

**MINUTES
PLANNING COMMISSION REGULAR MEETING
June 2, 2020**

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 6:00 p.m. by Chair Hamerly through video conference.

Present:	Chair	Randall Hamerly
	Vice Chair	John Gamboa
	Commissioner	Michael Hall
	Commissioner	Tamara Zaman
	Commissioner	Rich Haller (arrived at 6:17 p.m.)

Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Ashiq Syed, Associate Planner
Matt Bennett, Assistant Public Works Director
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 March 3, 2020 Regular Meeting.

A MOTION was made by Commissioner Hall, seconded by Commissioner Zaman, to approve the minutes as amended. Motion carried on a roll call vote, 4-0, with Commissioner Haller absent.

BUSINESS ITEMS – PUBLIC HEARING

2. Design Review Application (DRA 19-011) to demolish an existing 880 square-foot residential structure and restore an existing 1,580 square-foot restaurant building on an approximately 12,143 square-foot property at 26001 Base Line. (APN No. 1192-021-26)
RECOMMENDATION: Staff recommends the Planning Commission:

Chair Hamerly opened the public hearing.

Associate Planner Syed presented the Staff Report.

Commissioner Haller joined the meeting at 6:17 p.m.

Commissioner Zaman stated she has concerns regarding the two parking spaces on the Northside of the property and how much room the customers would have backing out of the parking space safely.

Associate Planner Syed stated based on the proposed site plan there's approximately 35-40 feet behind those two parking spots on the Base Line side from the back of the stall to where the end of the landscaping is on the McKinley side. There is enough space for a three point turn.

Chair Hamerly stated that he agreed with the assessment of the back up space on the southernmost parking space, however with the radius landscape it might be tight to back up and maneuver a three point turn, its possibly a four point turn.

Vice Chair Gamboa stated the exterior east elevation does not have enough definition on the roof line. He suggested raising the roof line a foot or two on the front part of the building. He cannot approve the color samples provided for the building without seeing the color swatches in person. He expressed prior experiences with approximations on colors turning out differently than what was specified.

Jacqueline Earthly, Applicant, stated that they have had a lot of grief in demolishing this building, expecting an approval of the project since it has been with the city for six months and they've been patient during this process.

Associate Planner Syed stated that it is the first time Planning Commission has reviewed the project.

Commissioner Haller stated he had concerns regarding the trash enclosure location, type of lighting that will be on the buildings, and the conflicts with trees that might obstruct the light.

Jacqueline Earthly replied that the lights will be wall mounted around the building.

Chair Hamerly stated the electrician should know an engineer that is capable of generating a photometric plan.

Commissioner Haller asked where the location of the air conditioning unit will be and if it is going to be screened.

Patrick Earthly, Applicant, replied it will be on the roof and screened.

Commissioner Hall stated he has concerns on the location on the trash enclosure, and if it could be moved to the southeast corner.

Jacqueline Earthly stated that they are willing to move the trash enclosure.

Patrick Earthly asked how the trash enclosure will affect the parking area since they have been faced with an existing building with limited space.

Chair Hamerly stated if parking space number six became the trash enclosure each parking spaces could slide over to the north without losing a parking space. This will ensure that the trash enclosure is farther away from the dining area.

Commissioner Hall stated his copy of the color samples for the building does not give him an idea of the true colors.

Chair Hamerly asked how the outdoor dining area will be illuminated since the hours of operation are until 10 p.m.

Jacqueline Earthly replied they will have string lighting in the outdoor dining area.

Chair Hamerly asked if the applicant was planning on growing ivy on the six foot wall along the eastern side property line to address that space.

Jacqueline Earthly replied they have thought about growing ivy, and it would give it a nice ambiance look.

Chair Hamerly stated that they are doing a nice job of screening the northern edge of that patio area with the relocation of the trash enclosure, however in the southern area they may want to think about putting up a trellis or an arbor to soften it up.

Jaqueline Earthly agrees with Chair Hamerly.

Chair Hamerly asked Vice Chair Gamboa if the applicants were able to add string lighting and have umbrellas over the tables, would that help soften the eastern facade because there is not enough room between that building and the property line.

Vice Chair Gamboa replied that would be okay.

Chair Hamerly stated the southern hospitality, the graciousness and the wrap around porches with the cute hanging lighting creates a lot of charm. He also recommends extending the awning down the north facade so the ramp feels like your front porch.

Associate Planner Syed requested the Planning Commissioners make a motion to move Item No. 2, until Item No. 3 so that the missing Engineering Conditions can be discussed before the public hearing is over.

A MOTION was made by Commissioner Hall, seconded by Commissioner Haller, to continue Item No. 2 until Item No. 3 is finished. Motion carried on a roll call vote, 5-0.

3. Design Review Application (DRA 20-004); a request to co-locate a wireless telecommunication facility on an existing facility and construct a new equipment enclosure within Aurantia Park at 29624 Greenspot Road. (APN No. 1210-371-41)

Chair Hamerly opened the public hearing.

Associate Planner Syed presented the Staff Report.

Vice Chair Gamboa stated he has concerns with the cell tower. In 2010 a cell tower was approved as a multi-branch eucalyptus tree and somehow a mono branch tree was built. The tree was supposed to look like the eucalyptus cell tower that is located on Wabash and the 10 freeway in Redlands, this tree has multiple trunks on the tree.

Chair Hamerly asked staff if it is feasible to introduce a multi branch to this existing structure. The cell tower is a pine tree with eucalyptus branches and the exhibit that was shown in 2010 was supposed to look like a eucalyptus tree. What types of modifications can they make to the existing trunk to make it look like a sycamore as to opposed to a pine tree with sycamore branches?

Associate Planner Syed stated for these cell towers that are disguised as mono pines or mono eucalyptus trees have significant up keep that goes in because artificial branches and leaves tend to fade. Therefore, every three or four years typically they may need to be replaced. As far as modifying the structure the applicant is available to offer input.

Jessica Grevin, Applicant stated the cell tower is Verizon's so AT&T would have to get approval through Verizon to modify the cell tower since they are leasing a portion of the tower from them. With AT&T installing towers in order for Verizon to modify them they would have to take down the whole pole.

Commissioner Haller asked about the graffiti on the doors on the building, it looks like it has been painted over.

Jessica Grevin stated it is an existing Verizon equipment shelter. The doors on the AT&T shelter should have anti-graffiti paint and decor on the outside of the doors. If there was graffiti AT&T would go out and repaint it.

Commissioner Haller stated AT&T should repaint the entire door, not just a square portion of it.

Chair Hamerly asked the staff in the conditions of approval section to add a condition that the entire element of the building be repainted.

Associate Planner Syed replied yes, they could add that as a condition.

Chair Hamerly stated that would be a part of a complete restoration of the element.

Receiving no response, the public hearing was closed.

A MOTION was made by Commissioner Haller, seconded by Commissioner Hall, to:

1. Adopt Resolution No. 2020 – _____, Approving Design Review Application (DRA 20-004); to co-locate on an existing wireless telecommunication facility and construct a

- new equipment enclosure, subject to the Conditions of approval and Findings of Fact.
2. Direct Staff to file a Notice of Exemption with the County Clerk of the Board.

Motion carried, on a roll call vote, 4-0, with Commissioner Gamboa abstaining.

RESOLUTION NO. 2020-001
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND,
CALIFORNIA, APPROVING A DESIGN REVIEW APPLICATION (DRA 20-004);
A REQUEST TO CO-LOCATE ON AN EXISTING WIRELESS
TELECOMMUNICATION FACILITY AND CONSTRUCT A
NEW EQUIPMENT ENCLOSURE WITHIN AURANTIA PARK AT
29624 GREENSPOT ROAD, HIGHLAND CA 92346 (APN NO. 1210-371-41)

Planning Commission continued discussion on Agenda Item No. 2

2. Design Review Application (DRA 19-011) to demolish an existing 880 square-foot residential structure and restore an existing 1,580 square-foot restaurant building on an approximately 12,143 square-foot property at 26001 Base Line. (APN No. 1192-021-26)

Chair Hamerly continued the public hearing.

Community Development Director Mainez recommended the applicants read the engineering conditions so they are aware and accept the conditions.

Assistant Public Works Director Bennett stated there is an issue with the trash enclosure. If it is moved to stall six, away from the seating area one of the concerns is access to the trash enclosure, and the requirement to have an ADA access. The trash enclosure would not be able to go behind the cars which would force a walkway at the wall side of the parking stalls, and that may start to snowball their ability to park all those vehicles. Burrtec was looking at roll out bins and the trash truck was not necessarily going to have to get to that same location at the edge of the building, but the access that they would have is adjacent to the building which it would be over at stall six. The condition that is being referred is the applicant, at the time of building permit, shall pay a fee in-lieu of design and construction of future landscaped median across Base Line project frontage. The amount of in-lieu fee shall be based on a layout of the future median and cost estimate to be provided by the City Engineer. He does not believe we have talked about a cost estimate at this time.

Patrick Earthly stated they have not talked about the cost estimate yet. How does the median across Base Line impact us?

Assistant Public Works Director Bennett stated if they are looking at the project frontage on Base Line it is believed to be 75 feet. If that is correct the median that would be constructed for that portion and in the lieu fee would be paid for that portion of 75 feet of frontage. Ultimately, when the median is constructed by others there would be a

landscape median constructed with a full height curb and a left turn pocket to allow for a southbound movement on to McKinley. That is the future median would look like.

Patrick Earthly asked approximately how much would it cost?

Assistant Public Works Director Bennett replied it could be \$120,000 for 300 foot and it could be \$250,000 for a 340 foot depends on what the treatment is. It could be quite an expense.

Chair Hamerly stated that using Assistant Public Works Director Bennett's calculations for \$250,000- \$ 300,000 for a 300 foot segment of Base Line full median, for a 75 foot segment it would be \$62,500.

Assistant Public Works Director Bennett replied that sounds about right.

Patrick Earthly asked it would be \$62,500?

Chair Hamerly stated that is correct. There is not 300 feet of Base Line exposure on this property, there is only 74 feet.

Assistant Public Works Director Bennett stated the various projects have offered an in-lieu fee for just down the road a letter of credit and those are the only two methods so far that has been explored others were in a position and have constructed median where it was conditionally required.

Patrick Earthly asked with the letter of credit would that mean in terms of how it would be constructed and with the \$62,500 would it have to paid in installments.

Assistant Public Works Director Bennett stated the idea is the letter of credit was suggested by another development. It is conditional on terms year over year if there isn't any construction to be completed than the line of credit is extended by the bank holding those funds. It was an agreement that was established with the city attorney and the applicants input. If the development or another development came in there would be also an opportunity that development would construct the median and call for the funds to be available. At this time, there is not a capital improvement project so there are no plans currently to construct this median in the immediate five year CIP.

Patrick Earthly asked if we received the approval today, when would we have to pay \$62,500?

Assistant Public Works Director Bennett stated the timing of this would be prior to the building permit. We would either be talking about an in-lieu fee that is provided at that time or the letter of credit method the development chooses and we would have worked out the details regarding that by the time you are requesting a building permit.

Patrick Earthly asked if this project is going to be approximately started in five years.

Assistant Public Works Director Bennett replied he doesn't have a timeline of when funds will be available to complete the next portion of median on Base Line itself. There isn't a city capital improvement project that includes it, so in the current planning by the city's means it's not likely within the next five years. To clarify Capital Improvement Project is when city funds would do various improvements like construct roadway, medians, and undergrounding utilities. We can continue this in further detail in the next meeting in two weeks.

Chair Hamerly stated this would give the Planning Commissioners an opportunity to see the physical color board sample at the city as well.

Chair Hamerly asked if its staff recommendation to continue this meeting on June 16, 2020?

Associate Planner Syed replied yes, correct.

Receiving no response, the public hearing was closed.

A MOTION was made by Commissioner Haller, seconded by Commissioner Hall, to continue this item to the June 16 Planning Commission Meeting. Motion carried, on a roll call vote, 5-0.

ANNOUNCEMENTS

None

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 8:16 p.m.

Submitted by:

Approved by:

Camille Goritz, Administrative Assistant III
Community Development Department

Randall Hamerly, Chair
Planning Commission