

MINUTES
PLANNING COMMISSION REGULAR MEETING
November 18, 2014

1.0 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 Chairman Hamerly, in the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present: Chairman Randall Hamerly
 Commissioners Trang Huynh
 Mark Rush
 Milton Sparks

Absent: Vice Chairman John Gamboa
 Commissioners Richard Haller
 Michael Stoffel

Staff Present: Kim Stater, City Planner
 Megan Irwin, Senior Planner
 Brandy Littleton, Administrative Assistant III

The Pledge of Allegiance was led by Chairman Hamerly.

2.0 COMMUNITY INPUT

There were none.

3.0 CONSENT CALENDAR

3.1 Minutes of October 21, 2014, Amended Regular Meeting

A Motion was made by Commissioner Huynh and seconded by Commissioner Sparks to approve the *Minutes of October 21, 2014*, as submitted.

Motion carried, 4-0, with Vice Chairman Gamboa and Commissioners Haller and Stoffel absent.

4.0 NEW BUSINESS

4.1 A Request for a Conditional Use Permit (CUP-14-007) to Modify the Alcoholic Beverage Control License for an Existing Non-Conforming Convenience Store with a Type 20 (Off-Sale Beer and Wine) License to a Type 21 (Off-Sale General) License and Extend the Hours of Operation

Senior Planner Irwin presented the staff report.

Chairman Hamerly opened the Public Hearing.

Ken Moore, the applicant, asked how to be rezoned to change the license and extend their hours.

City Planner Stater answered that there is an application that would go before the City's Planning Commission and City Council

Chairman Hamerly indicated that it would be both a Zone Change Amendment and a General Plan Amendment to change the Land Use and Zoning designation to make it a conforming use to allow the Conditional Use Permit.

Commissioner Huynh asked the applicant how long he has owned the property.

The applicant answered six (6) months.

A Motion was made by Commissioner Huynh and seconded by Commissioner Sparks to:

1. Adopt Resolution No. 14-018 for denial of a Conditional Use Permit (CUP-14-009) to modify the Alcoholic Beverage Control License for an existing non-conforming convenience store with a Type 20 (Off- Sale Beer and Wine) license to a Type 21 (Off-Sale General) license and extend the hours of operation and;
2. Adopt the Findings of Fact.

Motion carried, 4-0, with Vice Chairman Gamboa and Commissioners Haller and Stoffel absent.

5.0 ANNOUNCEMENTS

City Planner Stater informed the Planning Commission that the Food Truck Ordinance will go before the City Council for its first reading. The Harmony Specific Plan EIR responses to comments are being prepared at this as Staff continues to work on the Development Agreement and Tentative Tract Map Conditions of Approval, which they will review before the Public Hearing.

Chairman Hamerly asked if this would be a Study Session.

City Planner Stater indicated that there would not be a Joint Study Session with the City Council but separately as their own Board. There may be a Study Session with an outline of all the questions from the last Joint Study Session with City Council and may do a written response and a presentation of those responses. The applicant would also like to give a traffic overview because it is a point of concern for most people. They would start with one Study Session and roll into a second one, if necessary. When we are ready for a Public Hearing, we could prepare an all-inclusive package that has all the actions that they would need to take, knowing that it may take a number of meetings but would allow the opportunity to discuss any of the items and how they relate to each other or they could have separate meetings for each item.

Chairman Hamerly indicated that it would be helpful to have all the documents and determine how they relate. His concern is breaking it up into manageable chunks to avoid 4 to 6 hour meeting, fatiguing everyone in the room. He would like to continue the items from meeting to meeting, avoiding noticing problem.

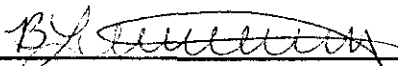
City Planner Stater recommended presenting the items one by one when they are ready for Public Hearing

Chairman Hamerly recommended starting with the big picture and get more specific.

6.0 ADJOURN

There being no further business, Chairman Hamerly declared the meeting adjourned at 6:15 p.m.

Submitted by:



Brandy Littleton, Administrative Assistant III
Community Development Department

Approved by:



Randall Hamerly, Chairman
Planning Commission