

**MINUTES
PLANNING COMMISSION REGULAR MEETING
March 15, 2016**

1.0 CALL TO ORDER

The regular meeting of the Planning Commission of the City of Highland was called to order at 6:01 p.m. by Chairman Hamerly, in the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present:	Chairman	Randall Hamerly
	Vice Chairman	John Gamboa
	Commissioners	Trang Huynh
		Marc Shaw
		Milton Sparks

Absent: None

Staff Present: Lawrence A. Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Ernest Wong, City Engineer and Public Works Director
Jim Godfredsen, Project Manager
Brandy Littleton, Community Development 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 February 16, 2016 Regular Meeting

A MOTION was made by Vice Chairman Gamboa, seconded by Commissioner Sparks to approve the minutes, as submitted.

Motion carried, 5-0.

4.0 OLD BUSINESS

There were none.

5.0 NEW BUSINESS

5.1 A Sign Review Application (ASR-015-011) Requesting to Replace an Existing Monument Sign with New Eight (8') Foot Tall, 27 Square Foot, Two-Sided Monument Sign for an Existing Apartment Complex

Associate Planner Thornsley presented the staff report.

Chairman Hamerly asked if there was a color board, which there was not.

Commissioner Huynh inquired if the sign would create a line of sight issue, in which Associate Planner Thornsley responded no.

Vice Chairman Gamboa expressed his concern of not knowing what the stone venire would look like. He cannot blindly approve 'stone venire'. Chairman Hamerly asked if the cultured stone was El Dorado in which the Applicant answered yes. Chairman Hamerly stated El Dorado makes capstones designed to complement the stone venire and asked if that was what was being presented to the Commission in which the Applicant responded yes. Chairman Hamerly recommended if the Applicant is going with a grey and tan blend that it have a cleaner pallet for the background of the sign.

Condition of Approval No. 6 – Change 'ethically' to 'aesthetically'.

Condition of Approval renumber from '1, 2, 3, 4, 6, 5, 6' to '1, 2, 3, 4, 5, 6, 7'.

Add Condition of Approval No. 8 to reflect the El Dorado color pallet for the stone venire and complementary capstones.

A MOTION was made by Commissioner Huynh, seconded by Commissioner Shaw to:

1. Approve a Proposed Sign Application (ASR-015-011) to replace an existing monument sign with a new eight (8') foot tall, 27 square foot, two-sided Monument Sign for an existing apartment complex, subject to the Conditions of Approval, as amended.
2. Adopt the Findings of Fact.

Motion Carried, 4-1, with Vice Chairman Gamboa dissenting.

5.2 Highland Park Planned Development (SPA 015-001) – A Project to Establish a Planned Development Consisting of a Medium Density Residential Development of 46 Residential Lots, One (1) Park/Water Quality Management Basin , and Landscaping on Approximately 7.6 Gross Acres. Related Land Use Entitlements Processed Concurrently Include a Conditional Use Permit (CUP 015-001), General Plan Amendment (GPA 015-003), Zone Change (ZC 015-001), Tentative Tract Map No. 19915 (TTM 014-004), and Mitigated Negative Declaration (ENV 15-003)

Associate Planner Thornsley presented the staff report.

The Applicant, Ray Darmaine, Mastercraft Residential, introduced Dan Thompson, Mastercraft Residential, Bob Zoller, MZS Consulting, and Grant Henniger, T&B Planning, then presented and answered questions about the project.

Grant Henniger, T&B Planning, presented the project.

Commissioner Shaw asked if the driveways and 2-car garages made up the parking number in which the Applicant responded yes. Chairman Hamerly added that it also included .5 spaces per unit on the street.

Vice Chairman Gamboa questioned if the houses were designated single-story or two-story, in which the Applicant responded two-story, adding that there are no requirement for a single-story, only a single-story element. Chairman Hamerly indicated that gateway lots, going into development, are required to be single-story on the corner lots; a 1' to 2' setback to create a single-story element does not fit the intent.

Commissioner Huynh asked if the park was strictly for the residents of that community or open to the public. The Applicant responded that the private park is for the residents of the community and will be maintained by their HOA fees, although it is not gated. Chairman Hamerly asked if the tube steel fence on the southern border connected to the pilasters and gate for the secondary access in which the Applicant responded that the tube steel fence is more to keep people from falling down the slope rather than a point of access control. Chairman Hamerly inquired why the park did not connect to the bike path. Associate Planner Thornsley stated that it is a private trail that leads into the recreational center. Chairman Hamerly recommended connecting to the bike path, rather than walking down Base Line. Commissioner Huynh asked what kind of enforcement would be used to control who used the park in which the Applicant responded that it is intended for the residents but it will be unenforced. Chairman Hamerly offered the idea of a bollard access for secondary access points rather than a tube steel gate. Associate Planner Thornsley stated bollards can become hard to open over time but it could be brought back at design review. Chairman Hamerly suggested more shading over the tot lot and placing the gate on the neighborhood side on the fence line rather than just inside the sidewalk on Street C.

Chairman Hamerly asked if CUP 015-001 would authorize the Planned Development document in which Associate Planner Thornsley responded yes.

Chairman Hamerly indicated that the footprints of the structures gives off a high visual density in the neighborhood meaning the detail of the façade will be absolutely critical. Chairman Hamerly suggested 19' to 20' driveways to help

prevent sidewalk blockage. Chairman Hamerly pointed out that the lot to house ratio is concerning. Associate Planner Thornsley stated the Code does not have a lot size that has been set that would permit these smaller lots. The intent is to allow separate lots and detached homes, otherwise, in order to develop in R-2, we would have to have attached units that would have to be no smaller than 7,200. Community Development Director Mainez explained that this type of development is for a niche market and the park was presented to staff as an open park to the public; which is part of the benefit of giving them the zone change and general plan amendment. The HOA will pay for the park and they will benefit because of the facility underneath, which they will have to maintain, but the general public will get to use it because we gave them the amenity as a concession to reduce density of the types of housing. Vice Chairman Gamboa expressed his concern with not having control over the size of house to put on the lot. Chairman Hamerly asked how ADA requirement necessitated making the driveway shorter, in previous projects, in which Bob Salo, MDS Consulting, clarified that the driveway did not get shorter, it was the house that was moved back.

Directives

Place gate at the fence line.

Possible Walkarounds.

Canopy over tot lot.

Deeper Driveways.

Varied roof pitches based on architectural styles.

Remove Architectural Guidelines.

Landscape Design – Adopt a theme that reflects the density.

Denser landscape along the block wall on Base Line

Relocate sidewalk and parkway on Base Line and scale down the sidewalk.

Plant pallet in the canyons and gullies in the ranch, reintroduce into the greenbelt areas, specifically on the engineered slope on the western side of the property, and pay attention to the height and mass of the trees.

Chairman Hamerly closed the Public Hearing.

A MOTION was made by Commissioner Shaw, seconded by Commissioner Huynh to continue the item till May 3, 2016.

Motion carried, 5-0.

7.0 ANNOUNCEMENTS

Assistant Community Development Director Stater updated the Planning Commission on the Citrus Harvest Festival on March 26, 2016, from 10:00am till 3:30pm., the Redlands Bike Classic on April 6-10, 2016, and the Community Trails Day event on April 9, 2016, and the Harmony Special meeting on March 31, 2016.

8.0 ADJOURN

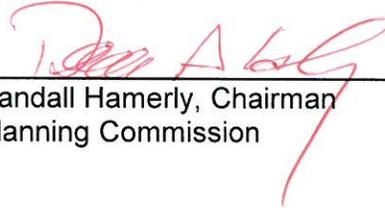
There being no further business, Chairman Hamerly declared the meeting adjourned at 8:46 p.m.

Submitted by:



Brandy Littleton, Administrative Assistant III
Community Development Department

Approved by:



Randall Hamerly, Chairman
Planning Commission