

**MINUTES**  
**PLANNING COMMISSION REGULAR MEETING**  
**June 1, 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 6:00 p.m. by Chair Hamerly at the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present:           Chair                   Randall Hamerly  
                  Commissioner       Jarrod Miller  
                  Commissioner       Jessica Sutorus

Absent:           Vice Chair           Chandra Thomas  
                  Commissioner       Edward Amaya

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

The Pledge of Allegiance was led by Chair Hamerly.

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

None

**CONSENT CALENDAR**

1. Minutes from the May 18, 2021 Regular Meeting.

**A MOTION** was made by Commissioner Miller, seconded by Commissioner Sutorus, to approve the minutes, as amended. Motion carried, 3-0.

**PUBLIC HEARING**

2. Design Review Application (DRA 20-010) for a Site Plan, Landscape Plan, and Elevations related to the approved entitlement of a 2,046 square foot drive-thru carwash with nine (9) vacuum stations. (8054 Palm Ave).

Associate Planner Syed presented the Staff Report.

Bernie Mayer, Representative to the Applicant stated we have reviewed the Conditions of Approval and find those to be acceptable. We appreciate the work that has gone into this project by Staff and Planning Commissioners.

Chair Hamerly opened the public hearing.

Chair Hamerly stated the concrete wall base is also an element that is shown on the north elevation and portions of the building elevation. There is approximately 5-foot band at the bottom of the drive-thru portion of the car wash, am I reading that correctly that it is also a concrete wall? That is on the east elevation facing the street.

Bernie Mayer stated that is correct.

Chair Hamerly asked is the concrete wall going to be flush with the face of the metal panels or are the panels going to be projecting beyond that?

Bernie Mayer stated the panels would extend slightly past the wall element for waterproofing purposes.

Chair Hamerly asked so the panels are a rain screen and there is additional waterproofing on the framed wall above the concrete wall?

Bernie Mayer replied that is correct.

Chair Hamerly asked if that is a cast-in-place concrete wall?

Bernie Mayer stated it could either be cast-in-place or we thought of making it a masonry wall with a plaster coating or a split face.

Chair Hamerly stated if it was a cast-in-place concrete wall my concern was the potential for staining with the materials used in the car wash plus the ability to run into or scrape up against it at the entrance and the exit of the car wash. Think about how to make it a little bit more durable. As far as the color board, I do not have a problem with the dramatic red but in contrast with the Mesa Verde, the two seem to be working against each other. We are either trying to tone everything down or spruce everything up. If we are going dramatic go dramatic and then get some contrast here. It seems like the Mesa Verde was a little bit of a tame selection. If you are going for a lot of punch, maybe something lighter that would give you more contrast or another jewel tone color. I think the red will catch your eye so the other building element should try to keep up or provide support for that.

Commissioner Sutorus asked if the trash cans will be covered?

Bernie Mayer stated yes, the requirements are that it be covered.

Chair Hamerly asked if that will be a simple metal roof and a white panel to go with the metal accent that is on the awning or are we looking at another element?

Bernie Mayer stated we would pick up a color off the building itself as a matching color.

Chair Hamerly asked what the roof element is comprised of?

Bernie Mayer stated it has a rounded shape that flares at the end to provide shade, but it has somewhat of a palm leaf appearance the way it flares out over the parking stalls.

Chair Hamerly asked what is it made of and what color?

Bernie Mayer stated the color is our choice and I believe it is an aluminum product.

Commissioner Miller stated I think Sitetech did a great job of the landscape routing the drainage swell around the project.

Commissioner Sutorus stated I noticed that you kept the Washingtonia Palm on here, and to warn you they are very invasive, and they will end up sprouting all around the property. You may consider removing them.

Bernie Mayer stated we will review that with our landscape architect.

Chair Hamerly stated that looks like there is a van assessable parking space, do those vacuum stations come with a longer hose attachment to allow it to reach all the way around the van?

Bernie Mayer replied I am not 100% sure of that, however I am sure they can accommodate that. It was our intention to provide a space where the handicap individual could make use of the facility also.

Commissioner Sutorus stated the way the car washes are designed now have dual vacuums. Now you can pull one from the right side of your car and pull one from the left side of your car.

Landscape Architect Scott Rice stated on designated accessible parking spaces, van spaces are required to load and unload on the passenger side. If that a was vacuum space that was accessible, they would put the vacuum unit on the passenger side of the car so it would serve both purposes.

Chair Hamerly stated so that crosshatched area would be on the incorrect side of the vehicle then?

Scott Rice stated yes.

Chair Hamerly stated okay, I was thinking the same thing.

Chair Hamerly closed the public hearing.

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

1. Adopt Resolution No. 2021 – 008, approving Design Review Application (DRA 20-010) for a drive-thru carwash with nine (9) vacuum stations subject to the Conditions of Approval and Findings of Fact; and
2. Direct staff to file a Notice of Exemption with the County Clerk of the Board of Supervisors. Motion carried, 3-0.

**RESOLUTION NO. 2021 - 008**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING A DESIGN REVIEW APPLICATION (DRA 20-010) FOR A 2,046 SQUARE FOOT DRIVE-THRU CARWASH WITH NINE (9) VACUUM STATIONS ON A VACANT 0.42 ACRE PARCEL ON THE WEST SIDE OF PALM AVENUE, APPROXIMATELY 250 FEET SOUTH OF THE PALM AVENUE AND 5TH STREET INTERSECTION. ASSESSOR'S PARCEL NUMBER: 1192-641-03.**

3. Design Review Application (DRA 21-006) for a Site Plan, Landscape Plan, and Elevations related to the approved redevelopment of an existing 5,800 square foot commercial building into a convenience store with the addition of two (2) covered fueling station canopies with ten (10) fuel pumps on a 0.48-acre parcel. (8020 Palm Ave)

Associate Planner Syed presented the Staff Report.

Chair Hamerly opened the public hearing.

Commissioner Miller stated when we reviewed this site plan previously, one of the questions was regarding the conveyance of drainage in the fuel pump canopy which it still stands today. The site plan reflects conveyance of the fuel pump area to the drainage inlet and into the underground infiltration chambers, is that correct?

Bernie Mayer stated yes, that is correct.

Commissioner Miller stated okay, because we spoke about maybe adding a dead-end sump under that area to basically isolate that rain runoff so it could not make it to the infiltration chamber.

Bernie Mayer stated that is also correct. We do not have that in front of us this evening, however the Water Quality Management Plan (WQMP) has a separation device for those gutters that are going around the canopy before it enters the infiltration basin.

Commissioner Miller asked are you saying the drainage is separated under the fuel canopy from going to the infiltration chamber?

Bernie Mayer stated it was not the infiltration chamber, but the petroleum products are filtered out.

Commissioner Miller stated with any of these hydrocarbon treatments systems, they remove some hydrocarbons but there is probably 10-15% that makes it through. Accepting that amount into an underground system is something that will go into our ground water, and it is hard for me support. In addition, looking at the treatment system looks like it is proposing a permanent pool and we have had problems with a lot of different diseases being spread like mosquitoes. How would that be managed as to avoid spread of mosquito-borne illness?

Bernie Mayer stated most of the infiltration goes into an underground device, so there is really no standing water. There is a little bit of pre-treatment within the landscape area.

Commissioner Miller stated another item that was addressed in the last meeting was concerns over existing plumes in the area within less than a thousand feet. There is a significant plume down on the Norton Air Force Base. Was there any effort made to touch base with the regional board or any understanding of potential impacts from infiltrating so close to an existing plume?

Bernie Mayer replied we have not pursued that to any great degree. We would think our project would create a minimal impact to that. That seems to be more of a regional type of issue, but we certainly expect to work with the City on that issue. If infiltration is not the best way to treat the pollutants on this site, there are other systems that filter and clean the runoff without introducing infiltration. We do not have enough room on this site to have a surface space like we had for the car wash, however we do not have enough information on that plume issue.

Commissioner Miller stated I believe one of the exemption items that was spoken of during the staff report was there would not be significant impacts to water quality. As I am looking at the site plan, I see there is a potential for an impact water quality as the site stands. I am concerned about that.

Bernie Mayer stated okay. We did work with Engineering Staff to go through the WQMP process and follow the guidelines and direction we got on that. We are still willing to pursue that further as we go into a final WQMP for the property. We do not want to contribute to that problem.

Chair Hamerly stated the two crosshatched elements at the northwest corner of the northern canopy and the northwest corner of the southern canopy, I was reading those grades as being picked up by a line that was going around those infiltration trenches and distributing to the northern landscape area. was I reading those dashed lines incorrectly?

Bernie Mayer stated the intent was to remove the hydrocarbon component of it and then introduce it into the infiltration basin.

Commissioner Miller stated I am used to seeing a dead-end sump under the canopy area that is completely isolated which you essentially allow the drainage under the canopy. Then you regularly vacuum it out and you keep it separate from the infiltration. I think there is real potential here for spills, it happens all the time at gas stations. I think

allowing that discharge to go into an infiltration chamber even with hydrocarbon treatment you are allowing some hydrocarbons into the ground water.

Bernie Mayer asked is your suggestion be a separate infiltration chamber for that?

Commissioner Miller stated no infiltration. Completely isolate the drainage under the canopy and drain it into a dead-end sump. What I mean by a dead-end sump is it is essentially an inlet with a concrete bottom that does not drain anywhere. You do not get a lot of water, but it gives you an opportunity to capture those oils, greases, and spills and then vacuum them out regularly.

Bernie Mayer stated we are completely open to that.

Chair Hamerly stated I have drove by the site and I have seen some landscaping has been added but it still seems to be in rough shape, and we are already under served in landscaping on this site. I think to the greatest extent possible introducing new plant materials that will thrive in that environment in small planter areas. I would not rely heavily on what is there right now, because it does not seem to be doing very well.

Bernie Mayer stated we agree with that. You are correct, since the building has not been in use, the landscaping has not been maintained to the point it can thrive.

Chair Hamerly stated the corner statement reinforced what we all recognize that it is a very tight site and there is not a lot of landscaping in there. If there is an opportunity to introduce more tall slender trees or ornamental plant material that would dress that up, right now it looks a little stark because there is such small landscape in that area.

Bernie Mayer stated okay.

Chair Hamerly stated regarding the site plan I see an improvement from the previous site plan. If traffic is coming into Palm Avenue and turning in to the 35-foot entrance a que of one waiting for those southern pumps is basically going to take out half of the access to the site, that is my concern. The diagonal spots that are in the northern canopy, on the plans we have 22.2 feet between the back of the parking spaces that front the building. The edge of canopy and if we assume there is going to be 7 foot wide by 8-foot-long vehicle assuming it is not a truck with a trailer, that is going to leave us under 20 feet to back out of those spaces. Depending on how much volume and traffic this fueling station gets the onsite navigation could be a bit challenging. Those are my concerns regarding the site circulation.

Associate Planner Syed stated when speaking with the Applicant the designated compact space he mentioned that would be for the attendant at the convenience store so whoever parks here would not be leaving during peak business hours.

Chair Hamerly stated if that is the case is it safe to say that the individual would always be driving a compact car?

Associate Planner Syed stated they would have to hire only compact car drivers.

Community Development Director Mainez stated I want to point out that is also a place for air and water pump. They are either going to have to move that or the employee parking to another space onsite. Staff is concerned about the tightness of the site. If you stand by the pump and pump your vehicle there is not enough space. They are not serving large trucks, but this is a little bit different than what you saw on the Conditional Use Permit (CUP). One option is to reduce some of the pumps or approve as is with impacts.

Chair Hamerly stated I am concerned about the maneuverability. Obviously, you have double side isle coming through here and anyone who has driven in the area there is a lot of construction trucks with trailers. It would only take one of those vehicles either the southern or northern canopy and that site is shutting down for a while. I am a bit concerned with the onsite circulation, maybe reduce the density just to allow maneuverability whether it is reducing one pump on the eastern edge of the southern canopy or northernmost canopy. We do not have a lot of real estate between Palm Avenue and the building, we are trying to squeeze a lot in there.

Community Development Director Mainez stated I would also entertain the Applicant to chime in. We have worked with him extensively on the design. We are really restricting the types of cars that are going to go to this site. We can certainly take it as a directive, but I want the Commission to be comfortable giving us that direction. If you think it is too tight and you want to see something adjusted, then that will be fine too.

Chair Hamerly stated there are not going to be any full-size vehicles coming through here especially full-size pickup trucks because of the logistics of the site. If you look at the life cycle investment that is going into this property, why you would not make it adaptable to be an Electric Vehicle charging station at least in some fashion. There should be some adaptability to that future if that is the size of the vehicle that this site is going to be catering to.

Chair Hamerly asked the Planning Commissioners if these concerns are significant enough, would you want this to continue to another meeting on how they might address some of these issues. Or do you feel comfortable directing staff given what we have said and at that point that would mean we would approve the DRA with the directive that we have given them. What is the reference for those two options?

Commissioner Sutorus asked if Highland adopted the California Green Building Standards Code?

Community Development Director Mainez stated yes.

Commissioner Sutorus stated then you are required to put in an Electric Vehicle infrastructure for your project anyways.

Chair Hamerly stated rather than take an action to either approve or deny, if we are going to take an action on the staff proposal in the DRA that we have before us, if it is acceptable to the Applicant, we would like to continue this to a date certain. How much

time would the Applicant need to development another round of ideas based on the input that you have had this evening?

Associate Planner Syed stated essentially you would provide a revised site plan.

Bernie Mayer stated it seems like we could shift a few things and try to minimize some of the concerns, so we would make some modifications to the site plan.

Associate Planner Syed stated July 6<sup>th</sup> would be when we could bring this back.

Bernie Mayer stated yes.

Chair Hamerly closed the public hearing.

**A MOTION** was made by Chair Hamerly, seconded by Commissioner Sutorus; to continue this item on July 6, 2021. Motion carried, 3-0.

## **ANNOUNCEMENTS**

The next Planning Commission meeting is scheduled June 15, 2021.

## **ADJOURN**

There being no further business, Chair Hamerly declared the meeting adjourned at 7:30 p.m.

Submitted by:

Approved by:

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Camille Goritz, Administrative Assistant III  
Community Development Department

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Randall Hamerly, Chair  
Planning Commission