JC Engineering, owner of the property located south of the Site, addressed the Commission that he has no concerns regarding the proposed Project, but is requesting a retaining wall between the properties.

Mr. Jeff Diehl, owner of Nitro 2 Go, addressed the Commission regarding that he is supportive of the Project.

Ms. Farrah Hendrit, addressed the Commission regarding that she is supportive of the proposed Project.

(Note: Vice Chairman Gamboa left the Chambers at 7:45pm and returned at 7:47pm)

Mr. Hdatch Djanbatican, who is a Real Estate Broker, addressed the Commission and is supportive of the proposed Project.

(Note: Associate Planner Madera left the Chambers at 8:25pm and returned at 8:27pm)

Chairman Hamerly polled the Commission if it would be approvable, in its present form, without Items with the Negative Declaration, on with the following three (3) Items:

Commissioner	Environmental	CUP App.	DRA App.
Haller	Yes	No	No
Huynh		No	No
Rush		No	No
Sparks	No	No	Yes
Stoffel		No	Yes

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Gamboa	No	No	No
Hamerly	Yes	No	Yes

Poll Results: Environmental: Split vote – 2 ayes – 2 noes
 CUP Application: Unanimous – 7 noes
 DRA Application: Split vote – 3 ayes – 4 noes

It appeared that the above poll was not completed regarding the environmental portion.

Chairman Hamerly then polled the Commission to split the CUP Application with the following three (3) Items:

Commissioner	Fuel Gas	Convenience Store	ABC License
Haller	No	Yes	No
Huynh	Yes	Yes	No
Rush	Yes	No	Yes
Sparks	Yes	Yes	No
Stoffel	Yes	Yes	Yes
Gamboa	No	No	No
Hamerly	Yes	No	No

Poll Results: Fuel / Gas Split vote – 5 ayes – 2 noes
 Convenience Store: Split vote – 4 ayes – 3 noes
 ABC License: Split vote – 2 ayes – 5 noes

There being no further questions or discussion amongst the Commissioners, Chairman Hamerly then called for the question.

A Motion was made by Commissioner Huynh and seconded by Commissioner Stoffel to continue this Item to June 17, 2014.

Motion carried on a 6 – 1 vote with Vice Chairman Gamboa dissenting.

6.0 ANNOUNCEMENTS

City Planner Stater provided an update on projects that were forwarded from the Commission up to City Council.

(Note: Commissioner Stoffel left the Chambers at 8:45pm)

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- June 24, 2014 3:30pm - Joint Study Session with City Council and the Commission has been scheduled for the Harmony Specific Plan Project.
(Note: the Planning Commissioners requested that they also receive CD's for the Harmony Specific Plan Project.)
- May 20, 2014 - Items tentatively scheduled for consideration at the Commission's Regular Meeting
- May 27, 2014 - Greenspot Village and Market Place scheduled for consideration by the City Council regarding the Development Agreement and Design Review Applications

7.0 ADJOURN

There being no further business, Chairman Hamerly declared the Meeting adjourned at 8:57p.m.

Submitted by:

Approved by:

Linda McKeough, Community Development
Administrative Assistant III

Randall Hamerly, Chairman
Planning Commission