

**MINUTES
PLANNING COMMISSION REGULAR MEETING
May 4, 2021 – 6:00 P.M.**

CALL TO ORDER

The regular meeting of the Planning Commission of the City of Highland was called to order at 6:02 p.m. by Vice Chair Thomas at the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present: Vice Chair Chandra Thomas
 Commissioner Edward Amaya
 Commissioner Jarrod Miller
 Commissioner Jessica Sutorus

Absent: Chair Randall Hamerly

Staff Present: Lawrence Mainez, Community Development Director
 Kim Stater, Assistant Community Development Director
 Ash Syed, Associate Planner
 Matt Bennett, Assistant Public Works Director
 Camille Goritz, Administrative Assistant III
 Scott Rice, Landscape Architect

The Pledge of Allegiance was led by Vice Chair Thomas.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None

CONSENT CALENDAR

1. Minutes from the April 20, 2021 Regular Meeting.

A MOTION was made by Commissioner Amaya, seconded by Commissioner Sutorus, to approve the minutes, as amended. Motion carried, 4-0, with Chair Hamerly absent.

PUBLIC HEARING

2. Conditional Use Permit (CUP 19-001) and Design Review Application (DRA 19-009) for the construction of a 22,000 square foot shopping center with retail, office, and dining space on a 1.96-acre parcel. (6909 Victoria Avenue, APN: 1191-351-01) (Continued from April 20, 2021)

Vice Chair Thomas opened the public hearing.

Associate Planner Syed presented the staff report.

Commissioner Amaya asked if the five-foot corridor is going to be enclosed?

Associate Planner Syed replied correct.

Commissioner Amaya stated looking at the drawings there is an eight-foot concrete wall in the back, is that going to be there with the corridor being enclosed?

Associate Planner Syed replied that was proposed by the applicant, but they will decide that during plan check.

Commissioner Amaya asked if the dining is stationary, correct?

Associate Planner Syed replied that is correct.

Commissioner Sutorus asked if they specified what type of plants were going on the trellis?

Associate Planner Syed stated from my discussion with the applicant they were going to put some type of vine material.

Commissioner Sutorus thanked the applicant on the improvements and additions.

Associate Planner asked to take a quick break to provide the Engineering, Building and Safety, and Fire Conditions before making a motion. A recess was called at 6:13 p.m.

Vice Chair Thomas called the meeting back to order at 6:17 p.m.

Associate Planner Syed distributed Conditions of Approval for Engineering, Building and Safety and Fire Marshall. These are the same conditions that were provided in the packet for the April 20, 2021 meeting.

Commissioner Miller stated I noticed the Engineering items have an asterisk next to the letter, what does that symbolize?

Assistant Public Works Director Bennett stated it is a nonstandard condition, it is unique to the project.

Vice Chair Thomas asked if there are additional maintenance requirements on the trellis?

Associate Planner Syed stated that would be a question to ask the applicant, however the applicant is not present tonight.

Commissioner Amaya stated the drawing looked like an open corridor on the elevation, it is going to be enclosed, correct?

Associate Planner Syed stated correct.

Commissioner Miller stated when these sites are constructed, a lot of the time there is erosion that gets to the receiving drainage systems. Since we are underground with our infiltration is not easily reviewable or accessible. Once the project is complete is there any testing that occurs to ensure it is still functioning as intended based on the design?

Assistant Public Works Director Bennett stated there is additional testing prior to building permits. There is not a post construction test specifically for enacting storm events. City performs inspections at all sites once every four years.

Vice Chair Thomas closed the public hearing.

A MOTION was made by Commissioner Amaya, seconded by Commissioner Sutorus, to:

1. Adopt Resolution No. 2021-006, approving Conditional Use Permit (CUP 19-001) and Design Review Application (DRA 19-009) for the construction of a 22,000 square foot shopping center, subject to the Conditions of Approval as amended and Findings of Fact;
2. Direct Staff to file a Notice of Exemption with San Bernardino County Clerk of the Board of Supervisors. Motion carried, 4-0, with Chair Hamerly absent.

RESOLUTION NO. 2021 – 006

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP 19-001) AND DESIGN REVIEW APPLICATION (DRA 19-009) FOR THE CONSTRUCTION OF A 22,000 SQUARE FOOT SHOPPING CENTER WITH RETAIL, OFFICE, AND DINING SPACE ON A 1.96 ACRE PARCEL SOUTHEAST CORNER OF VICTORIA AVENUE AND PACIFIC STREET. ASSESSOR PARCEL NUMBERS: 1191-351-01

3. Specific Plan Revision (SPR) No. 06-01A is an amendment to the Greenspot Village & Marketplace Specific Plan (SPR No. 06-001) to adjust the boundaries of Planning Area No. 1 (Highland Marketplace) and the boundaries area of Planning Area No. 2 (Residential Village), eliminate the Village Paseo from Scenario No. 1 and eliminate the requirement of private open space for studio units; Design Review Application (DRA) No. 20-012 for the construction of approximately 85,316 square feet of commercial (Greenspot Crossings) and 200 attached residential unit complex with a 6,214 square-foot clubhouse; Conditional Use Permit (CUP) No. 20-006 (ABC License) for the establishment of three (3) off-sale alcohol licenses (ABC Type 20 and 21) and five (5) on-sale alcohol licenses (ABC Type 41 and 47) for a commercial retail center; Conditional Use Permit (CUP) No. 20-007 for the construction of gas station with eight fuel pumps, convenience store, and carwash; Tentative Parcel Map No. (TPM) No. 20-002 to increase the number of parcels from four (4) parcels to eight (8) parcels; and Accessory Sign Review (ASR) No. 20-013 (Sign Program) to establish a Sign Program for the commercial development within the Greenspot Village & Marketplace Specific Plan (GVMSP). (APN: 1201-331-01, 1201-341-01, -08, and -09)

Assistant Community Development Director Stater presented the staff report.

A MOTION was made by Commissioner Miller, seconded by Commissioner Sutorus, to continue the item to the May 18, 2021 Planning Commission meeting to give staff and the Applicant additional time to finalize the Conditions of Approval. Motion carried, 4-0, with Chair Hamerly absent.

ANNOUNCEMENTS

The next Planning Commission regular meeting is scheduled May 18, 2021.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 6:28 p.m.

Submitted by:

Approved by:

Camille Goritz, Administrative Assistant III
Community Development Department

Randall Hamerly, Chair
Planning Commission