1.0 CALL TO ORDER

The regular meeting of the Planning Commission of the City of Highland was called to order at 6:08 p.m. by Vice Chairman Gamboa, in the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present: Vice Chairman John Gamboa
Commissioner Richard Haller (Arrived at 6:14)
Marc Shaw
Milton Sparks

Absent: Chairman Randall Hamerly

Staff Present: Lawrence A. Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Ignacio Rincon, Senior Planner

The pledge of allegiance was led by Vice Chairman Gamboa.

2.0 COMMUNITY INPUT

There were none.

3.0 CONSENT CALENDAR

3.1 Minutes of August 1, 2017, Regular Meeting

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

Motion carried, 3-0, with Chairman Hamerly and Commissioner Haller absent.

4.0 OLD BUSINESS

4.1 A Continuance to Design Review Application (DRA 17-001) for the Review and Approval of the Design Concept for the Panda Express and Jack in the Box Quick Service Restaurants with Indoor Dining and a Drive-Thru. The Project will also include Wall Mounted Building Signs, Monument Signs, the Relocation and Modifications to the Existing Pylon Sign, On-Site Parking, Lighting and Landscape, on Approximately 1.62 Acres

Senior Planner Rincon presented the Staff Report.
A MOTION was made by Commissioner Shaw, seconded by Commissioner Sparks to continue the Public Hearing to the September 19, 2017 meeting.

Motion carried, 3-0, with Chairman Hamerly and Commissioner Haller absent.

5.0 NEW BUSINESS

5.1 Conditional Use Permit (CUP 17-010) to Amend CUP 007-001, Planning Condition #7: the Business Hours of Operation from 9:00am-9:00pm to 7:00am-12:00am, of an Existing Convenience Market

Senior Planner Rincon presented the Staff Report.

A MOTION was made by Commissioner Shaw, seconded by Commissioner Sparks to adopt Resolution 17-017, Approving Conditional Use Permit (CUP 17-010), all subject to the Findings of Fact, and Conditions of Approval.

Motion carried, 3-0, with Chairman Hamerly and Commissioner Haller absent.

5.2 A Request for a Two (2) Year Extension of Time (EXT-17-003) for Tentative Tract Map 18583 (TTM-008-002) and Conditional Use Permit (CUP-008-002) Facilitating a Planned Development Consisting of 127 Single-Family Residential Lots and Three (3) Lettered Lots

Assistant Community Development Director Stater presented the Staff Report.

Rick Hartmann, Principal of Contracting Consulting Services, answered questions regarding the project.

A MOTION was made by Commissioner Shaw, seconded by Commissioner Sparks to adopt Resolution No. 17-018 recommending the City Council approve Extension of Time (EXT-17-003) subject to the Conditions of Approval and Findings of Fact.

Motion carried, 3-1, with Vice Chairman Gamboa dissenting and Chairman Hamerly absent.

6.0 ANNOUNCEMENTS

Assistant Community Development Director Stater updated the Planning Commission on the Volunteer Dinner scheduled for November 6, 2017.

Community Development Director Mainez updated the Planning Commission on the Ground Breaking ceremony for Smart and Final, scheduled for August 22, 2017, at 10:00 A.M.
7.0 ADJOURN

There being no further business, Chairman Hamerly declared the meeting adjourned at 6:32 p.m.

Submitted by:

Brandy Littleton, Administrative Assistant III
Community Development Department

Approved by:

Randall Hamerly, Chairman
Planning Commission