

**MINUTES  
PLANNING COMMISSION REGULAR MEETING  
June 16, 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 6:16 p.m.) |

Staff Present: Lawrence Mainez, 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 June 2, 2020 Regular Meeting.

**A MOTION** was made by Commissioner Hall, seconded by Commissioner Zaman, to approve the minutes, as submitted. 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 restore an existing 1,580 square-foot restaurant building on an approximately 12,143 square-foot property. (26001 Base Line, APN 119-021-26) (Continued from June 2, 2020)

Chair Hamerly opened the public hearing.

Associate Planner Syed presented the Staff Report.

Chair Hamerly stated the engineering department has modified the engineering conditions of approval to delete the in-lieu fee since there is not a direct access from Base Line either east or west bound. Is that correct?

Assistant Public Works Director Bennett stated yes that is correct. The conditions have been revised and reviewed with the applicant and they have agreed to those changes.

Chair Hamerly stated that staff report mentioned that there will be a decorative railing that would be enclosing the portions of the east patio area. Is there an exhibit to show what that railing would look like and where it would be exposed?

Associate Planner Syed stated the last planning commission meeting it was discussed that it was one of the ideas that the commissioners proposed to further beautify that area. It was not a part of the plans for the applicant, however in the future when it is time to implement seating in that area the wrought iron fence would be installed.

Chair Hamerly stated the discussion was actually pertaining to the tube steel ramp that was going up in front of the building. The recommendation was to dress it up and make it look more southern. That was specifically in reference to the ramp area.

Associate Planner Syed stated it would be the same design that would carry over to the fence.

Chair Hamerly asked if the commissioners had the opportunity to review the material samples in person.

Commissioner Hall stated he is content with the material samples.

Vice Chair Gamboa stated he is satisfied with the colors.

Commissioner Zaman stated she thought they were very nice colors.

Chair Hamerly asked if there would be additional screening or will there be a gate element between the parking lot/trash enclosure to the south and the patio area?

Patrick Earthly, Applicant stated they were thinking of installing a screen there and possibly limiting some of the tables. We don't want odor from the trash enclosure to affect the customers. Some type of partition would be a great idea.

Chair Hamerly stated trying to keep that dining area attractive as possible having some screening to the south. Maybe add taller vegetation at the south edge of the patio so it grows up to hide the trash enclosure and starts to screen the parking lot.

Receiving no response, the public hearing was closed.

**A MOTION** was made by Commissioner Hall, and seconded by Commissioner Zaman to:

1. Adopt Resolution 20 – \_\_\_\_ approving Design Review Application (DRA 19-011) to restore an existing 1,580 square-foot restaurant building, 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 of Supervisors.

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

**RESOLUTION NO. 2020-002**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, APPROVING A DESIGN REVIEW APPLICATION (DRA 19-011); TO RESTORE AN EXISTING 1,580 SQUARE-FOOT RESTAURANT BUILDING LOCATED ON THE SOUTHEAST CORNER OF BASE LINE AND MCKINLEY AVENUE. ASSESSOR'S PARCEL NUMBER 1192-021-26.OWNER: PATRICK & JACQUELINE EARTHLY.**

**ANNOUNCEMENTS**

None

**ADJOURN**

There being no further business, Chair Hamerly declared the meeting adjourned at 6:18 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