

**MINUTES
PLANNING COMMISSION REGULAR MEETING
JANUARY 21, 2014**

1.0 CALL TO ORDER

The Regular Meeting of the Planning Commission of the City of Highland was called to order at 6:00p.m. by Chairman Hamerly, in the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present: Chairman Randall Hamerly
 Vice Chairman John Gamboa
 Commissioners Richard Haller
 Trang Huynh
 Mark Rush
 Milton Sparks

Absent: Commissioner Michael Stoffel

Staff Present:Lawrence Mainez, Community Development Director
 Kim Stater, City Planner
 Megan Irwin, Senior Planner
 Linda McKeough, Administrative Assistant III

The Pledge of Allegiance was led by Chairman Hamerly.

2.0 COMMUNITY INPUT

There was none.

3.0 CONSENT CALENDAR

3.1 Minutes of December 17, 2013, Regular Meeting.

On Page 3, Last Paragraph, Last Sentence was amended to read as follows:
“Vice Chairman Gamboa added that the Proposal falls very short of the Standards that are held for the Applicants from the City and has a hard time approving the Sign.”

On Page 5, Fifth Paragraph, was amended to read as follows: A comment was made by Chairman Hamerly that the Public Works Subcommittee have a cardboard mockup onsite for the Subcommittee to refer to regarding the height / visibility of the Signage located on the Fins to make an accurate determination.”

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On Page 7, Third Paragraph, Last Sentence was amended to read as follows: "Chairman Hamerly said that black letters on brushed aluminum would be a nice contrast."

On Page 8, First Paragraph, No. 1 comment was amended to read as follows: "1. Matte black or contrasting color letters on the vertical fins of the Rotunda."

A Motion was made by Vice Chairman Gamboa and seconded by Commissioner Haller to approve the Minutes of December 17, 2013, Regular Meeting, as amended.

Motion carried on a 5 – 0 – 1 vote with the abstention of Commissioner Rush and Commissioner Stoffel absent.

4.0 OLD BUSINESS

There was none.

5.0 NEW BUSINESS

- 5.1 A request for a three (3) Year Extension of Time (EXT-13-002) for the construction and operation of a three (3) phased Project which includes the demolition and reconstruction of a Service Station and Convenience Store, conversion of an existing apartment complex into a 36 room Motel and construction of a new three-story expansion of the Motel to accommodate 36 additional rooms, for a total of 72 rooms (CUP 08-012). The location is an approximately 2.11-acre site consisting of four (4) adjoining properties located at the northwest corner of Highland Avenue and Victoria Avenue (26492 Highland Avenue and 6446 & 6476 Victoria Avenue) (APNos.: 0285-742-07, -08, -09 & -10). Representative: Balbir Singh Jhawar, Jhawar Enterprises, LP.

Chairman Hamerly identified the Item and asked for Staff's presentation.

Senior Planner Irwin gave the presentation from the Staff Report and PowerPoint presentation and explained the historical background of the proposed Project's design and phases and the Applicant's request to the Commission. She then concluded her presentation with Staff recommending approval of the proposed Resolution and would be happy to answer any questions the Commission may have.

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A question was asked by Chairman Hamerly if there were any modifications or any alternatives to the existing Conditions of Approval (COAs), as originally approved for the Project's Extension of Time and Senior Planner Irwin responded that Staff had reviewed the COAs, and that no modifications are necessary to the COAs, at this time.

Chairman Hamerly asked if the Commission had any further questions of Staff. Hearing none, he then opened the Public Hearing and asked if the Applicant would like to make a presentation and the Applicant declined the Chairman's offer.

Chairman Hamerly then asked if anyone in the audience would like to speak on the Item. Hearing none, he closed the Public Hearing and then opened the floor for further discussion amongst the Commissioners.

A comment was made by Vice Chairman Gamboa that he was unhappy with the amount of time before when the Commission originally approved the Project because there was no set time for the Project to be constructed and to grant the Applicant with an additional three (3) blank years is not what he perceives for this Project and that he cannot recommend a three (3) year Time Extension. Chairman Hamerly said so noted. There being no further questions of Staff, or discussion amongst the Commissioners, Chairman Hamerly then called for the question.

A Motion was made by Commissioner Haller and seconded by Commissioner Huynh to Approve Resolution No. 14-001 for a three (3) Year Extension of Time (EXT 13-002) for Conditional Use Permit No. 08-012 subject to the Conditions of Approval and Findings of Fact.

Motion carried on a 5 – 1 vote with Vice Chairman Gamboa dissenting and Commissioner Stoffel absent.

6.0 ANNOUNCEMENTS

City Planner Stater explained there are Items tentatively scheduled for the Regular Meetings of February 4, 2014, and February 18, 2014.

Discussion ensued between the Commission and Staff regarding the status of the proposed Harmony Specific Plan Project and that Staff is waiting for the Fiscal Impact Analysis (FIA). In the meantime, the Consultant for the Harmony

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Project is still preparing the Draft Environmental Impact Report (EIR) and will be submitted to City Staff review and will then go out for public review soon.

Further discussion ensued between the Commission and Staff regarding the feasibility of separating the documents into various Meetings, Workshops, etc. and having several Agendas rather than having a massive document and having a “marathon session” for the Commission’s consideration and Staff agreed. In addition, Staff indicated that the Specific Plan is on the City’s Website and that it has not changed much. In addition, Staff further indicated that there is a new Time Frame for the Harmony Specific Plan Project due to environmental issues and CEQA process and delays of the EIR and FIA.

A comment was made by Commissioner Haller regarding the new Public Reporting Requirements under the Brown Act regarding public reporting any action taken by the Commission by announcing the vote or abstention that became effective on January 1, 2014. Community Development Director Mainez responded how Staff has been doing that for a long time.

City Planner Stater provided an update regarding the proposed Police Station’s Sign. The City Council took into account the Commission’s comments and suggestions and has requested Plan revisions from the Sign Company for consideration. The City Council did agree that something special is merited on the Building. She further explained the City Council’s latest recommendation instead of placing lettering on the Fins, is to place channel letters above the Rotunda in the yellow arching area and the Sign Company will prepare a new rendering and cost for the Council’s consideration.

Discussion ensued between the Commission and Staff regarding whether or not the City Council requested another mockup which would help the City Council with the scaling of the Building along with the Signage in what the Council’s decision is going to entail. Staff responded that a mockup was not requested, however, thought maybe there may be additional revisions. When the Signage was presented at the City Council Meeting, there was a three-dimensional Plan. The City Council may look at the existing mockup that the Commission requested for Council. Chairman Hamerly said to ensure the Sign’s height is visible and need a sense of scale / contrast of the Sign letters. Sometimes a person needs something physical to look at such as when the Planning Commission conducts a Flag Test for Freeway Signage. It is helpful in determining the absolute height of some of those Signs and the City Council may benefit from another mockup placement. City Planner Stater responded and indicated Staff is aware that a Sign on the Rotunda, may lose some of the visibility. Maybe a Sign could say, “POLICE” and not “HIGHLAND POLICE”. Chairman Hamerly responded that is why the Sign was located on the Fins and City Planner Stater said that the City Council thought that maybe the Sign may also be lost on the Rotunda and may not be as effective as if it were on a more plain surface, and City Council will look

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at it and was unsure if that will be the last time the City Council will review the Signage.

Further discussion ensued between the Commission and Staff regarding the font style of the proposed Sign's lettering. Staff indicated to the City Council the Commission's comments that the proposed font style was too plain, too basic and did not reflect any of the Building's architecture and wanted the font to be more stylistic. The City Council may have further discussion on the lettering font style.

7.0 ADJOURN

There being no further business, Chairman Hamerly declared the Meeting adjourned at 6:25p.m.

Submitted by:

Approved by:

Linda McKeough, Community Development
Administrative Assistant III

John Gamboa, Vice Chairman
Planning Commission

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