

MINUTES
PLANNING COMMISSION REGULAR MEETING
July 20, 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.

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

Staff Present: Kim Stater, Assistant Community Development Director
Camille Goritz, Administrative Assistant III
Scott Rice, City 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 July 6, 2021 Regular Meeting.

A MOTION was made by Commissioner Sutorus, seconded by Commissioner Amaya, to approve the minutes, as amended. Motion carried, 5-0.

PUBLIC HEARING

2. Conditional Use Permit (CUP) No. 21-004 is a request to upgrade an existing State of California Alcohol Beverage Control (ABC) license, Type 20 (Off-Sale Beer and Wine) to a Type 21 (Off-Sale General), for the sale and off-site consumption of all alcoholic spirits for an existing convenience store (M & G Market).

Assistant Community Development Director Stater presented the staff report.

Commissioner Sutorus stated you had mentioned that the zoning is going to change in the area, but do you feel like that zone change would have anything significantly impact the location or anything today?

Assistant Community Development Director Stater stated as in its draft form today, it would permit this use.

Chair Hamerly stated it would turn this into a conforming use from a non-conforming.

Commissioner Miller asked does this have any impact on future permits in the City of Highland if we allow for this permit?

Assistant Community Development Director Stater stated it does not.

Chair Hamerly stated yes, not upgrading this one to a 21 would not allow an additional spot within the census tract to add an additional ABC license, because they are already at three regardless the resolution. I think I saw it in the staff report that a sign program was one of the conditions.

Assistant Community Development Director Stater stated it will need a sign permit, but not a full program.

Chair Hamerly asked that would not be addressing the nonconforming pole sign that would be on site?

Assistant Community Development Director Stater stated no not that one, unfortunately, we cannot ask that to be removed.

Chair Hamerly stated right because that would have been back in 1967?

Assistant Community Development Director Stater stated correct.

Chair Hamerly stated ok, I was just curious as to how we would deal with that if they were bringing a sign program back because this would be an existing non-conforming use.

Commissioner Amaya stated regarding the distilled spirits, are we talking about hard liquor?

Assistant Community Development Director Stater stated correct.

Commissioner Amaya asked is the barbed wire fencing that is in the back where you have the wrought iron fence going to be removed?

Assistant Community Development Director Stater stated correct, that is prohibited in our code. We usually recommend if there are businesses that are looking for recommendation on what to substitute those with finials or some other approved type of material.

Chair Hamerly opened the public hearing.

Melvin Evitt, Representative for Applicant stated I worked with the city over the years, and they have been very helpful all the time. The sign you see up there on the slides are all refreshed and cleaned up.

Chair Hamerly stated the spaces on the site plan that are shown on the western boundary of the property, are they loading that aisle in the right of way? Or is the access to those parking spaces that are at the 45-degree angle on site?

Assistant Community Development Director Stater stated they are, I am sure when the vehicles back out of there are partially loading in the in the right of way.

Chair Hamerly stated it did not look like they even had 12 feet to back out. So, they are basically, down the sidewalk paving to the alley, and then that's where the curb break is.

Assistant Community Development Director Stater stated that is the existing condition.

Chair Hamerly stated it is easy to see why you would not want to add three more spaces to that mix. I was just curious how that would have originally been allowed permitted or if they did not have a compliant aisle right there.

Assistant Community Development Director Stater stated one good thing about the site is there seems to be a lot of parking utilized on the east side of the building.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner Amaya, seconded by Commissioner Sutorus, to adopt Resolution 2021-012, approving an upgrade to an existing State of California Alcohol Beverage Control (ABC) license, Type 20 (Off-Sale Beer and Wine) to a Type 21 (Off-Sale General), for the sale and off-site consumption of all alcoholic spirits for an existing convenience store. Motion carried, 5-0.

RESOLUTION NO. 2021-012

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP) NO. 21-004 FOR AN UPGRADE TO AN EXISTING STATE OF CALIFORNIA ALCOHOL BEVERAGE CONTROL (ABC) LICENSE, TYPE 20 (OFF-SALE BEER AND WINE) TO A TYPE 21 (OFF-SALE GENERAL), FOR THE SALE AND OFF-SITE CONSUMPTION OF ALL ALCOHOLIC SPIRITS FOR AN EXISTING CONVENIENCE STORE (M & G MARKET), LOCATED AT 26710 5TH STREET (APN NOS.: 1192-542-38)

ANNOUNCEMENTS

The next Planning Commission meeting is scheduled August 3, 2021.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 6:17 p.m.

Submitted by:

Approved by:

Camille Goritz, Administrative Assistant III

Randall Hamerly, Chair

