1.0 CALL TO ORDER

The regular meeting of the Planning Commission of the City of Highland was called to order at 6:02 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

Absent: Commissioners, Marc Shaw
Milton Sparks

Staff Present: Lawrence A. Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Ernest Wong, City Engineer
Gary Gates, Building Official
Ignacio Rincon, Senior Planner
Tom Thornsley, Associate Planner
Scott Rice, Landscape Architect

The pledge of allegiance was led by Chairman Hamerly.

2.0 COMMUNITY INPUT

There were none.

3.0 CONSENT CALENDAR

3.1 Minutes of June 20, 2017, Regular Meeting

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

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

4.0 OLD BUSINESS

There were none.
5.0 NEW BUSINESS

5.1 REAL Journey Academies – Conditional Use Permit (CUP 17-009), Design Review Application (DRA 17-006), and Environmental Review (ENV 17-003) Proposing a Middle and High School Campus for 1,200 Students in a Vacant, 108,000 Square Foot, Commercial Building

Associate Planner Thornsley presented the Staff Report.

Anna Olvera, REAL Journey Academy Applicant Representative, presented and answered questions regarding the project.

Javier Adrian, REAL Journey Academy Applicant Representative, presented and answered questions regarding traffic for the project.

Chairman Hamerly opened the Public Hearing.

Chairman Hamerly closed the Public Hearing.

A MOTION was made by Commissioner Haller, seconded by Vice Chairman Gambo to:

1. Adopt the Mitigated Negative Declaration (ENV 17-003) and direct Staff to File an Notice of Determination with San Bernardino County Clerk of the Board, and;
2. Adopt Resolution 17-012 Approving Conditional Use Permit (CUP 17-009), for a middle and high school campus for 1,200 students, subject to the Conditions of Approval, and the Findings of Fact.

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

Community Development Director Mainez introduced PC Resolution 2017-012 and PC Resolution 2017-013:

PC RESOLUTION No. 2017-012

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP 017-009) FOR THE ADAPTIVE RE-USE OF A SINGLE-STORY COMMERCIAL BUILDING, OF APPROXIMATELY 108,000 SQUARE FEET, ON 9.5 ACRES, TO ESTABLISH A 1,200 STUDENT MIDDLE SCHOOL AND HIGH SCHOOL CAMPUS, ADJACENT TO AN EXISTING COMMERCIAL CENTER LOCATED AT 26655 HIGHLAND AVENUE, CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO (APN 1191-241-36 & 1191-241-38)
and

PC RESOLUTION NO. 17-013

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING DESIGN REVIEW APPLICATION (DRA 17-006), IN ASSOCIATION WITH CONDITIONAL USE PERMIT (CUP 17-009), AND ADOPT THE ASSOCIATED MITIGATED NEGATIVE DECLARATION (ENV 017-003) TO PERMIT THE ADAPTIVE RE-USE OF AN EXISTING SINGLE-STORY COMMERCIAL BUILDING, OF APPROXIMATELY 108,000 SQUARE FEET, ON 9.5-ACRES, INVOLVING MAJOR INTERIOR AND EXTERIOR TENANT IMPROVEMENTS TO THE BUILDING AND SITE TO ESTABLISH A 1,200 STUDENT MIDDLE SCHOOL AND HIGH SCHOOL CAMPUS, ADJACENT TO AN EXISTING COMMERCIAL CENTER LOCATED AT 26655 HIGHLAND AVENUE, CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO (APN 1191-241-36 & 1191-241-38)

5.2 Conditional Use Permit (CUP 16-006) and Design Review Application (DRA 16-015) for the Construction of a 15 Detached Single-Family Residences Associated with a Previously Approved Tract Map (TTM 18013), and the Planned Development Document Establishing the Development Standards

Senior Planner Rincon presented the Staff Report.

Chairman Hamerly opened the Public Hearing.

Raul Sanchez, Hispano Investors, Inc., presented and answered questions regarding the project.

Luis Hermano, Hispano Investors, Inc., answered questions regarding the project.

Miranda Martinez, Resident, spoke in opposition to the project.

Bonnie Baldwin, Resident, spoke in opposition to the project.

Henry Poquiz, HP Engineering, answered questions regarding the project.

Landscape Architect Rice answered questions regarding the project.

Directives
- Conditions 3, 4, and 5 - Delete.
- The fenced/vine area around the basin will need a gate in the design.
- Sheet A-3, Side Elevation for Design Type A-1 - Modify porch columns and eaves.
• Code Requirement – Light on all doors leading from the living space to the exterior.
• Add trim around all openings, including the door exiting the garage.
• Suggestion – put tankless water heater closer to fixture demands.
• Elevation Sheet A-5 for type A-2, same comments from A-1 regarding columns and roof elements.
• Sheet A-7 for type A-3, the eave on the front elevation intersects the roofline where fascia lines meet, making it difficult to roof.
• Sheet A-7-A for type A-3, more consistency for window shutters.
• Sheet A-8 for Floor Plan B-1, better flow from the house to the backyard. Possible change to the bathroom sinks and storage.
• Plan B-2, 20’ deep for fascia framing is tight for a garage.
• Floor Plan Type C, the window should not be in the shower but over the toilet.
• Plan C – Door width discrepancies.
• Sheet A-13 for Plan C, there is a left column and not a right column, creating an offset on the arch not centered on the opening. Removing the column would have the arch run clean and centered with the roofline. Adjust façade veneer wrap.

Chairman Hamerly closed the Public Hearing.

A MOTION was made by Vice Chairman Gamboa, seconded by Commissioner Haller to adopt PC Resolution No. 17-014 approving Conditional Use Permit (CUP 16-006), Design Review Application (DRA 16-015), subject to the Conditions of Approval as amended, and the Findings of Fact.

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

5.3 General Plan Amendment (GPA 17-001) and Zone Change (ZC 17-001) from Low Density (LD) and Single-Family Residential (R-1) to Office Professional (OP) District, and Design Review (DRA 17-005) for Conversion of a Single-Family Residential use to an Engineering Surveying Business Office

Senior Planner Rincon presented the Staff Report.

Directives
• More lighting for parking.
• Make drive aisle wider to mirror the garage and add bollards.
• Page 35, Item 17, should be consistent with General Plan.

Chairman Hamerly opened the Public Hearing.
Janet Padilla, Applicant, made herself available for questions regarding the project.

Chairman Hamerly closed the Public Hearing.

**A MOTION** was made by Vice Chairman Gamboa, seconded by Commissioner Haller to:

1. Adopt PC Resolution 17-015, approving Design Review Application (DRA 17-005), subject to the Findings of Fact and the Conditions of Approval (Attachment 1); and
2. Recommend to the City Council to adopt PC Resolution No. 17-016,
   a. approving General Plan Amendment (GPA 17-001), Zone Change (ZC 17-001), subject to the Findings of Fact, and Conditions of Approval; and
   b. Adopt the Associated Negative Declaration (ENV 17-001) for the project and instruct staff to file a Notice of Determination.

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

6.0 **ANNOUNCEMENTS**

Community Development Director Mainez updated the Commission on the future agenda items.

7.0 **ADJOURN**

There being no further business, Chairman Hamerly declared the meeting adjourned at 8:02 p.m.

Submitted by: Brandy Littleton, Administrative Assistant III Community Development Department

Approved by: John Gamboa, Vice Chairman Planning Commission

August 1, 2017