

**MINUTES
PLANNING COMMISSION
REGULAR MEETING
April 16, 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 6:03 p.m. by Chair Hamerly at the Donahue Council Chambers, 27215 Base Line, Highland, California.

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

Absent:	Commissioner	Michael Hall
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Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Tom Thornsley, Associate Planner
Nancy Stewart, Administrative Assistant III

The Pledge of Allegiance was led by Chair Hamerly.

COMMUNITY INPUT

None

CONSENT CALENDAR

1. Minutes from the March 5, 2019, Regular Meeting

A MOTION was made by Vice Chair Gamboa, seconded by Commissioner Zaman, to approve the minutes, as submitted. Motion carried, 4-0, with Commissioner Hall being absent.

BUSINESS ITEMS

2. Conditional Use Permit (CUP 17-011) and Design Review Application (DRA 17-009), a proposal to build two (2) single-family residences on a single 9,100 square foot parcel in the Corridor Residential Zoning District (R-2C).

Associate Planner Thornsley presented the staff report.

Collins Allan, representative for the applicant, spoke regarding materials to be used, indicating their willingness to be in compliance with Building & Safety. The undergrounding utilities condition is not acceptable, and he asks that this be reconsidered and the item be waived.

Chair Hamerly asked staff for information regarding parameters for requesting a waiver.

Assistant Community Development Director Stater responded, and indicated it would come back to the Planning Commission in the form of a Municipal Code Amendment, and then to the City Council. If approved, this project would be exempt, as reflected in the amended engineering department language.

Chair Hamerly opened the public hearing.

Gail Shelton asked for an update regarding the Master Craft Tentative Tract Map on Base Line. As this discussion should have taken place during the community input portion of the meeting, Ms. Shelton was directed to speak with staff after this agenda item.

Discussion ensued regarding material selections, cultured stone and colors, landscape ground cover and maintenance, and floorplans.

Vice Chair Gamboa stated that without having a sample of the cultured stone, he could not approve the design review.

Chair Hamerly stated in terms of color, as all earth tones are being used, he is comfortable making a directive that gray or a cool color should not be used for the stacked stone.

As there were no further comments, the public hearing was closed.

A MOTION was made by Commissioner Haller, seconded by Commissioner Zaman, to adopt Resolution 2019-002 Approving Conditional Use Permit Application (CUP 17-011) and Design Review Application (DRA 017-009), subject to the Conditions of Approval and the Findings of Fact, and direct staff to file a Notice of Exemption. Motion carried, 3-1, with Vice Chair Gamboa dissenting, and Commissioner Hall being absent.

Associate Planner Thornsley gave information in answer to Gail Shelton's earlier question regarding the development on Base Line, stating an extension of time had been filed last week.

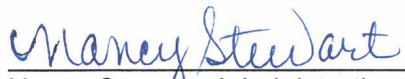
ANNOUNCEMENTS

None

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 6:47 p.m.

Submitted by:



Nancy Stewart, Administrative Assistant III

Approved by:



Randall Hamerly, Chair
Planning Commission