

MINUTES
PLANNING COMMISSION REGULAR MEETING
September 16, 2014

1.0 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 Chairman Hamerly, in the Donahue Council Chambers, 27215 Base Line, Highland, California.

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

Absent: Commissioner Michael Stoffel

Staff Present: Kim Stater, City Planner
 Megan Irwin, Senior Planner
 Brandy Littleton, Administrative Assistant III

The Pledge of Allegiance was led by Chairman Hamerly.

2.0 COMMUNITY INPUT

There were none.

3.0 CONSENT CALENDAR

3.1 Minutes of September 2, 2014, Regular Meeting

A Motion was made by Vice Chairman Gamboa and seconded by Commissioner Sparks to approve the Minutes of September 2, 2014, as submitted.

Motion carried, 5-0-1, with Commissioner Stoffel absent and Commissioner Huynh abstaining.

4.0 NEW BUSINESS

- 4.1 A Request for Revision (REV-14-001) to the Conditions of Approval for Conditional Use Permit (CUP-08-012) and Design Review Application (DRA-12-006) for the Construction and Operation of a Three (3) Phased Project which Includes the Demolition and Reconstruction of a Service Station and Convenience Store, Conversion of an Existing Apartment Complex into a 36 Room Motel and Construction of an Expansion to the Motel to Accommodate 36 Additional Rooms, for a Total of 72 Rooms

Senior Planner Irwin presented the staff report.

Greg Hann, Architect Design Group and representative of Bob Jhawar, spoke in favor of the item.

Vice Chairman Gamboa expressed his opposition to the project.

Discussion between the Commissioners and Mr. Hann lead to the amendments of deleting the orange awnings from the Conditions of Approval for the Design Review portion and going with the awning that would be fascia with the decal and the red LEDs. The apex, or furthest projection, of that awning, centered over the front door, will be six feet and taper back to a distance projecting from the building of three feet. The architect and staff will determine the best architectural way to anchor that, such as tie rods.

Chairman Hamerly asked Mr. Hann if the modifications discussed were acceptable.

Mr. Hann stated the modifications were acceptable.

A Motion was made by Commissioner Haller and seconded by Commissioner Sparks to:

1. Adopt Resolution No. 14-014 for a revision (REV-14-001) to the conditions of approval for Conditional Use Permit (CUP-08-012) and Design Review Application (DRA-12-006), as modified, and;
2. Adopt the Findings of Fact.

Motion carried, 5-1-0, with Vice Chairman Gamboa dissenting and Commissioner Stoffel absent.

5.0 ANNOUNCEMENTS

City Planner Stater informed the Planning Commission of the next tentatively scheduled items for the next meeting: an ABC license for a restaurant in the Lowe's center.

City Planner Stater reviewed items from the last City Council meeting regarding the second reading of the RV Parking Ordinance as well as Fixed Price stores, Cottage Foods, and tentative tract maps running concurrently with the land use approvals. Council removed the discussion of the electronic signs will later go back to council on the 23rd of this month.

City Planner Stater updated the Planning Commission on Harmony. The recirculated portions of the draft EIR are out for review and the public review period will close on October 13th. Once that closes, a series of meetings will occur; another neighborhood meeting, an Orange County Property Subcommittee, followed by a Joint Study Session between City Council and the Planning Commission, which is tentatively scheduled for October 28th.

Commissioner Huynh inquired about the starting time for election signage.

City Planner Stater said she would investigate that information.

6.0 ADJOURN


There being no further business, Chairman Hamerly declared the meeting adjourned at 6:32 p.m.

Submitted by:

Approved by:



Brandy Littleton, Administrative Assistant III
Community Development Department



Randall Hamerly, Chairman
Planning Commission