MINUTES
PLANNING COMMISSION REGULAR MEETING
November 15, 2016

1.0 CALL TO ORDER

The regular meeting of the Planning Commission of the City of Highland was called to order at 6:04 p.m. by Chairman Hamerly, in the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present. Chairman Randall Hamerly
Vice Chairman John Gamboa
Commissioners Trang Huynh

Absent. Commissioners Marc Shaw
Milton Sparks

Staff Present: Lawrence A Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Ignacio Rincon, Senior Planner
Tom Thornsley, Associate Planner
Brandy Littleton, Community Development 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 November 1, 2016, Regular Meeting

A MOTION was made by Vice Chairman Gamboa, seconded by Commissioner Huynh to approve the minutes, as submitted.

Motion carried, 3-0, with Commissioner Shaw and Commissioner Sparks absent.

4.0 NEW BUSINESS

4.1 Design Review Application (DRA 16-009) for Façade Improvements, New Landscaping, and Alterations to the Drive-Thru Related to the Remodel of an Existing Fast Food (McDonald's) Restaurant

Senior Planner Rincon presented the Staff Report.
Scott Rice, Community Works Design Group, answered question regarding landscaping.

Zora Mariano, Stantec Architecture, answered questions regarding the project.

Jim Godfredsen, Project Manager, answered questions regarding traffic

Directives
Eliminate L-2 on Landscaping Conditions of Approval.

Traffic Engineer Review for the drive-thru
Alternate for CST1 - Linear pattern for the cultured stone.

A darker color to contrast the beige on façade accents.

Add louvers to the South and West playroom windows for shading.

Accent on East elevation should be shifted to the North so there is a clean return for tile.

Chairman Hamerly closed the Public Hearing.

A MOTION was made by Vice Chairman Gamboa, seconded by Chairman Hamerly to adopt Planning Commission Resolution 2016-11 approving Design Review Application (DRA 16-009), all subject to the Findings of Fact and Conditions of Approval, as modified.

PC Resolution 2016-11

Motion carried, 2-1, with Commissioner Huynh dissenting and Commissioner Shaw and Commissioner Sparks absent.

4.2 Design Review Application (DRA 16-010) for the Construction of Thirteen (13) Detached Single-Family Residences Associated with Tract Map 16448

Associate Planner Thornsley presented the Staff Report.
Ray Dorame, Mastercraft Residential, presented and answered questions regarding the project.

Scott Rice, Community Works Design Group, answered question regarding landscaping.

Community Development Director Mainez answered questions regarding the project.

Paula Gooderum, resident, spoke in opposition to the item.

Nancy Hyson, resident, was called to the speak, then refused.

Gary Leobold, East Highlands Ranch HOA, spoke in favor of the item.

Jim Godfredsen, Project Manager, answered questions regarding traffic

Camille Bahri, Sunland Communities, spoke in favor of the item.

Directives
Change Plan 1 Traditional Alternative to have the stone surround the garage door.

Remove entry sign.

Vary texture for the Spanish Style.

Front yard landscape design to be water conscience.

Condition No. 22 - Incorporate the street tree pallet on the North side of the South perimeter block wall

A MOTION was made by Commissioner Huyng, seconded by Chairman Hamerly to Adopt PC Resolution 2016-12 to approve Design Review Application (DRA 16-010) for the construction of 13 detached single-family residences associated with Tract Map 16448 and adopt the Findings of Fact with further amendments.

PC Resolution 2016-012
A Resolution of the Planning Commission of the City of Highland, California, Approving a Design Review Application (DRA 16-010) Associated with Tentative Tract Map No. 16448 (SUB-005-001) for 13 Detached Single-Family Residences Located on Approximately 3.01 Acres on the North Side of Greenspot Road just West of Valencia Court (APN No.: 1201-431-56). Applicant: Greenspot 13, Inc.
Motion carried, 2-1, with Vice Chairman Gamboa dissenting and Commissioner Shaw and Commissioner Sparks absent.

4.3 Revocation of Staff Review Permit No. SRP-011-003 Approved by the City’s Planning Division on March 11, 2011 for Ponce Recycling – a Small Collection Recycling Facility Located at 26534 9th Street in Accordance with the Highland Municipal Code Section 16.08.220

Community Development Director Mainez presented the Staff Report.

Jose Ponce, Applicant, answered questions regarding the Item.

Dave Harkey, resident, spoke in favor of the Item.

David Coops, resident, spoke in opposition to the Item.

Carolina Montalro, resident, spoke in opposition to the Item.

A MOTION was made by Commissioner Huynh, seconded by Vice Chairman Gamboa adopt PC Resolution 2016-013 revoking Staff Review Permit No. SRP-011-003 initially approved by the City’s Planning Division on March 11, 2011 for Ponce Recycling – a small collection recycling facility located at 26534 9th Street in accordance with the Highland Municipal Code Section 16.08.220 (Revocation Permits).

PC Resolution 2016-13

A Resolution of the Planning Commission of the City of Highland Revoking Staff Review Permit No. SRP-011-003 Initially Approved by the City’s Planning Division on March 11, 2011, for Ponce Recycling – A Small Collection Recycling Facility Located at 26534 9th Street in Accordance with the Highland Municipal Code Section 16.08.220 (Revocation of Permits) (SRP-001-003).

Motion carried, 2-1, with Chairman Hamerly dissenting and Commissioner Shaw and Commissioner Sparks absent.

5.0 ANNOUNCEMENTS

Assistant Community Development Director Stater updated the Planning Commission on upcoming December Planning Commission meeting items.
6.0 ADJOURN

There being no further business, Chairman Hamerly declared the meeting adjourned at 9:43 p.m.

Submitted by:

Brandy Littleton, Administrative Assistant III
Community Development Department

Approved by:

Randall Hamerly, Chairman
Planning Commission