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
Commissioner Richard Haller
Marc Shaw
Milton Sparks

Absent: None

Staff Present: Lawrence A. Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Tom Thornsley, Associate 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 May 2, 2017, Regular Meeting

A MOTION was made by Commissioner Haller, seconded by Commissioner Sparks to approve the minutes, as submitted.

Motion carried, 3-0-2, with Vice Chairman Gamboa and Commissioner Shaw abstaining.

4.0 OLD BUSINESS

There were none.
5.0 NEW BUSINESS

5.1 Conditional Use Permit 17-005 to Expand Hours of Operation for Alcohol Beverage Sales and Consumption at JJ's Sports Bar and Grill Restaurant

Assistant Community Development Director Stater presented the Staff Report.

Joe Swidan, Applicant, spoke in favor of the Item.

Chairman Hamerly opened the Public Hearing.

Chairman Hamerly closed the Public Hearing.

A MOTION was made by Vice Chairman Gamboa, seconded by Commissioner Haller to adopt PC Resolution 2017-006, approving expanded hours of operation for a Type 41 Alcoholic Beverage License.

Motion carried, 5-0.

Administrative Assistant Littleton introduced PC Resolution 2017-006:

PC RESOLUTION NO. 17-006

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 017-005 TO PERMIT THE EXPANSION OF HOURS FOR A TYPE 41 ON-SALE BEER LICENSE FOR A BONA FIDE PUBLIC EATING PLACE LOCATED AT 7955 WEBSTER STREET, SUITE #1. (APN: 1201-361-23)

5.2 Collinsworth Property GPA: Requesting a General Plan Amendment (GPA 016-001) and a Change of Zone (ZC 016-001) from Open Space, in both Designations, to Low Density Residential and Single-Family (R-1-20,000) District Respectively, and the Adoption of a Mitigated Negative Declaration (ENV 16-004) for a 6.4 Acre Parcel.

Associate Planner Thornsley presented the Staff Report.

Chris Collinsworth, Applicant spoke in favor of the Item.

Chairman Hamerly opened the Public Hearing.

Chairman Hamerly closed the Public Hearing.

A MOTION was made by Commissioner Shaw, seconded by Vice Chairman Gamboa to adopt PC Resolution 2017-007, recommending the City Council approve General Plan Amendment 017-001, Zone Change 016-001, and adopt a Mitigated Negative Declaration (ENV 016-004).

Motion carried, 5-0.
Administrative Assistant Littleton introduced PC Resolution 2017-007:

PC RESOLUTION 2017-007

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT 016-001, ZONE CHANGE 16-001 AND ADOPT THE ASSOCIATED MITIGATED NEGATIVE DECLARATION (ENV 016-004) TO ALLOW THE ESTABLISHMENT OF A LOW DENSITY RESIDENTIAL DESIGNATION ON A 6.4 ACRES PARCEL TO PERMIT DEVELOPMENT OF A SINGLE FAMILY HOME LOCATED AT THE WESTERN TERMINUS OF COCHRANE STREET (APN NOS. 0297-011-36) IN THE CITY OF HIGHLAND.

5.3 Extension of Time (EXT) 17-001 for Design Review Application (DRB) 009-003 Comprising of the Site Plan, Conceptual Building Elevations and Conceptual Landscape Plan for the "Greenspot Village and Marketplace Specific Plan Planning Area 1 – Highland Marketplace."

Assistant Community Development Director Stater presented the Staff Report.

Glenn Elssmann, Applicant, spoke in favor of the Item.

Chairman Hamerly opened the Public Hearing.

Chairman Hamerly closed the Public Hearing.

A MOTION was made by Commissioner Haller, seconded by Commissioner Shaw to adopt PC Resolution 2017-008, recommending the City Council approve Extension of Time (EXT 17-001).

Motion carried, 3-2, with Vice Chairman Gamboa and Commissioner Sparks dissenting.

Administrative Assistant Littleton introduced PC Resolution 2017-008:

PC Resolution 2017-008

6.0 ANNOUNCEMENTS

There were none.

7.0 ADJOURN

There being no further business, Chairman Hamerly declared the meeting adjourned at 6:56 p.m.

Submitted by:

Brandy Littleton, Administrative Assistant III
Community Development Department

Approved by:

Randall Hamerly, Chairman
Planning Commission