

# CITY OF HIGHLAND PLANNING COMMISSION STUDY SESSION AGENDA

## STUDY SESSION

October 19, 2021

4:30 p.m.

Northeast Corner of Base Line  
and Buckeye Street

(Available parking in the Smart  
and Final parking lot)

Reconvene at City Hall

Council Chambers after

completion of "Flag Test"

Highland, California

## MEMBERS

Randall Hamerly, Chair

Chandra Thomas, Vice Chair

Edward Amaya, Commissioner

Jarrold Miller, Commissioner

Jessica Sutorus, Commissioner

## STAFF

Lawrence A. Mainez, Community Development Director

Kim Stater, Assistant Community Development Director

Ashiq Syed, Associate Planner

Angela Tafolla, Assistant Planner

Camille Goritz, Administrative Assistant III

## MISSION STATEMENT

Highland is dedicated to the betterment of the individual, the family, the neighborhood and the community. The City Council and the staff of Highland are dedicated to providing the quality of public facilities and services that its citizens are willing to fund and will do so as efficiently as possible.

Visit the City's Website at: [www.cityofhighland.org](http://www.cityofhighland.org)

CITY OF HIGHLAND • 27215 BASE LINE • HIGHLAND, CALIFORNIA 92346 • (909) 864-6861 ☎ • (909) 862-3180 📠

**The City of Highland complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the City Clerk's Office at (909) 864-6861 Ext. 226, at least 48 hours prior to the meeting.**

Pursuant to Government Code Section 54957.5, any disclosable public records related to an open session item on a regular meeting agenda and distributed by the City of Highland to all or a majority of the Planning Commission, less than 72 hours prior to that meeting, are available for public inspection at Highland City Hall, 27215 Base Line, Highland, CA 92346, during normal business hours.

**PLANNING COMMISSION  
STUDY SESSION AGENDA  
October 19, 2021 - 4:30 P.M.  
NORTHEAST CORNER OF BASE LINE AND BUCKEYE STREET  
(PARKING AVAILABLE IN THE SMART & FINAL PARKING LOT)  
RECONVENE AT CITY HALL COUNCIL CHAMBERS AFTER COMPLETION OF  
"FLAG TEST."**

**CALL TO ORDER**

**COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)**

To address the Planning Commission, please complete a speaker form that will be available prior to the beginning of the meeting. Your name will be called when it is your turn to speak. Individual speakers are limited to three minutes each.

**ITEM FOR DISCUSSION**

1. Study Session to conduct a "Flag Test" for a Freeway Oriented Pylon Sign. (APN No. 1200-421-02 & 1200-421-03)

**RECOMMENDATION:** Staff recommends the Planning Commission participate and provide comments on the Flag Test.

**ANNOUNCEMENTS**

**ADJOURN**

I, Camille Goritz, Administrative Assistant III of the City of Highland, California, certify that I caused to be posted this agenda on or before the 14th of October 2021 by 5:30 p.m. on our website at [www.cityofhighland.org](http://www.cityofhighland.org) and in the following designated areas:

Highland Branch Library  
7863 Central Avenue

Fire Station No. 1  
26974 Base Line

City Hall  
27215 Base Line

Date: October 14, 2021

  
\_\_\_\_\_  
Camille Goritz Administrative Assistant III



# STAFF REPORT

## TO THE PLANNING COMMISSION STUDY SESSION

**DATE:** October 19, 2021

**FROM:** Lawrence A. Mainez, Community Development Director

**REVIEWED BY:** Kim Stater, Assistant Community Development Director

**PREPARED BY:** Ash Syed, Associate Planner *Ash*

**SUBJECT:** Study Session to conduct a Flag Test for a Freeway Oriented Pylon Sign.

**LOCATION:** Northeast corner of Base Line and Buckeye Street  
Assessor's Parcel Number: 1200-421-02 & 1200-421-03

**REPRESENTATIVE:** Harris Shapiro, RED Architectural Group

**RECOMMENDATION:** Staff recommends the Planning Commission participate and provide comments on the Flag Test.

**FISCAL IMPACT:** The Applicant submitted the required deposit fee for processing a Conditional Use Permit, Design Review Application, Lot Line Adjustment, & General Plan Amendment. Staff time spent working on the application will be charged to this fee.

**PUBLIC NOTICE:** As required by the City Council, notice of the Study Session was posted at the City's three designated posting locations. In addition, the notice was mailed to property owners within three-hundred (300) feet of the project site. No further notice is required.

**BACKGROUND:** The proposed development consists of two (2) drive-thru fast food restaurants, at 4,050 square feet and 2,560 square feet respectively, with a shared parking area for 84 total vehicles, as well as a Sign Program that includes one (1) Freeway Oriented Pylon Sign.

The Site is part of what the City's General plan recognizes as the Town Center Policy Area, which is generally along Base Line, bordered by State Route 210 to the east and

Approved _____	Motion _____	Second _____	Agenda Item No. <u>1</u>
Denied _____	Ayes _____		File No. _____
	Noes _____		
Continue _____	Abstain _____		
	Absent _____		
<i>Carole G.</i> Recording Secretary		<i>Lawrence Mainez</i> Community Development Director	

Cole Avenue to the west. The General plan requires master planning in the Town Center Policy Area which would include a coordinated design for signage.

The Freeway Oriented Pylon Sign Flag Test comments will be incorporated into the required Conditional Use Permit and Design Review Application for the proposed retail development on the property that is currently under review by the City's Planning Division.

**ANALYSIS:** Pursuant to the City of Highland Land Use and Development Code Section 16.56.150.(N), the Applicant is required to conduct a Flag Test for their proposed seventy (70) foot tall Freeway Oriented Pylon Sign. The proposed Freeway Oriented Pylon Sign also includes an electronic changeable sign which can be permitted through the issuance of a Conditional Use Permit or Development and Disposition Agreement (DDA) approved by the City Council (Land Use Development Code Section 16.56.160).

Staff recommends the Planning Commissioners park in the Smart & Final parking lot and walk across Buckeye Street to the site. A crane with a banner to mark the height of the Freeway Sign will be set up at the sign location. The Applicant will provide a brief presentation regarding the proposed Freeway Sign.

After the presentation, the Planning Commissioners will be directed to drive the following routes to obtain various perspectives:

1. Driving west bound on State Route 210 from Greenspot Road (north)
2. Driving south bound on State Route 330 from Highland Avenue (exit Base Line)
3. Driving eastbound and westbound along Base Line

At the conclusion of the driving portion of the Study Session, all will reconvene at the City Hall Council Chambers to share comments and concerns with Staff and the Applicant.

**ATTACHMENTS:**

1. Area Map
2. Site Plan / Freeway Oriented Pylon Sign
3. Freeway Oriented Sign Elevation

# **Attachment 1:**

## **Area Map**



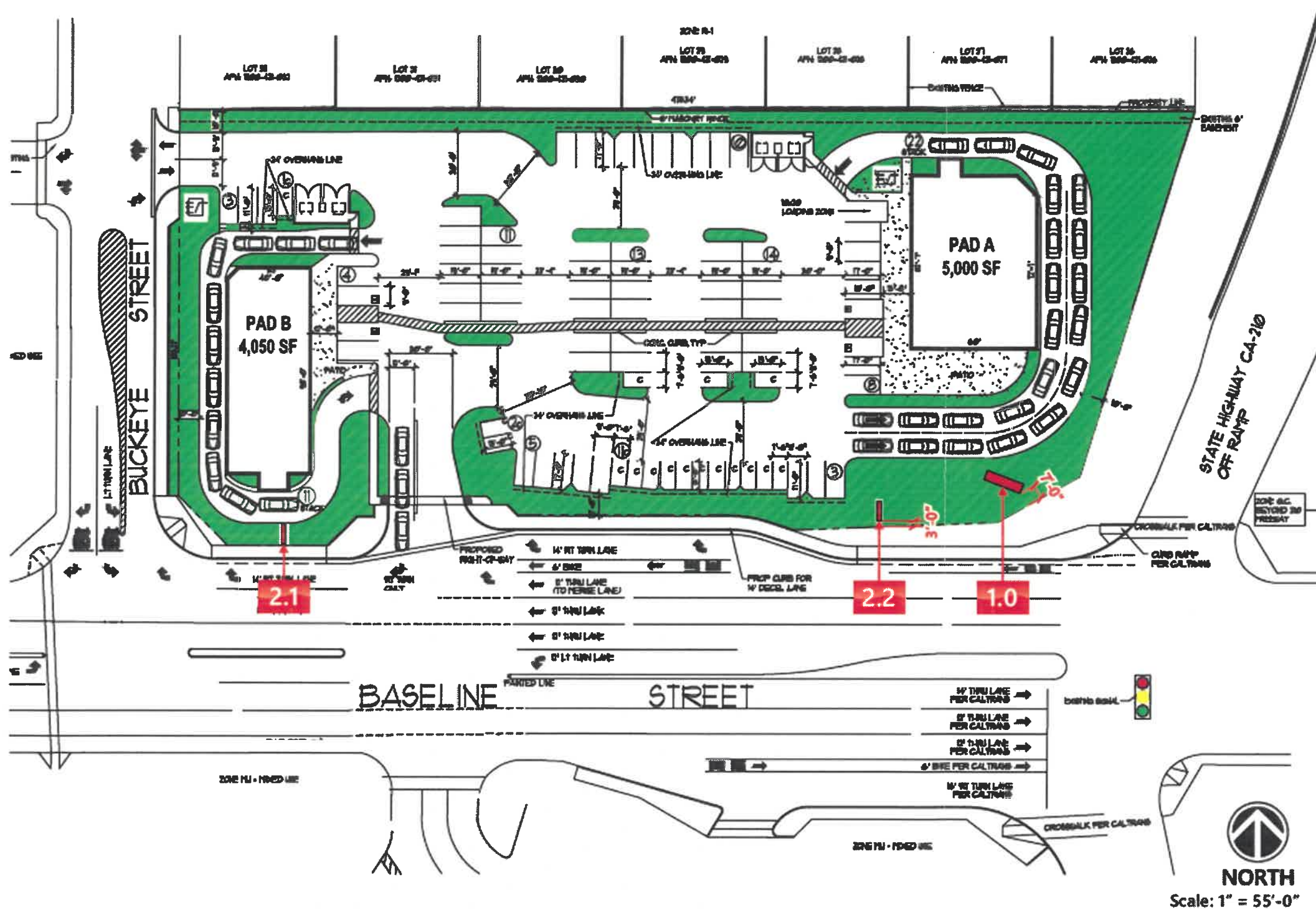


## **Attachment 2:**

# **Site Plan / Freeway Oriented Pylon Sign**



# SITE PLAN



# SIGNAGE SPECIFICATIONS

- 1.0 INTERNALLY ILLUM. D/F PYLON SIGN:**  
Manufacture and Install (1) One 70'-0" Pylon Sign.
- 2.0 INTERNALLY ILLUM. D/F MONUMENT SIGN:**  
Manufacture and Install (2) Two 10'-0" Mon. Signs.

# SATELLITE MAP



# VICINITY MAP



PS 127:1

PROJECT

CLIENT

JOB / DRAWING #



WEST COAST HQ.  
2231 S. Dupont Drive  
Anaheim, CA 92806  
800-655-9972

**Project Name:** Marinata Development  
**Address:** NWC of 210 Fwy. & Baseline St.  
**City, State, Zip:** Highland, CA 92346

**Client Approval:**  
**Landlord Approval:**  
**Designer:** Art Dehanna Sales: Chris D.

All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of Signage Solutions, and were created, evolved and developed for use on and in connection with the specific project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose what so ever without written permission.

#	Designer	Date	Revision/Notes
1	Dehanna, A.	5/22/20	Initial Drawing
2	Dehanna, A.	5/25/20	Revised to reduce mon sign to 9'-0" wide; Relocate signs on site plan.
3	Dehanna, A.	10/15/20	
4	Dehanna, A.	2/06/21	Revised to redesign signs per architectural elevations.
5	Dehanna, A.	2/16/21	Revised to group to new painted color specs.
6	Dehanna, A.	3/25/21	Revised pylon to no monument design per request.
7	Dehanna, A.	7/29/21	Revised to add BMC to pylon; Add logos to monument sign.
8	Dehanna, A.	10/13/21	
9			
10			

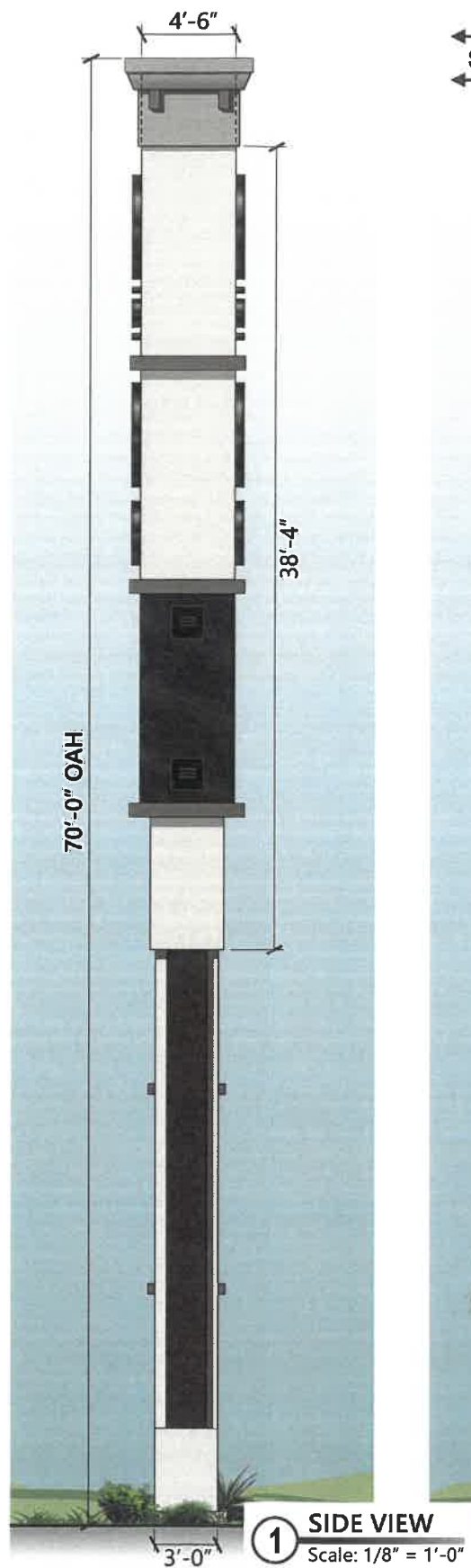
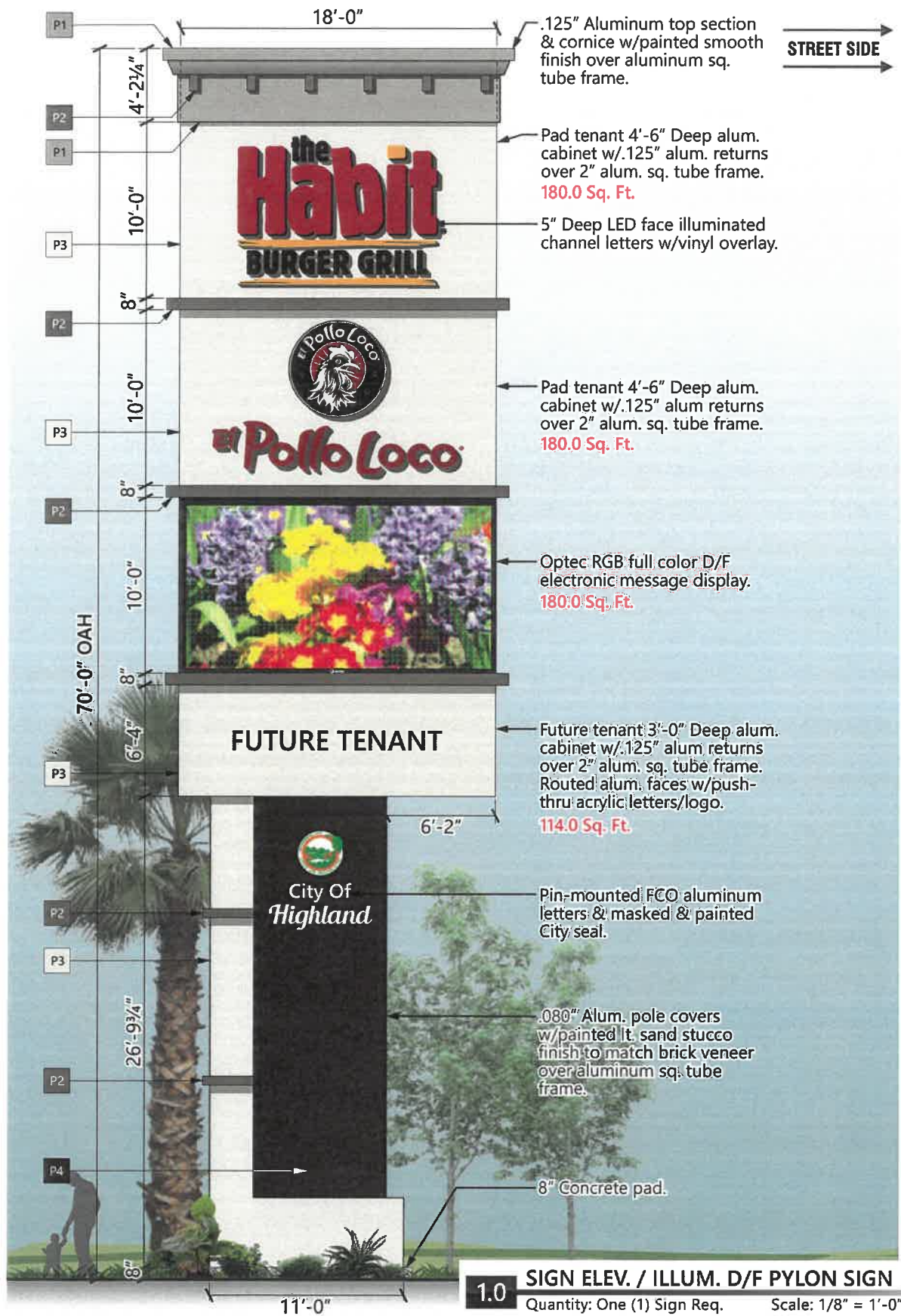


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**Attachment 3:**  
**Freeway Oriented Sign Elevation**



SQUARE FOOTAGE	
654.0 SQ. FT. PER SIDE	
PAINT FINISH	
P1	SW #6002 "ESSENTIAL GRAY"
P2	SW #6004 "MINK"
P3	SW #7004 "SNOWBOUND"
P4	PTM BROWN BRICK VENEER

PS 127:1 PROJECT CLIENT JOB / DRAWING #

**SIGNAGE DESIGN SOLUTIONS**  
 WEST COAST HQ.  
 2231 S. Dupont Drive  
 Anaheim, CA 92806  
 800-655-9972

**Project Name:** Marinita Development  
**Address:** NWC of 210 Fwy. & Baseline St.  
**City, State, Zip:** Highland, CA 92346

**Client Approval:**  
**Landlord Approval:**  
**Designer:** Art Desharnais **Sales:** Chris D.

All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of Signage-Solutions, and were created, evolved and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose what so ever without written permission.

#	Designer:	Date:	Revision Notes:
1	Desharnais, A.	9/22/20	Initial Drawing.
2	Desharnais, A.	9/25/20	Revise to reduce mon. signs to 9'-6" wide; Relocate signs on site plan.
3	Desharnais, A.	10/15/20	
4	Desharnais, A.	2/08/21	Revise to redesign signs per architectural elevations.
5	Desharnais, A.	2/16/21	Revise signage to new provided color specs.
6	Desharnais, A.	3/25/21	Revise pylon & monument design per request.
7	Desharnais, A.	7/29/21	Revise to add EMC to pylon; Add logos to monument signs.
8	Desharnais, A.	10/13/21	
9			
10			



**200453-08**