

**MINUTES
PLANNING COMMISSION REGULAR MEETING
May 17, 2016**

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 Trang Huynh
 Marc Shaw
 Milton Sparks

Absent: None

Staff Present: Lawrence A. Mainez, Community Development Director
 Kim Stater, Assistant Community Development Director
 Tom Thornsley, Associate Planner

The pledge of allegiance was led by Chairman Hamerly.

2.0 COMMUNITY INPUT

There were none.

3.0 CONSENT CALENDAR

There was none.

4.0 OLD BUSINESS

- 4.1 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) (Continued from March, 15, 2016)

Associate Planner Thornsley presented the Staff Report.

Ray Dorame, Mastercraft Residential, presented a report.

Chairman Hamerly opened the Public Hearing.

Aysar Helo, resident, inquired about the size of the homes and who would maintain the park. Chairman Hamerly responded the park would be HOA maintained and Mr. Dorame responded the homes would range from 1,800 square feet to 2,500 square feet.

Directives

Table 3-2, cottage style characteristics includes a prominent chimney.

Accent materials generally have a variety of materials that reflect the area in which the cottage is constructed.

Cottage style roofs employ the use of dormers, functionally.

Windows tend to have a variety of sizes and variation in divided light patterns.

Landscaping should not be symmetrical or formal as a cottage tends to be of a rural nature.

Table 3-3, arched openings, depending on the Spanish style, can take on an ornamental nature, especially around the front door or around a feature window. It is not repeated throughout the façade, but there is usually a focal point. Although overhangs are minimized, there are covered porches, balconies, and other areas for shade that are used.

Accent materials, depending on the Spanish style, have selected use of vibrant accent tiles

Deep set windows on the front elevations may not be considered deep with only two (2) inches; as well as considering a feature wall.

Window accents may be ornate with the tiles surrounds or a simpler vernacular with wood lintels.

Spanish styles tend to have prominent courtyards' with brightly colored plants and fountains. Although, a fountain may not be recommended with the drought, other options could be researched to mimic that element.

Landscaping themes should match the surrounding foothills. There are few pine trees on the foothill and would not add flavor to the traditional styles of Cottage or Spanish.

Chairman Hamerly closed the Public Hearing.

A MOTION was made by Commissioner Huynh, seconded by Commissioner Shaw to adopt Planning Commission Resolution No. 2016-006, recommending the City Council approve Planned Development (SPA 015-001), Conditional Use Permit 015-001, General Plan Amendment 015-003, Zone Change 015-001, Tentative Tract Map No. 19915 (TTM 14-004) and adopt a Mitigated Negative Declaration (ENV 015-003).

Motion carried, 3-2, with Vice Chairman Gamboa and Commissioner Sparks dissenting.

Community Development Director Mainez introduced Resolution No. 2016-006:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT 015-003, ZONE CHANGE 15-001, CONDITIONAL USE PERMIT 015-001, AND TENTATIVE TRACT MAP 19915 (TTM 014-004) AND ADOPT THE ASSOCIATED MITIGATED NEGATIVE DECLARATION (ENV 015-003) TO ALLOW THE ESTABLISHMENT OF A PLANNED DEVELOPMENT COMMUNITY, SUBDIVIDING ONE (1) 7.6 ACRES PARCEL INTO 47 NUMBERED LOTS AND 2 LETTERED LOTS AND A COMMUNITY PARK FOR THE CREATION OF A COHESIVE PLANNED RESIDENTIAL DEVELOPMENT LOCATED AT 29300 BASE LINE (APN NOS. 0288-562-03.) APPLICANT: 29300 BASELINE PARTNERS, LLC

5.0 NEW BUSINESS

- 5.1 A Request for a One (1) Year Extension of Time (EXT-16-001) for Design Review Application (DRA-011-003) for the Redesign the Site Plan and Phasing Plan to Eliminate a Lube and Tune and Drive-Thru Restaurant and Allow for the Relocation of a Carwash, Parking, Trash Enclosures, Adding Three Vacuum Stations and Screen Walls, and a Secondary Access onto Base Line Related to Conditional Use Permit (CUP 01-001) for Phase 1 Improvements Only

Associate Planner Thornsley presented the Staff Report.

Chairman Hamerly opened the Public Hearing

Aysar Helo, Applicant, answered questions regarding the project.

Chairman Hamerly closed the Public Hearing.

A MOTION was made by Commissioner Shaw, seconded by Commissioner Sparks to approve Resolution No. 16-007 for a one (1) Year Extension of Time (EXT-16-001) for Design Review Application 011-003 for site redesign related to Conditional Use Permit 01-001 subject to the conditions of approval.

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

Community Development Director Mainez introduced Resolution No. 2016-007:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING EXTENSION OF TIME APPLICATION (EXT-16-001) A REQUEST FOR A SECOND ONE (1) YEAR EXTENSION OF TIME OF DESIGN REVIEW APPLICATION 11-003 TO REDESIGN THE SITE PLAN AND PHASING PLAN TO ELIMINATE A LUBE AND TUNE AND DRIVE-THRU RESTAURANT AND ALLOW FOR THE RELOCATION OF A CARWASH, PARKING, TRASH ENCLOSURES, ADDING THREE VACUUM STATIONS AND SCREEN WALLS, AND A SECONDARY ACCESS ONTO BASE LINE RELATED TO

CONDITIONAL USE PERMIT (CUP 01-001) FOR PHASE 1 IMPROVEMENTS ONLY.
APPLICANT: AYSAR HELO, PROPERTY OWNER

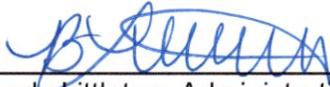
6.0 ANNOUNCEMENTS

There was none.

7.0 ADJOURN

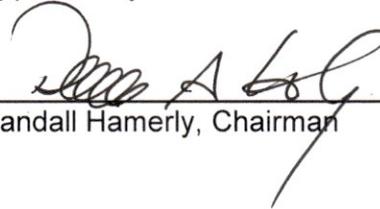
There being no further business, Chairman Hamerly declared the meeting adjourned at 6:45 p.m.

Submitted by:



Brandy Littleton, Administrative Assistant III
Community Development Department

Approved by:



Randall Hamerly, Chairman