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
Vice Chairman John Gamboa
Commissioners Richard Haller
Marc Shaw
Milton Sparks

Absent: None

Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Steven Latino, Project Manager
Tom Thornsley, Associate Planner
Brandy Littleton, Community Development Administrative Assistant III

The pledge of allegiance was led by Chairman Hamerly.

Due to technical difficulties, the audio ceased to record until 6:12 p.m.

2.0 COMMUNITY INPUT

There were none.

3.0 CONSENT CALENDAR

3.1 Minutes from December 19, 2017, Regular Meeting

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

Motion carried, 5-0.

4.0 OLD BUSINESS

There were none.

5.0 NEW BUSINESS
5.1 An Upgrade of the Sleeping Bear Hotel's Alcoholic Beverage Control (ABC) License from a Type 42 to a Type 47 to Permit the Sale of Beer, Wine and Distilled Spirits

Assistant Community Development Director Stater presented the Staff Report.

Phil Jaffarian, representative to San Manuel Band of Mission Indians, answered questions and spoke in favor of the project.

A MOTION was made by Commissioner Shaw, seconded by Vice Chairman Gamboa to approve Resolution No. 2018 – 001, to permit the upgrade of the hotel's Alcoholic Beverage Control license to a Type 47.

Motion carried, 5-0.

Administrative Assistant Littleton introduced PC Resolution 2018-001:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 017-015 TO UPGRADE AN EXISTING ALCOHOL BEVERAGE CONTROL TYPE 42 ON-SALE BEER AND WINE FOR PUBLIC PREMISE LICENSE TO A TYPE 47 ON-SALE GENERAL LICENSE - EATING PLACE, LOCATED AT THE SLEEPING BEAR HOTEL AT 27959 HIGHLAND AVENUE. (APN: 1201-081-01, 03 & 04)

5.2 Blossom Trails - Planned Unit Development Amendment (SPR 17-001), Tentative Tract Map 20090 (TTM 17-001) and Tentative Parcel Map 17630 (TPM 17-002), and Addendum to an Initial Study/Mitigated Negative Declaration (ENV 017-006); Applications to Amend a Previously Approved Set of Development Standards, a Time Extensions for the East Highlands Ranch Planned Unit Development (EHR-PUD) Development Agreement and the Impact Fees Development Agreement, a Tentative Parcel Map, a Tentative Tract Map, and an Environmental Evaluation for the 25.5 Acre Site

Commissioner Shaw excused himself from the dais, due to a conflict of interest. Commissioner Shaw is on the Board of Directors for the East Highlands Ranch.

Associate Planner Thornsley presented the Staff Report.

Camille Bahri, Applicant, spoke in favor of and answered questions regarding the project.

Gary Leobold, East Highlands Ranch Home Owners Association, spoke in favor of the project.

Steven Latino, Project Manager, answered questions regarding the project.
Community Development Director Mainez answered questions regarding the project.

Directives

Engineering Condition No. 17 – Chain link fence completely surrounding the facility.

A MOTION was made by Vice Chairman Gamboa, seconded by Commissioner Haller to adopt Resolution No. PC 18-002, recommending the City Council approve Planned Unit Development Amendments (SPA 017-001), Tentative Tract Map 20900 (TTM 17-001) and Tentative Parcel Map 19958 (TPM 17-002), and adopt an Addendum to the 2005 IS/MND for PUD 05-003 (ENV 017-006).

Motion carried, 4-0, with Commissioner Shaw absent due to conflict of interest.

Administrative Assistant Littleton introduced PC Resolution 2018-002:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE AMENDMENTS TO THE EAST HIGHLANDS RANCH PUD 05-003 FOR PLANNING AREAS 40 AND 42 ONLY WHICH INCLUDES: PLANNED UNIT DEVELOPMENT AMENDMENT (SPR 17-001), TENTATIVE TRACT MAP 20900 (TTM 17-001), TENTATIVE PARCEL MAP 19958 (TPM 17-002), AND AN ADDENDUM (ENV 017-006) LOCATED ON THE SOUTHSIDE OF GREENSPOT ROAD WEST OF CHURCH STREET (APNS: 1201-401-02, 1201-431-61). APPLICANT: S-P DEERFIELD, LLC

6.0 ANNOUNCEMENTS

Assistant Community Development Director Stater updated the Commission on an upcoming circus.

Assistant Community Development Director Stater updated the Commission on the upcoming Volunteer Dinner on November 1, 2018.
7.0 **ADJOURN**

There being no further business, Chairman Hamerly declared the meeting adjourned at 7:48 p.m.

Submitted by:  

Brandy Littleton, Administrative Assistant III  
Community Development Department

Approved by:  

Randall Hamerly, Chairman  
Planning Commission