

**AMENDED MINUTES
PLANNING COMMISSION
REGULAR MEETING
August 20, 2019
6:00 P.M.**

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 Chair Hamerly at the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present:	Chair	Randall Hamerly
	Vice Chair	John Gamboa
	Commissioner	Michael Hall
	Commissioner	Rich Haller
	Commissioner	Tamara Zaman

Absent: None

Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Ashiq Syed, Associate Planner
Matt Bennett, Project Manager
Nancy Stewart, Administrative Assistant III

The Pledge of Allegiance was led by Chair Hamerly.

COMMUNITY INPUT

None

CONSENT CALENDAR

1. Minutes from the June 18, 2019, Regular Meeting

A MOTION was made by Vice Chair Gamboa, seconded by Commissioner Haller, to approve the minutes, as submitted. Motion carried, 5-0.

BUSINESS ITEMS

2. Municipal Code Amendment 19-005: An Ordinance of the City of Highland amending Chapter 16.40.100 (Fences and Walls) of the Highland Municipal Code regarding the heights and appearances of fences and walls within residential and nonresidential zoning districts. (Tabled on June 18, 2019)

Associate Planner Syed presented the staff report.

Discussion followed regarding residential district pilaster maximum height requirements beyond maximum fence height, and post-mounted lighting.

Additional discussion ensued regarding the reference to both the business park zoning district and residential-specific pilaster standards being addressed in the proposed changes to the General Development Standards Code section, potentially causing confusion.

Assistant Community Development Director Stater responded the intent was to cover both business park and residential in the findings. The original findings discussed only the changes the ordinance was going to make in business park and industrial; therefore a section was added to include the residential portion as well. This wording will be modified to provide better clarification.

Chair Hamerly opened the public hearing. Receiving no response, the public hearing was closed.

A decision was agreed upon to set a maximum height limit for pilasters of 24 inches above the established fence limit, inclusive of any lighting elements. This would not apply to the industrial zone, which sets a ten foot maximum.

A MOTION was made by Vice Chair Gamboa, seconded by Commissioner Haller, to approve Resolution No. 2019-007, as modified, recommending the City Council:

1. Adopt a Notice of Exemption and instruct staff to file a Notice of Exemption with the County Clerk of the Board, and;
2. Introduce an Ordinance to amend Chapter 16.40.100 (Fences and Walls) of the Highland Municipal Code.

Motion carried, 5-0.

ANNOUNCEMENTS

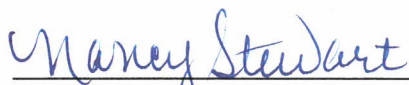
The next regular meeting of the Planning Commission is tentatively scheduled for September 17. Items for this meeting will include a Conditional Use Permit for a church on Base Line and an Extension of Time for the Hispano Tract.

Interviews for the Associate Planner position were conducted on 8/20/19.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 6:16 p.m.

Submitted by:



Nancy Stewart, Administrative Assistant III

Approved by:



Randall Hamerly, Chair
Planning Commission