

MINUTES
PLANNING COMMISSION REGULAR MEETING
February 16, 2021 – 6:00 P.M.

This meeting was conducted as a video conference meeting in a remote location. All votes during the meeting were conducted by roll call.

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 Chair Hamerly through video conference.

Present:	Chair	Randall Hamerly
	Vice Chair	Chandra Thomas
	Commissioner	Edward Amaya
	Commissioner	Jarrold Miller
	Commissioner	Jessica Sutorus

Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Salvador Quintanilla, Associate Planner
Matt Bennett, Assistant Public Works Director
Matt Wirz, Building Official
Camille Goritz, Administrative Assistant III

The Pledge of Allegiance was led by Chair Hamerly.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None

CONSENT CALENDAR

1. Minutes from the January 19, 2021 Regular Meeting.

A MOTION was made by Commissioner Miller, seconded by Commissioner Sutorus, to approve the minutes as amended. Motion carried on a roll call vote, 5-0.

PUBLIC HEARING

2. Street Names for Tentative Tract Map No. 18893 (TTM14-002)

Chair Hamerly opened the public hearing.

Commissioner Miller abstained from this project and left the video conference meeting.

Associate Planner Syed presented the staff report.

Chair Hamerly asked if these names are under consideration for this track or for information purposes?

Associate Planner Syed stated it is for informational purposes.

Commissioner Amaya asked if the developer picked the names or was it the street naming committee?

Associate Planner Syed replied it was the developer.

Chair Hamerly stated depending on which map you are looking at Sanremo is sometimes one word or two separate words.

Associate Planner Syed replied when I spoke to the applicant and from the list they provided me was one word.

Assistant Community Development Director Stater stated over the years the city developed names with our Street Naming Committee with advice from Historic Board, Chamber of Commerce, and other organizations. This list was developed and provided to each developer as they select names. Mediterra did select something that is in keeping with the theme or they may select from this list.

Commissioner Sutorus stated I think the names are very nice and appropriate for the development.

Chair Hamerly stated all the street names on the list are Mediterranean names except for the main road that runs through the entire project, Avenida Ramblas.

Camille Bahri, Applicant stated the reason why the street names for the Mediterra project were proposed.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner Amaya, seconded by Vice Chair Thomas, to approve the proposed street names for Tentative Tract Map No. 18893.

Motion carried on a roll call vote, 4-0-1.

3. Conditional Use Permit (CUP 20-005) to entitle the construction of a 1,811 square foot drive-thru carwash with seven (7) vacuum stations. (8054 Palm Ave)

Chair Hamerly opened the public hearing.

Associate Planner Syed presented the staff report.

Chair Hamerly asked will driver remain in their vehicle for this car wash, correct?

Associate Planner Syed replied correct.

Chair Hamerly asked does the city storm drain system now extend past this site on Palm Avenue?

Assistant Public Works Director Bennett stated that is correct. I am looking at the site plan and identified the storm drain manhole out in front. It would require reaching out if

there is connection to the storm drain, but it is in Palm Avenue between 3rd and 5th street.

Chair Hamerly stated I just remembered in years past that interception was a flood hazard any time it rained.

Assistant Public Works Director Bennett stated the pending project that is going to develop the dedicated right is going to do some drainage modifications and tie in and reduce the drainage at Palm Avenue, 3rd, and 5th Street. The project is projected to start in September 2021.

Commissioner Miller asked I want to confirm it will be a recycle system that will take the water, recycle it, filter it, reuse it, continuously as opposed to using virgin clean water continuously?

Bernie Mayer, Engineer for the Applicant stated yes. The preliminary plans that we have looked at is certainly recycled water. It would have a filtration system and the capability to use the recycled water.

Chair Hamerly asked if they would use biodegradable materials and non-foaming agents for the car wash cleaning?

Bernie Mayer replied I have not got into that much detail yet, but yes. I think environmentally that is being used now for car wash facilities.

Chair Hamerly asked questions regarding the Planning Condition number 9.

Associate Planner Syed stated that is a development standard for vehicle repair/maintenance facilities which is what the development standards for a car wash were going to go by.

Chair Hamerly asked if cable television was a requirement?

Assistant Public Works Director Bennett stated I would not say it seems to be a requirement for a car wash.

Chair Hamerly asked so is that a boilerplate condition if any of those are provided, they need to be underground?

Assistant Public Works Director Bennett stated that is the intent.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner Sutorus, seconded by Commissioner Miller, to approve:

1. Adopt Resolution No. 2021 – 003, approving Conditional Use Permit (CUP 20-005) for the construction of a drive-thru carwash with seven (7) vacuum stations.

2. Direct staff to file a Notice of Exemption with the County Clerk of the Board of Supervisors.

Motion carried on a roll call vote, 5-0.

ANNOUNCEMENTS

Community Development Director Mainez announced the next Planning Commission meeting is scheduled March 2, 2021 at 6:00 p.m.

Chair Hamerly congratulated Scott Rice on his promotion.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 6:54 p.m.

Submitted by:

Approved by:

Camille Goritz, Administrative Assistant III
Community Development Department

Randall Hamerly, Chair
Planning Commission