

CITY OF HIGHLAND REGULAR MEETING OF THE PLANNING COMMISSION AGENDA

REGULAR MEETING

November 3, 2020

6:00 p.m.

City Hall

Donahue Council Chambers

27215 Base Line

Highland, California

MEMBERS

Edward Amaya, Commissioner

Randall Hamerly, Commissioner

Jarrold Miller, Commissioner

Jessica Sutorus, Commissioner

Chandra Thomas, Commissioner

STAFF

Lawrence A. Mainez, Community Development Director

Kim Stater, Assistant Community Development Director

Ashiq Syed, Associate Planner

Salvador Quintanilla, Associate Planner

Angela Tafolla, Planning Technician II

Camille Goritz, Administrative Assistant III

MISSION STATEMENT

Highland is dedicated to the betterment of the individual, the family, the neighborhood and the community. The City Council and the staff of Highland are dedicated to providing the quality of public facilities and services that its citizens are willing to fund and will do so as efficiently as possible.

Visit the City's Website at: www.cityofhighland.org

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The City of Highland complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the City Clerk's Office at (909) 864-6861 Ex. 226, at least 48 hours prior to the meeting.

Pursuant to Government Code Section 54957.5, any disclosable public records related to an open session item on a regular meeting agenda and distributed by the City of Highland to all or a majority of the Planning Commission, less than 72 hours prior to that meeting, are available for public inspection at Highland City Hall, 27215 Base Line, Highland, CA 92346, during normal business hours.

SPECIAL NOTICE REGARDING COVID-19

In accordance with Governor Newsom's Executive Order N-25-20 and N-29-20, this meeting is being conducted via teleconference/Zoom. Anyone can join the meeting virtually or by phone:

- To join the Zoom Meeting online: <https://zoom.us/j/94947004551>
- Listen to the meeting by calling (669) 900-9128 and enter the Meeting ID: 949 4700 4551#

Toll free phone numbers:

(877) 853-5247 or (888) 788-0099
Meeting ID: 949 4700 4551#

Submission of Public Comments: For those wishing to make public comments (items not on the agenda), please submit your comments by email to be read aloud at the meeting by the Community Development Administrative Assistant. Email comments must be submitted by 5:00 p.m. on November 3, 2020, to publiccomment@cityofhighland.org.

For those wishing to make a public comment regarding a public hearing item, please identify the agenda item in the subject line. Comments can be submitted any time prior to the meeting, as well as during the meeting up until the end of the corresponding item. Please email your comments to publiccomment@cityofhighland.org.

For those wishing to make a public comment regarding an item on the agenda, please identify the agenda item in the subject line. Email comments must be submitted by 5:00 p.m. on November 3, 2020, to publiccomment@cityofhighland.org. All email comments received by the deadline will be read aloud and shall be subject to the same rules as would otherwise govern speaker comments at the Planning Commission meeting.

PLANNING COMMISSION REGULAR MEETING AGENDA November 3, 2020 – 6:00 P.M.

CALL TO ORDER

Pledge of Allegiance

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

The Community Development Administrative Assistant shall read all email comments received before 5:00 p.m., provided that the reading shall not exceed three (3) minutes because this is the time limit for speakers at a Planning Commission meeting. The email comments submitted shall become part of the record of the Planning Commission meeting.

REORGANIZATION OF THE PLANNING COMMISSION

1. Election of Chairman and Vice Chairman for 2020-2021.

RECOMMENDATION: That the Planning Commission conduct an election for Chairman and Vice Chairman for 2020-2021.

CONSENT CALENDAR

2. Minutes from the September 1, 2020 Regular Meeting.

RECOMMENDATION: That the Planning Commission approve the minutes, as submitted.

PUBLIC HEARING

3. Accessory Sign Review (ASR 20-005) to replace existing KFC and Taco Bell signage with new corporate signs and Design Review Application (DRA 20-007) to perform an exterior remodel including new paint, accent finishes, and new trash enclosure roof.

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution 20-____ approving Accessory Sign Review (ASR 20-005) to replace existing KFC and Taco Bell signage with new corporate signs and Design Review Application (DRA 20-007) to perform an exterior remodel including new paint, accent finishes, and new trash enclosure roof, subject to the Conditions of Approval and Findings of Fact.
2. Direct staff to file a Notice of Exemption with the County Clerk of the Board of Supervisors.

4. Design Review Application (DRA) No. 19-008, a request to construct a 19,600 square-foot contractor's office and warehouse space and storage yard.

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution 20-____, Approving Design Review Application (DRA) No. 19-008, for the construction of a 19,600 square-foot contractor's office and warehouse space and storage yard, subject to the Conditions of Approval, and Findings of Fact.
2. Direct Staff to file a Notice of Exemption with the County Clerk of the Board.

5. Conditional Use Permit (CUP) No. 20-002 is to establish a cocktail lounge with a State of California Alcohol Beverage Control (ABC) license, Type 48 (On-Sale General – Public Premises) for the sale and consumption of beer, wine, and distilled spirits and live entertainment.

RECOMMENDATION: Staff recommends the Planning Commission adopt Resolution 2020-____, approving a Conditional Use Permit (CUP No. 20-002), to operate a cocktail lounge with a Type 48 (On-Sale General – Public Premises) ABC license for the sale and consumption of beer, wine, distilled spirits and establish live entertainment.

6. Accessory Sign Review Application (ASR) No. 20-006 is a request to amend the 7-Eleven Sign Program previously approved by the Highland Planning Commission on August 21, 2018. The new proposal would increase the height and the overall sign area of two future monument signs which identify the gas station and future tenants along Greenspot Road and Boulder Avenue.

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution No. 2020-____ to approve Accessory Sign Application (ASR) No. 20-006 to amend the previously approved 7-Eleven Sign Program to increase the height and sign area of two (2) monument signs, subject to the Conditions of Approval, and Findings of Fact; and
2. Direct Staff to file a Notice of Exemption with the County Clerk of the Board.

ANNOUNCEMENTS

ADJOURN

I, Camille Goritz, Administrative Assistant III, of the City of Highland, California, certify I caused to be posted this agenda on or before the 29th of October by 5:30 p.m. on our website at www.cityofhighland.org and in the following designated areas:

Highland Branch Library
7863 Central Avenue

Fire Station No. 1
26974 Base Line

City Hall
27215 Base Line

Date: October 29, 2020



Camille Goritz, Administrative Assistant III



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: November 3, 2020

FROM: Lawrence A. Mainez, Community Development Director

PREPARED BY: Camille Goritz, Administrative Assistant III 

SUBJECT: Election of Chair and Vice Chair

RECOMMENDATION: Staff recommends the Planning Commission conduct an Election for Chair and Vice Chair

FISCAL IMPACT: None

PUBLIC NOTICE: The agenda for this item was posted at the three locations per Resolution No. 2011-047 and on the City's website.

BACKGROUND: In accordance with Resolution No. 89-19, Section 3.1(b), the Planning Commission will annually meet to appoint a Chair and Vice Chair for the coming year. Staff will take nominations and the vote for Chair. After the appointment of the Chair, Staff will turn the meeting over to the newly appointed Chair who will then take nominations and the vote for Vice Chair.

Approved _____	Motion _____	Second _____	Agenda Item No. <u>1</u>
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		
 Recording Secretary		 Community Development Director	



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: November 3, 2020

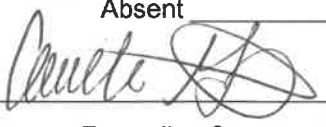
FROM: Lawrence Mainez, Community Development Director

PREPARED BY: Camille Goritz, Administrative Assistant III

SUBJECT: Minutes from the September 1, 2020 Planning Commission Regular Meeting.

RECOMMENDATION: Staff recommends the Planning Commission approve the Minutes as submitted.

PUBLIC NOTICE: The agenda for this item was posted at the three locations per Resolution No. 2011-047 and on the City's website.

Approved _____	Motion _____	Second _____	Agenda Item No. <u>2</u>
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		
 Recording Secretary		 Community Development Director	

PLANNING COMMISSION REGULAR MEETING
September 1, 2020

This meeting was conducted as a video conference meeting in a remote location. All votes during the meeting were conducted by roll call.

CALL TO ORDER

The regular meeting of the Planning Commission of the City of Highland was called to order at 6:07 p.m. by Chair Hamerly through video conference.

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

Absent:	Vice Chair	John Gamboa
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Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Ash Syed, Associate Planner
Salvador Quintanilla, Associate Planner
Camille Goritz, Administrative Assistant III
Carlos Zamano, City Engineer
Matt Bennett, Assistant Public Works Director
Matt Wirz, Building Official

The Pledge of Allegiance was led by Chair Hamerly.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None

CONSENT CALENDAR

1. Minutes from the August 4, 2020 Regular Meeting.

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

PUBLIC HEARING

2. Specific Plan Revision (SPR 20-001) proposing an amendment to the Greenspot Village and Marketplace Specific Plan (SPR 06-001) to reduce the minimum density in Planning Area 3 from a minimum of 25 dwelling units per acre to 18 dwelling units per acre and Design Review Application (DRA 20-006) proposing the construction of a 200-unit residential complex at the northwest corner of Greenspot Road and Webster Street, Highland Townhome Apartments. (APN: 1200-041-02)

Associate Planner Syed presented the staff report.

Administrative Assistant Goritz read the public comments received from Glenn Elssmann and Tom Robinson.

Chair Hamerly asked a question regarding the Building and Safety Conditions of Approval on page 41, condition number 31.

Building Official Wirz stated previous conditions were written by the prior interim Building Official. I will look into this a little further, and modify the condition if needed.

Patrick Tritz, Applicant stated REXCO Development started in 1985 which specializes in industrial and multi-family projects in Orange County and Inland Empire. It has evolved over the years and has become a large organization. We are an in house general contractor, we have our own property management, and we control the sites. We are very excited to work in the City of Highland; we see a lot of opportunity here. The staff has been great to work with and it has been an enjoyable experience for us. We are looking forward to this project moving forward.

Commissioner Haller asked what their approach to the onsite parking is to encourage the parking requirement generated by the project to use the parking spots on the site.

Patrick Tritz replied with our management we build it right into the leases for the apartments. Part of the parking is covered garages. We have garage audits conducted by the onsite managers to be sure the garages are not being used as storage facility, it is used only for the vehicles. We do not charge for parking.

Commissioner Haller asked some of the windows are aligning up with the adjacent window from an adjacent structure, are you going to be providing window coverings on all the bedroom windows?

Patrick Tritz replied absolutely. All windows have coverings.

Chair Hamerly opened up the public hearing.

Glenn Elssmann stated the amendment to the specific plan and how the rest of the housing can be created is our primary concern. The high density overlay on Planning Area 2 which is a minimum of 20-30 units per acre is difficult to get that density with how many acres in two story configurations. REXCO's gross acreage is 10.85 acres if they adjusted their parcel to exclude the roadway and exterior frontage we believe that would be about a 10 acre parcel to qualify for 20 units per acre. That would be beneficial to the overall plan. If that overlay could be shifted and split up we believe it conforms to the state housing requirement and then the density on the balance of the land could be less. We do not see large 7,200 square foot detached housing, but as you know the specific plan could have a variety of housing types including lower density detached housing. We do like the idea of adding a public road because there is going to be multiple parcels to be given the access. We are not interested in doing anything that would harm the proposed plan that REXCO has made this just a boundary condition.

Chair Hamerly asked staff the recommendation for modifying the specific plan is really not the purview of what this hearing is.

Assistant Community Development Director Stater stated that is correct, it would not be the purview of the commission at this time to make that determination. It would come at a later date with a future application from other owners on Planning Area 2 and 3.

Chair Hamerly asked this would not change the methodology of calculating the density for the application that is before us this evening, is that correct?

Assistant Community Development Director Stater stated if I understand the question correctly, you are asking if we changed the density range of Planning Area 3 to a lower threshold requested by the applicant there could be unintended consequences that we have not analyzed as it relates to our housing element.

Chair Hamerly replied it works exactly the opposite way. If the applicant tonight is requesting that the density level already be reduced to 18 acres and it is on the gross acreage then backing out the right of way and circulation to create a net acreage that is going to increase the density. This is because you are reducing the denominator in this case. I do not see that creating a conflict I would see it more how the density is going to be calculated in terms of methodology for the remainder of the residential parcels for consistency.

Assistant Community Development Director Stater stated the idea behind the specific plan for Planning Area 3 it is not strictly a residential planning area. There are opportunities for non-residential development. The intent for Planning Area 3 was mixed use. The vast majority of the units were to be provided within Planning Area 2, but there was not allowance for 100-300 units. What the specific plan envisioned at the time if somebody were to come in on a portion of Planning Area 3 with somewhere between 100-300 units on a portion area of Planning Area 3 that the remainder would be non-residential. This is not to spread out the net units within the remaining 20 acres that would be in this case the remainder after the REXCO project. The application before you tonight is wholly within the approval scenarios as the specific plan is today with the exception of that lower end of the density range.

Elssmann stated the applicant is amending Planning Area 3. We own more land in Planning Area 3 than REXCO does and if these suggestions are not addressed your forcing non-viable commercial retail mix use on the land that is north of REXCO's project. Since Planning Area 3 is being amended it seems like this is open to address the unintended consequences which will be left on our land holdings. Otherwise it is punitive to us to be supportive of a project that wipes out the commercial retail but, leaves it stuck on our land and that we do not support. We would like to request that be eliminated from that table as the gross square footage and suggest the minimum density be lowered to allow for those 100 units to be spread out on that land. We would like the density range go up to 40 so we are not confined to 18 because 100 units on 12 acres is 8 units per acre. We do not want to be stuck with unviable uses and that is what our concern is. So with the amendment to the specific plan we would like to remove the lack of viability like it is on REXCO's project and we would like the same consideration on the balance of Planning Area 3.

Chair Hamerly stated there is still primary frontage along Boulder and granted it is still not Greenspot but it is still arterial frontage there. The only thing that was being amended was the density and that was the proposal that is before us this evening.

Question for staff, can we entertain language that is not being proposed by the applicant if the applicant were to agree to the language?

Assistant Community Development Director Stater stated it makes me uncomfortable to do so. We can ask the applicant and he can provide us with his thoughts on the topic. We did not really advertise this project as such. We advertised it as it going from 25 to 18 acres. There are implications to our housing element when we reduce that. When we looked at this project we did look at modifying this table from 25 to 18 acres. However, if you look at the project and you look at the net acreage it is close to 10 acres which brings the density of the project itself to about 20 units to the acre. This is a critical number when dealing with the state HCD and meeting the required numbers that we need to for the housing element. If Planning Commission was able to take action tonight to make a recommendation to the Council to something that could potentially be 8-10 units to the acre. We have not analyzed that in the impacts to our housing elements as it exists today.

Chair Hamerly stated that last column over where we would be eliminating the non-residential component of that which was not being proposed. There were no modifications to that table or that language. Are we at liberty to even entertain that? Staff has not had time to research that and I did not hear anything from the applicant about how this would impact the remainder of Planning Area 3.

Assistant Community Development Director Stater stated I am not sure why we need to eliminate the approximate gross square footage of non-residential uses. It is not a mandate, it is an option.

Chair Hamerly replied without the non-residential component the amount of units that would be able to be constructed in the northern portion of Planning Area 3 would take the density because we only have 100 units to spread out over 20 acres.

Assistant Community Development Director Stater stated I understand what Mr. Elssmann is saying and his preference would be to have residential due to market demands or lack of market demands for retail in this area. The intent of the specific plan when it was adopted was not to have strictly residential uses in this planning area. It would be more appropriate to have a new application not discussed this evening to make that additional change to reduce the density.

Chair Hamerly stated not seeing any provisions within the conceptual site plan for any connectivity except for the Calhoun Road element at the western perimeter. That would be specifically any pedestrian linkages that would tie this parcel or for this particular proposal into subsequent proposals. I was wondering if the applicant could address that.

Patrick Tritz replied as far as linkage we have pedestrian gates. For example, we will have gates for pedestrians to access on the Webster side. There will be another pedestrian gate by the secondary exit as well as on the Calhoun Road.

Chair Hamerly stated one of the internal linkages is the primary access point off of Calhoun Road. However, pending a future project would there be contingencies in place where some of these smaller north accesses on the property are envisioned to be those nodes that could pull into another residential neighborhood or into a non-residential

component in northern Planning Area 3. Are there provisions for that so we can get a strong pedestrian linkage where we do not have to exit primarily through the secondary egress onto Greenspot and out through the main gate on Calhoun.

Patrick Tritz replied absolutely. We have a sidewalk that runs a whole length to the northern boundary. Basically the whole sidewalk wraps all around the perimeter of the project. In terms of us being long-term holders we will monitor to review the plans to be sure we can connect it to the new projects as they come in.

Chair Hamerly stated at the north eastern corner it is basically a tubular steel fence with a hedge across there. I will be blunt and say it is not an attractive side of the project. I was wondering if there are any options to create a stronger screening element somehow at that corner. The residential component of those units above the garages are going to be looking down directly onto that site and it is a little rough. They do have some great mountain views if you ignore what is down below.

Patrick Tritz stated when we do those wrought iron fence we put vines on them to cover the fence top to bottom. I sent some photos to Ash of some typical samples of similar projects. We like that better than a block wall because of graffiti issues and it feels more closed in. We will add trees to green it up.

Chair Hamerly stated concerns for everything that is east of that secondary egress it is basically one way in and one way out. I am wondering if there are any possibilities of having at least an emergency egress since the project is immediately adjacent to a parking area.

Patrick Tritz replied we have not met with the neighbor, but we can definitely explore this and I understand your concern.

Commissioner Haller asked how you are going to handle the solid waste and the recyclables. How does that work?

Patrick Tritz replied we have a service called valet waste and so basically it's a service we provide to our tenants where the service provider empties the trash for them daily.

Chair Hamerly stated the elevations did not match up with the floor plans. There are rooms and areas within the plan that are showing no windows. The exterior elevations which are attractive they show windows where they are no windows on the plan. I guess my comment is I would ask the plans and elevations would match up as the project moves forward.

Patrick Tritz agreed with Chair Hamerly. When we did our elevations we got a little bit ahead of ourselves. We kept working on making sure we had that second floor in there for people to use the common area.

Chair Hamerly stated two of the featured windows on the south façade of the rec building look directly into the restroom and the other one may not fit because it looks like there is a door. The coworking space I am not sure what is intended for that room, but it showing a fold and stack door and on the elevation it is showing a round top metal assemblies that are centered in the arches. I am not sure the northern most door could

be centered on that arch as represented on the elevation because there is a stairway right there.

Patrick Tritz replied he hates to say it, but we threw the plan together fairly quickly. We will work on the drawings.

Chair Hamerly asked if the elevations more representative of what we are going to end up with or are the floor plans.

Patrick Tritz replied the elevations will adapt the floor plans to them. The perimeter of the building is the perimeter of the building.

Chair Hamerly stated that is what I was hoping to hear because I was a lot more comfortable with the elevations with the flooring. On the second floor is fairly a large lounge area and you also have a fitness component and the exhibits that were represented were nice. To have that entire second floor with only basically a single occupant unisex restroom might be a little bit of a stretch.

Patrick Tritz replied there is ways to fix that and we will work with building on that.

Chair Hamerly stated for the California room right now there is no direct point of access on that entire area. The only direct access or link to the pool is directly in front of the restroom. I understand you have to have the security of the pool perimeter, but it would be really nice to have the ability to get to that California room with the fireplace from somewhere at that end of the building.

Patrick Tritz stated by looking at the site plan we also have a patio outside just past the California room and there will be connectivity to it.

Chair Hamerly asked if the dimensions that are shown in each of those garages are net interior or is that center line of demise wall dimension.

Patrick Tritz replied net interior.

Chair Hamerly stated we have an alley that runs east and west on the property predominantly for access to the garage. At that level we have fairly plain elevations to deal with, but that is essentially the front door when you are coming home. Any opportunity that we have to create some additional visual interest or additional planting that has a little more substance I would encourage explore that. Those exterior access alleys are pretty stark.

Patrick Tritz replied back of the garage side as you can see has a lot of articulation on these buildings that probably does not show up very well on those small elevations.

Chair Hamerly stated I like the entry statement on the right elevation on building B. That is nice attention to detail. It would be nice to see more of the flare translated to the front side of the building, because it has that Spanish revival style. On the rec building it almost looks like two different architectural styles, it is more of a contemporary Mediterranean and I am feeling a Spanish Mediterranean flare on the residential component. So the character on this building is dramatically different than the character on the residential building. Are there any ideas that you can think of that we can

introduce whether it is more arches, pop outs, or details into this so it doesn't look quite as stark.

Patrick Tritz stated we could do a separate color inside the window to pop it out. We will come up with some ideas to add a little more pop to it.

Chair Hamerly stated my comment is more directed to it being more architectural consistent. This building looks more stark and commercial. The biggest concern I had was along Greenspot is a high speed area. This landscape plan is showing a side walk adjacent to the roadway.

Patrick Tritz replied they are ok with that and agreed.

Chair Hamerly stated I do not have any problem with the trees that have been selected, but overall the concern I have is to make sure that the landscape pallet is the streetscape for the trees both be patterning and the tree selection. I was wondering if you confirmed if that matches the streetscape to the west.

Patrick Tritz replied yes, I will have my landscape architect verify that. We actually have changed up these plans for this exhibit to make sure that we did match the streetscape.

Chair Hamerly stated I do not remember seeing fruitless olives on Greenspot so are those just feature elements at the access points?

Patrick Tritz replied correct.

Chair Hamerly stated concerns regarding the speed of the traffic that runs through Greenspot and I am thinking that the Calhoun is going to be signalized?

Patrick Tritz stated yes, it will be.

Chair Hamerly stated that presents an attractive point of egress. My main concern was that secondary egress that goes directly onto Greenspot which is going to have to a really clear line of sight that goes all the way back to the signal. People come ripping through there pretty quickly especially in the mornings when they are trying to get to the freeway as quickly as possible.

Patrick Tritz stated to have the traffic engineer verify that.

Chair Hamerly asked if the playground that is to the eastern end of the property is going to be fenced in. The other point of concern is that if the walkway is fairly small around that lot which is not a bad thing, but if vehicles are using that as a wheel stop there is no walkway essentially. My concern was the access to that might be limited if those parking spaces were all full so I was wondering if you had enough excess parking that one or more of those parking spaces could be eliminated. So there is a clean unobstructed point of access to get the playground if all those spaces are being used.

Patrick Tritz replied yes, and with the final plans we will give to the playground designer to assist us with the best way to enter the playgrounds and make sure we are outside the fall zone.

Chair Hamerly asked what the ideas are for the trash enclosures because those are right down the main access through the project.

Patrick Tritz stated typically they are made out of block with stucco and a trellis on top.

Chair Hamerly asked if it would be a planted trellis or an open trellis.

Patrick Tritz replied we will put some sort of roof with a colored metal roof or wood trellis.

Chair Hamerly stated he is not just focused on REXCO's project specifically, but also the big project. All three planning areas, this is the gateway and introduction. That whole landscape element through there should reinforce the signage that is there. The landscaping does not seem to be featuring in any special way that monumental corner right there.

Commissioner Haller stated to add one condition of approval regards to the parking.

Associate Planner Syed stated he has the wording regarding to the parking. We are going to add planning conditions and it states that garage and uncovered parking spaces shall be free of charge to tenants and guests.

Chair Hamerly replied that it will be condition 24 of planning conditions.

Scott Rice stated that he will work with building and safety to address the comment about the accessibility of the playground surface.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner Haller, seconded by Commissioner Hall, to recommend the Planning Commission adopt Resolution No. 2020-005, recommending the City Council:

- 1) Make a finding under Public Resources Code Section 21166 and the corresponding CEQA Guidelines Section 15162 and there are no substantial changes or new information of substantial importance that would trigger the preparation of a subsequent EIR and further finding that the project is exempt from further environmental review under Government Code Section 65457;
- 2) Adopt Ordinance No. ____, to amend the Greenspot Village and Marketplace Specific Plan (SPR 20-001);
- 3) Adopt City Council Resolution No. 2020 - ____, to approve Design Review Application (DRA 20-006), subject to the Conditions of Approval and Findings of Fact.

Motion carried on a roll call vote, 4-0, with Vice Chair Gamboa absent.

RESOLUTION NO. 2020 – 005

A RESOLUTION OF THE CITY COUNCIL TO APPROVE DESIGN REVIEW APPLICATION (DRA 20-006) PROPOSING THE CONSTRUCTION OF A 200-UNIT MULTIFAMILY APARTMENT COMPLEX AT THE NORTHWEST CORNER OF GREENSPOT ROAD AND WEBSTER STREET IN PLANNING AREA 3 OF THE GREENSPOT VILLAGE & MARKETPLACE SPECIFIC PLAN (APN NO. 1200-041-02), AND MAKING A DETERMINATION THAT THE ADOPTION OF THIS RESOLUTION IS EXEMPT FROM FURTHER CEQA REVIEW UNDER CEQA GUIDELINES SECTION 15162, PUBLIC RESOURCES CODE SECTION 21666 AND GOVERNMENT CODE SECTION 65457.

ANNOUNCEMENTS

Assistant Community Development Director Stater announced we will have a Planning Commission meeting scheduled September 15, 2020.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 8:16 p.m.

Submitted by:

Approved by:

Camille Goritz, Administrative Assistant III

Randall Hamerly, Chair



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: November 3, 2020

FROM: Lawrence A. Mainez, Community Development Director

REVIEWED BY: Kim Stater, Assistant Community Development Director *[Signature]*

PREPARED BY: Ash Syed, Associate Planner *[Signature]*

SUBJECT: Accessory Sign Review (ASR 20-005) to replace existing KFC and Taco Bell signage with new corporate signs and Design Review Application (DRA 20-007) to perform an exterior remodel including new paint, accent finishes, and new trash enclosure roof.

LOCATION: 7347 Boulder Avenue, Highland, CA 92346
Assessor's Parcel Number: 1201-131-04

APPLICANT: KFC / Taco Bell

REPRESENTATIVE: Daniel Diaz

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution 20 – ____ approving Accessory Sign Review (ASR 20-005) to replace existing KFC and Taco Bell signage with new corporate signs and Design Review Application (DRA 20-007) to perform an exterior remodel including new paint, accent finishes, and new trash enclosure roof, subject to the Conditions of Approval and Findings of Fact.
2. Direct staff to file a Notice of Exemption with the County Clerk of the Board of Supervisors.

FISCAL IMPACT: The Applicant submitted the required deposit for processing an Accessory Sign Review and Design Review Application. Staff time spent working on the applications is charged to this deposit.

Approved _____	Motion _____	Second _____	Agenda Item No. <u>3</u>
Denied _____	Ayes _____		File No. _____
Continue _____	Noes _____		
	Abstain _____		
	Absent _____		
<i>[Signature]</i> Recording Secretary		1 <i>[Signature]</i> Community Development Director	

PUBLIC NOTICE: As required by City Council Resolution, a notice of the public hearing was posted at the City's three designated posting locations within the City. A legal notice was posted on the City's website and mailed to property owners within 300 feet of the project site. A legal advertisement was published in the Highland Community News on October 23, 2020. No further notice is required.

PUBLIC COMMENT: At the time of preparation of this Staff Report, no comments were received from the public by the Planning Division in response to the Project Notice.

DESCRIPTION OF SITE:

Location:

The project site is located just south of Base Line at the signalized intersection of Boulder Avenue and Base Line, along the east side of Boulder Avenue which is defined by the Highland General Plan as a "Modified Primary Arterial" roadway. The project site is composed of a single parcel of approximately 33,276 square feet (Exhibit A – Aerial Location Map).

Existing Building:

Currently, the property features a 3,011 square foot single-story KFC and Taco Bell restaurant that was first constructed in late 2001. The building color consists primarily of warm-toned off-white stucco with red and blue trim along the roofline and a purple accent corner at the southwest exposure. The two customer entrances on the south and west sides of the building feature a red and purple awning, respective of the color schemes of the two franchises. The parking spaces for the restaurant are located along the perimeter of the property on the south side and on the west side adjacent to Boulder Avenue. The restaurant features four building-mounted signs located just below the roof line with two signs for each respective franchise fronting Base Line and Boulder Avenue. While the building itself and operation logistics as far as dining area, square footage, parking spaces, and trash enclosure are all compliant with the City's development standards, the Applicant is looking to revitalize the overall appearance of the building with new corporate aesthetic designs (Exhibit B – Photos of Existing Building).

Surrounding Land Uses:

The City of Highland General Plan and Municipal Code designate the parcel as General Commercial (CG). The area is developed with a variety of commercial businesses and a shopping center to the north of Base Line as well as single-family homes west of Boulder Avenue.

	<i>Existing Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>
North	Walgreens Pharmacy	General Commercial	General Commercial (CG)
South	City Creek	Open Space	Open Space (OS)
West	Shopping Center	Planned Commercial	Planned Commercial (PG)
East	City Creek	Open Space	Open Space (OS)

The proposed land use is consistent with the City of Highland General Plan and Municipal Code.

PROJECT REVIEW:

Exterior Modifications

The Applicant is proposing to modify the existing building color and design of the KFC / Taco Bell restaurant building to reflect the dual restaurants occupying the building. The changes include the warm-toned off-white exterior stucco to a more earth-toned brown and light brown color scheme on the north side, and a bold dark red tone to the south and east sides. The proposed modifications to the west side include changing the warm off-white stucco to a brown tone at the bottom portion with brick accents to the side going up to the roof and an aluminum slat siding along the top half. The aforementioned southwest exposure will also be accented by the bold dark red color and KFC branding on both sides (Exhibit C – Exterior Elevations). The proposed modification to the trash enclosure at the northeast corner of the property includes new black plaster over the existing CMU wall on all sides and a new steel deck-type roof with 12-inch overhang on all sides, also painted to a black color to match (Exhibit D – Color Samples).

On-Premise Advertising Signs

The Applicant is looking to replace the existing 1995-2016 Taco Bell signs and 1997-2005 KFC signs with the respective new 2016-present and 2018-present Taco Bell and KFC signs. Currently, there is no signage along the northern face of the building where the drive-thru is located. The Applicant is looking to place a new 8'6" x 14" "TACO BELL" scripture just above the large window near the northwest corner and a 3'6" x 3'11" 'bell' logo above the drive-thru window. The southern face of the building will now be dedicated fully to KFC branding with a 6'6" x 2' KFC logo on the southwest corner exposure, a 21'1" x 1'9" "World Famous Chicken" scripture above the entrance, and a 14'4" x 4'11" "Made the Hard Way / Made By Hand" scripture toward southeast corner. The western face of the building will feature a 2'5" x 2'8" 'Bell' logo above the door on the brick accent and an 8'6" x 14" "TACO BELL" scripture across the aluminum slats along the topside. For the KFC branding on the western face, the Applicant is also proposing a 6'1" x 4' logo of Colonel Sanders. Additionally, the existing two 3'6" x 2' drive-thru signs in the drive-thru aisle and 6' x 4' monument sign at the Boulder Avenue

entrance will each be updated with replacement faces featuring the respective new 2016-present and 2018-present Taco Bell and KFC signage (Exhibit E – Signs).

The following excerpt from the Highland Municipal Code Chapter 16.56 (Sign Regulations Table 16.56.070.A identifies the design criteria for Building Mounted Identification Signs.

Building-Mounted Primary Identification Signs			
Maximum Number	Maximum Sign Area	Maximum Height	Proposed New Signs
a) 1 per business per street frontage. b) Up to 3 street frontages.	a) The total aggregate area of wall sign(s), including the area of awning signs or similar signs affixed to the building elevation, shall not exceed 10% of the storefront to which such sign(s) is attached, or 100 square feet, whichever is less. b) Sign length shall be no more than 75% of the business frontage.	Signs shall not be mounted above the roof line.	8 total logos, signs, and scriptures. Between the respective franchises. a) Since the “TACO BELL” scripture and corresponding ‘bell’ logo are complementary, they shall be considered 1 sign. b) Since the KFC signage includes the “KFC” scripture, ‘World Famous Chicken’ scripture, and ‘Made the Hard Way / Made By Hand’ scripture all along the same side, they shall be considered 1 sign. c) <u>South side</u> signage sqft – “KFC” logo: 13 sqft “World Famous Chicken” scripture: 26.9 sqft “Made the Hard Way / Made By Hand”: 56.95 sqft Total signage area: 96.85 sqft <i>Total siding area: 1687.2 sqft</i> Total sign length: 41’11” <i>Total frontage length: 88’8”</i> d) <u>West side</u> signage sqft – “TACO BELL” scripture: 9.92 sqft “Bell” logo: 5.68 sqft “Colonel Sanders” logo: 24.3 sqft Total signage area: 39.9 sqft <i>Total siding area: 752.3 sqft</i> Total sign length: 15’2” <i>Total frontage length: 36’11”</i>

Building-Mounted Secondary Identification Signs			
Maximum Number	Maximum Sign Area	Maximum Height	Proposed New Signs
a) 1 per parking lot frontage.	a) The total aggregate area of wall sign(s), including the area of awning signs or similar signs affixed to the building elevation, shall not exceed 2.5% of the area of the face of the building to which such sign(s) is attached, or 25 square feet, whichever is less.	Signs shall not be mounted above the roof line.	8 total logos, signs, and scriptures. Between the respective franchises. a) Since the "TACO BELL" scripture and corresponding 'bell' logo are complementary, they shall be considered 1 sign. b) Since the KFC signage includes the "KFC" scripture, 'World Famous Chicken' scripture, and 'Made the Hard Way / Made By Hand' scripture all along the same side, they shall be considered 1 sign. c) <u>North side signage sqft</u> – "TACO BELL" scripture: 9.92 sqft "Bell" logo: 11.92 sqft Total signage area: 21.84 sqft Total frontage area: 752.3 sqft Total sign length: 12'5" Total frontage length: 88'8"

ENVIRONMENTAL REVIEW: This project is Categorically Exempt from environmental proceedings under the California Environmental Quality Act (CEQA) guidelines pursuant to Section 15301, Class 1. Existing Facilities as it consists of the operation, repair, maintenance, permitting and minor alteration of a private structure.

ANALYSIS: The subject property contains an existing and operational KFC and Taco Bell branch of the Yum! Brands Food Group. While the existing building has been well maintained over the past 19 years, the Applicant is looking to update the overall appearance of the building with the newest corporate logos and design schemes. According to Section 16.56.070 of the Highland Municipal Code regarding Sign Regulations, a business may have one (1) primary building-mounted sign totaling 100 square feet and one (1) secondary building-mounted sign of 25 square feet. The Applicant has proposed 21.84 total square feet of signage on the north side which satisfies the secondary sign criteria of the code. However, in regards to the primary signage, the Applicant brought to Staff's attention some issues with sign visibility from the street considering the northwest/southeast orientation of Boulder Avenue where the restaurant is located. According to the Applicant's concern and Staff's findings, signage

on the west side of the building is not visible to drivers heading north on Boulder Avenue. Likewise, the south side signage is not visible to drivers heading southbound. To address this concern, the Applicant has proposed primary signage on both the western and southern faces of the building. At a total of 39.9 total square feet of signage on the west side and 96.85 square feet on the south, both faces are respectively within the square footage limits of total primary signage per the City's Sign Code. The aesthetics of the paint schemes have been vetted by city staff and designed to satisfy the corporate design schemes. Thus, staff recommends approval of the signage and exterior remodel, subject to the Findings of Fact and Conditions of Approval as addressed in the Planning Commission Resolution (Attachment 1 – Resolution 2020 – _____ for Accessory Sign Review (ASR 20-005) and Design Review Application (DRA 20-007)).

Exhibits: A – Aerial Location Map
 B – Photos of Existing Building
 C – Exterior Elevations
 D – Color Samples
 E – Signs

Attachments: 1. Resolution 2020 – _____ for Accessory Sign Review (ASR 20-005) and Design Review Application (DRA 20-007)
 1A. Conditions of Approval

Exhibit A:
Aerial Location Map



Exhibit B:
Photos of Existing Building



North facing and West facing Signs



West facing Signs



West facing Signs



South facing Signs



South facing Signs



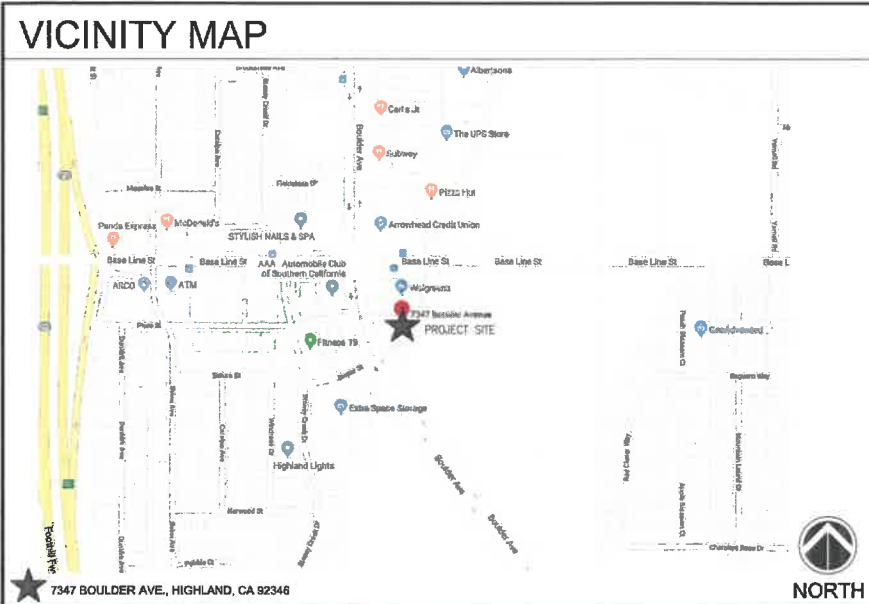
Drive-Thru Signs



Monument Sign at Boulder Avenue Entrance

Exhibit C:

Exterior Elevations



PROJECT SUMMARY

SCOPE OF WORK:

1. NEW INTERIOR FINISHES (DINING ONLY)
2. NEW EXTERIOR FINISHES
3. REPLACE EXISTING CEILING GRID AND TILES WITH NEW

CODE ANALYSIS:

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 EXISTING BUILDING CODE
2019 GREEN BUILDINGS STANDARDS CODE
2019 CALIFORNIA ENERGY CODE
CALIFORNIA RETAIL FOOD CODE

CONSTRUCTION TYPE: V-B, UNSPRINKLERED
OCCUPANCY: A2-ASSEMBLY
ZONING: CG (GENERAL COMMERCIAL)
APN:
TOTAL T.I AREA: 1,323 SQ.FT.
TOTAL BUILDING AREA: 3,020 SQ.FT.
TOTAL NO. OF FLOOR: 1 STORY
NO. OF EMPLOYEES: 3 MAX. PER SHIFT (INCL. MANAGER)

OCCUPANT LOAD:

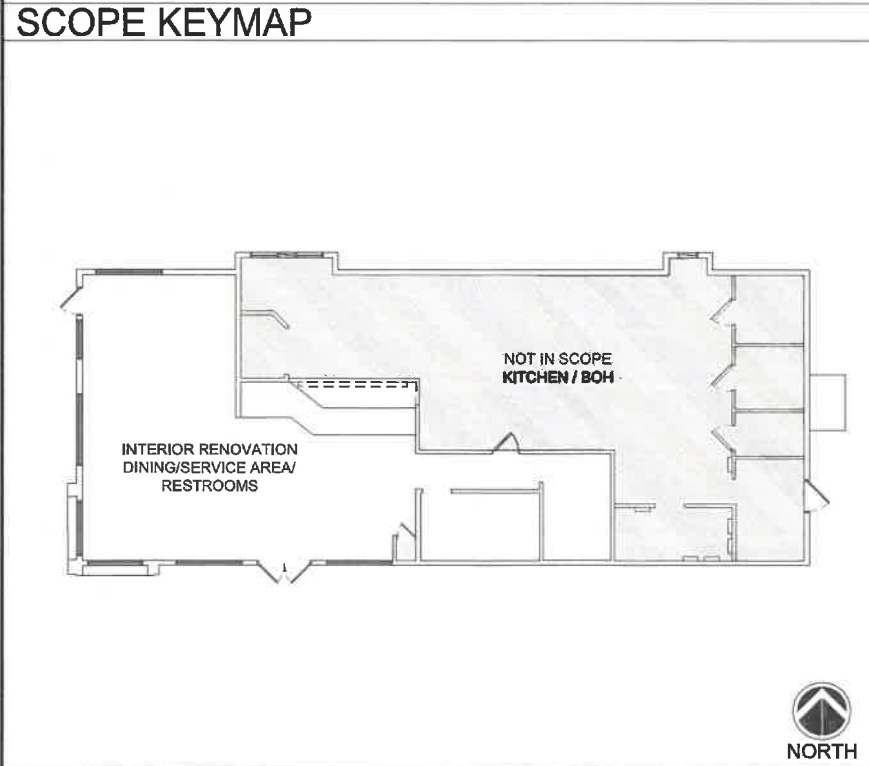
ROOM	AREA (SF)	OLF	OCC.
DINING AREA			
LOOSE SEAT	595.40	15	30.69
BOOTH	344 L.N.F.	24	14.33
SERVICE/KITCHEN AREA	1,121.57	200	5.61
			= 59.63

TOTAL OCCUPANT LOAD: = 60 OCCUPANTS

NO. OF EXITS: 2 REQUIRED
2 PROVIDED

NO. OF SEATS: PROPOSED = 56
EXISTING = 60

UNDER SEPARATE PERMIT:
SIGNAGE



KFC

TENANT IMPROVEMENT FOR AN
EXISTING KFC RESTAURANT
WITH FACADE UPGRADE

HIGHLAND

7347 BOULDER AVE.,
HIGHLAND, CA 92346

CONTACT INFORMATION INDEX:

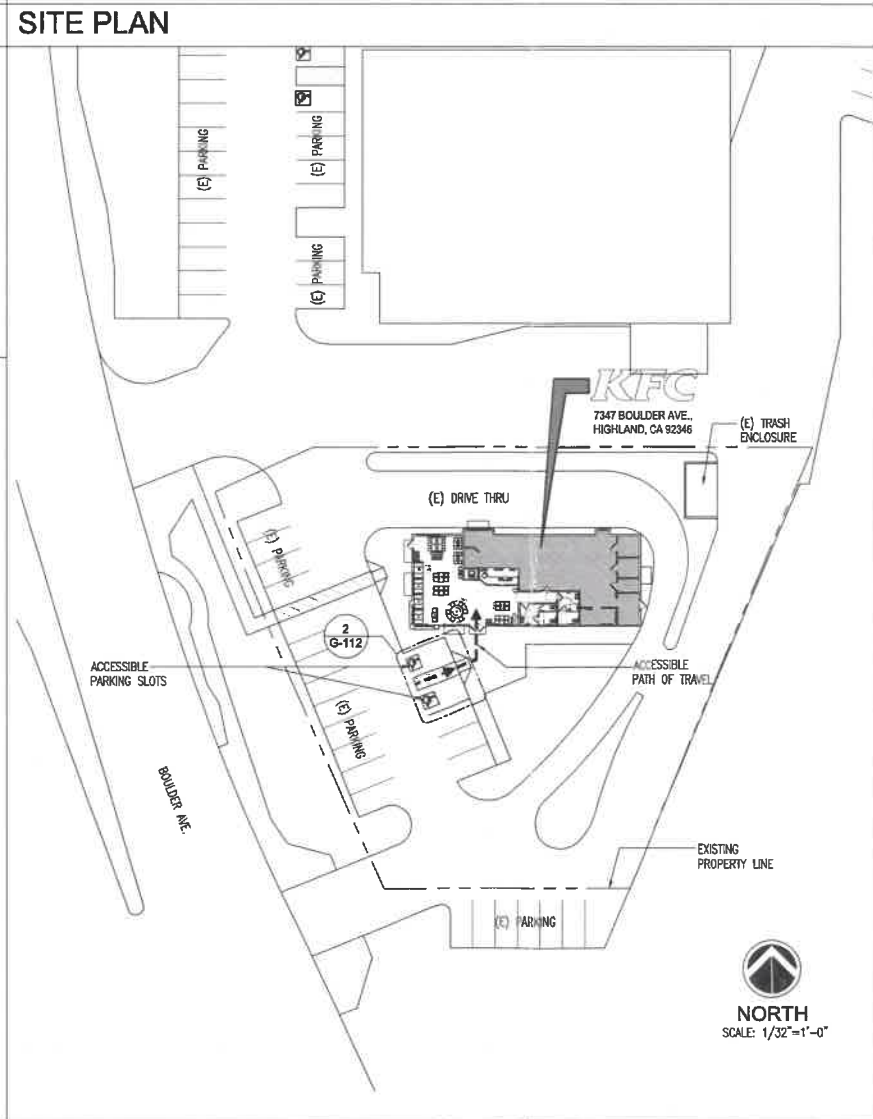
OWNER :	ARCHITECT:
GREAT AMERICAN CHICKEN CORPORATION 1990 S. BUNDY DRIVE SUITE 250 LOS ANGELES, CA 90025 EMAIL: SEAN.H@GACUSFOOD.COM PH: (323) 532-2979 FAX:	GARY WANG, AIA GARY WANG AND ASSOCIATES 1000 CORPORATE CENTER DRIVE, SUITE 550 MONTEREY PARK, CA 91754 EMAIL: JUNORA@GARYWANG.COM PH: (626) 288-6898 FAX: (626) 768-7101

JURISDICTIONAL AUTHORITIES:

ZONING DEPARTMENT:	BUILDING DEPARTMENT:	FIRE DEPARTMENT:
SIGNAGE	HEALTH DEPARTMENT:	

SHEET INDEX

ISSUED NO.	1	2	3	4	5	6	7	8	9
DATE AND REASON FOR ISSUE									
ISSUED NO.	DESCRIPTION								
T-100	TITLE SHEET, SHEET INDEX, VICINITY MAP, SITE PLAN PROJECT SUMMARY								
GENERAL INFORMATION									
G-110	ACCESSIBILITY NOTES								
G-111	ACCESSIBILITY NOTES								
G-112	ACCESSIBILITY DETAILS								
ARCHITECTURAL									
A-010	FLOOR DEMOLITION PLAN								
A-011	REFLECTED CEILING DEMOLITION PLAN								
A-014	DEMOLITION EXTERIOR ELEVATIONS								
A-015	DEMOLITION EXTERIOR ELEVATIONS								
A-100	FURNITURE & GRAPHICS PLAN								
A-102	FLOOR FINISH PLAN								
A-103	REFLECTED CEILING PLAN								
A-200	EXTERIOR ELEVATIONS								
A-201	EXTERIOR ELEVATIONS								
A-210	INTERIOR ELEVATIONS								
A-220	ENLARGED RESTROOM PLAN AND ELEVATIONS								
A-400	DETAILS								



KFC

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http://www.garywang.com

STAMP

PROJECT NAME/ADDRESS:

KFC
HIGHLAND, CA

7347 BOULDER AVE.
HIGHLAND, CA 92346

REVISIONS:

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ISSUE DATE:

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4TH	
5TH	
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7TH	

JOB NUMBER

ARCH PROJECT #: 19-415
KFC REFERENCE #: E791036

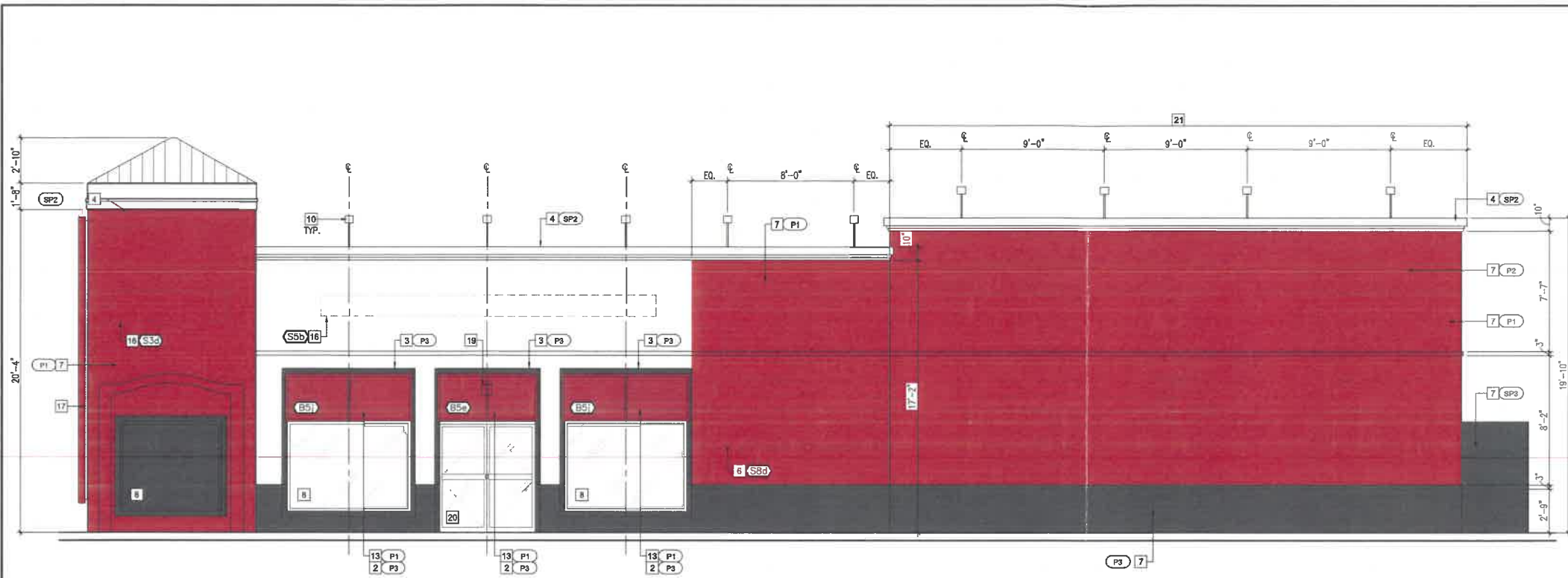
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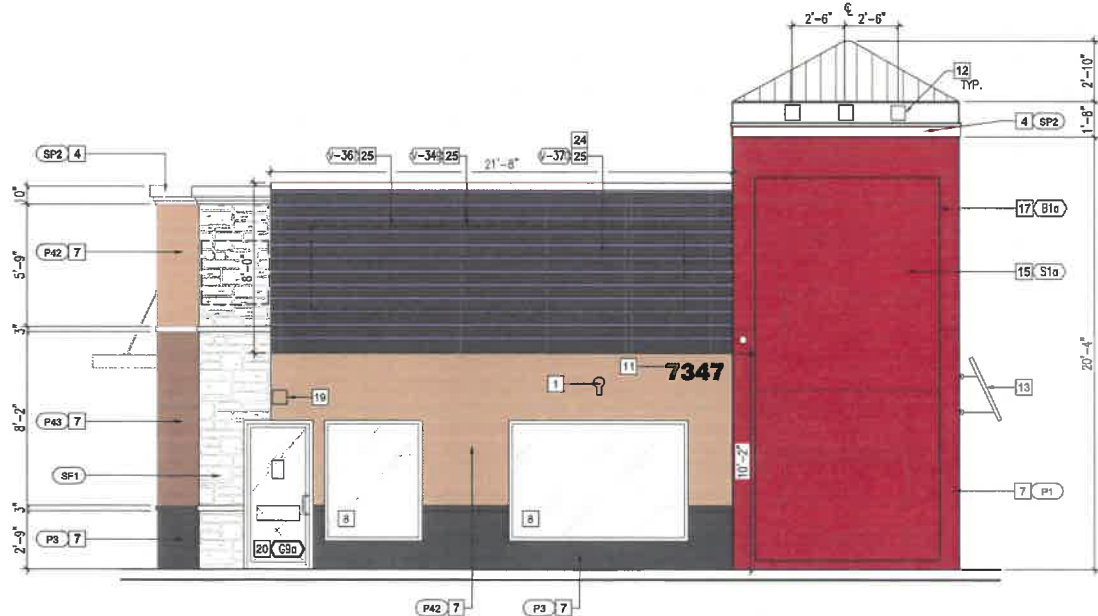
TITLE SHEET, SHEET INDEX,
VICINITY MAP, SITE PLAN
PROJECT SUMMARY

SHEET NO

T-100



SOUTH ELEVATION
SCALE: 1/4"=1'-0"



WEST ELEVATION
SCALE: 1/4"=1'-0"

ELEVATION KEY NOTES

- 1 NEW M2 EXTERIOR LIGHT SCONCES (INSTALLED ABOVE EXISTING CEILING)
- 2 PAINT WALL SURFACE BEHIND NEW AWNINGS
- 3 PAINT 4" WIDE BORDER WINDOW SURROUND AS INDICATED
- 4 EXISTING PARAPET COPING TO BE REPAIRED, SEALED AND PAINTED
- 5 NOT USED
- 6 STENCIL PAINTED GRAPHIC ELEMENT - UNDER SEPARATE PERMIT
- 7 NEW EXTERIOR PAINT TREATMENT
- 8 EXISTING WINDOWS
- 9 EXISTING BOLLARD TO BE PAINTED
- 10 NEW EXTERIOR LIGHT FIXTURE (E1) CENTERED ON WINDOW AND/OR GRAPHIC, OTHERWISE AS INDICATED IN ELEVATION. PATCH AND REPAIR ROOF MEMBRANE AT FIXTURE ATTACHMENT POINT
- 11 REINSTALL ADDRESS NUMBERS AFTER PAINTING
- 12 NOT USED
- 13 NEW PRE-FINISHED METAL LOUVERED AWNINGS (AWNINGS ABOVE DOORS TO HAVE RAIN DIVERTERS)
- 14 NEW DRIVE-THRU CANOPY
- 15 NEW STAND OFF METAL PANEL SYSTEM W/ VINYL GRAPHIC - UNDER SEPARATE PERMIT
- 16 NEW KFC INDIVIDUAL LETTERS FACES AND CABINET CANS - UNDER SEPARATE PERMIT
- 17 NEW METAL PANEL SYSTEM ATTACHED TO AND HELD OFF EXISTING TOWER. TOP OF PANELING TO ALIGN WITH BOTTOM OF COPING. - UNDER SEPARATE PERMIT
- 18 NOT USED
- 19 NEW EXTERIOR WALL LIGHT, M-3
- 20 EXISTING STOREFRONT
- 21 NOT USED
- 22 NOT USED
- 23 NOT USED
- 24 PAINT WALL SURFACE BEHIND SLAT WALL
- 25 NEW TACO BELL BRAND SIGNAGE - UNDER SEPARATE PERMIT

KFC PAINT SCHEDULE

SHERMAN WILLIAMS PAINT NEEDS TO BE COLOR MATCHED AND PROVIDED AS BENJAMIN MOORE				
LOC.	MFG / CONTACT	MODEL #/COLOR	REMARKS	
P1	EXTERIOR PAINT BENJAMIN MOORE KURT MCLELLAND P:(800)635-5147 C:(502)640-1608 kurt.mc@benjaminmoore.com	AURA EXTERIOR PAINT EXOTIC RED 2086-10 LOW LUSTER (634)	MASONRY SUBSTRATE PRIMER: MOSS; GLAZE TILE SUBSTRATE PRIMER: SSA-110	
P2	EXTERIOR PAINT BENJAMIN MOORE KURT MCLELLAND P:(800)635-5147 C:(502)640-1608 kurt.mc@benjaminmoore.com	REGAL SELECT EXT. PAINT WEDDING VEIL 2125-70 LOW LUSTER (N401)	MASONRY SUBSTRATE PRIMER: MOSS; GLAZE TILE SUBSTRATE PRIMER: SSA-110	
P3	EXTERIOR PAINT BENJAMIN MOORE KURT MCLELLAND P:(800)635-5147 C:(502)640-1608 kurt.mc@benjaminmoore.com	AURA EXTERIOR PAINT BLACK HORIZON 2132-30 LOW LUSTER (534)	MASONRY SUBSTRATE PRIMER: MOSS; GLAZE TILE SUBSTRATE PRIMER: SSA-110	
SP2	EXTERIOR METAL BENJAMIN MOORE KURT MCLELLAND P:(800)635-5147 C:(502)640-1608 kurt.mc@benjaminmoore.com	COROTECH POLYESTER URETHANE 2125-70 WEDDING VEIL (V520) GLOSS CATALYST	COROTECH PRIMER (V132)	
SP3	EXTERIOR METAL BENJAMIN MOORE KURT MCLELLAND P:(800)635-5147 C:(502)640-1608 kurt.mc@benjaminmoore.com	COROTECH POLYESTER URETHANE 2123-30 BLACK HORIZON (V520) GLOSS CATALYST	COROTECH PRIMER (V132)	
SP4	EXTERIOR METAL BENJAMIN MOORE KURT MCLELLAND P:(800)635-5147 C:(502)640-1608 kurt.mc@benjaminmoore.com	COROTECH POLYESTER URETHANE 2132-10 BLACK (V520) GLOSS CATALYST	COROTECH PRIMER (V132)	

TACO BELL PAINT SCHEDULE

LOC.	MFG / CONTACT	MODEL #/COLOR	REMARKS
P42	EXTERIOR PAINT SHERMAN WILLIAMS BRAD HARRINGTON P:(282)215-8373 brad.h@shermawilliams.com	SW#6122 CAMEL BACK	TACO BELL
P43	EXTERIOR PAINT SHERMAN WILLIAMS BRAD HARRINGTON P:(282)215-8373 brad.h@shermawilliams.com	SW#2823 ROCKWOOD CLAY	TACO BELL
SF1	EXTERIOR STACK BONE BORAL GENE GUETZOW P:(216)341-5558 g@boral.com	VERASTONE TIGHT CUT "PLUM CREEK"	TACO BELL
SF8	EXTERIOR METAL SHERMAN WILLIAMS BRAD HARRINGTON P:(282)215-8373 brad.h@shermawilliams.com	SW#2823 ROCKWOOD CLAY	TACO BELL

BUILDING EXTERIOR ELEMENTS

B1a	TOWER PANEL W/ LOGO AND GRAPHICS - FULL HT W/ EXTENDER
B3b	DT WINDOW CANOPY - 8" WIDE
B5a	SHUTTERED AWNINGS - 6'-0" -WIDE
B5b	SHUTTERED AWNINGS - 6'-4" -WIDE
B5d	SHUTTERED AWNINGS - 7'-4" -WIDE
B5e	SHUTTERED AWNINGS - 3'-4" -WIDE
B5j	SHUTTERED AWNINGS - 8'-0" -WIDE

GENERAL NOTES

1. G.C. TO PROVIDE VERIFICATION OF EXISTING STRUCTURAL ATTACHMENTS FOR NEW BUILDING ELEMENTS. IF REQUIRED, PROVIDE ADDITIONAL BLOCKING PER VENDOR'S RECOMMENDATION.
2. KFC SIGNAGES/ STENCIL BY OTHERS -UNDER SEPARATE PERMIT.
3. SEE SHEET A-100 FOR TACO BELL INTERIOR COMPONENT SCHEDULE.

IMAGE COMPONENTS SCHEDULE

KFC SIGNAGE	
TAG	ITEM DESCRIPTION
S1a	VINYL LOGO/GRAPHICS FOR TOWER PANEL - FULL HT.
S3d	KFC CHANNEL LETTERS - 24" WHITE
S5b	"WORLD FAMOUS CHICKEN" 16" LETTERS - PAINT
S8d	"HARD WAY" PAINT TEMPLATE - HORIZONTAL
G9a	STORE HOURS - ENTRY
G9b	STORE HOURS - DT WINDOW
TACO BELL SIGNAGE	
TAG	ITEM DESCRIPTION
V-322	TACO BELL "SWINGING BELL" SIGN
V-349	12" HIGH TACO BELL LETTER SET
V-367	TACO BELL BUILDING ACCENT
V-370	TACO BELL SLAT WALL SYSTEM SLAT AND LOUVER CUSTOM SIZE/HEIGHT, SEE DIMS



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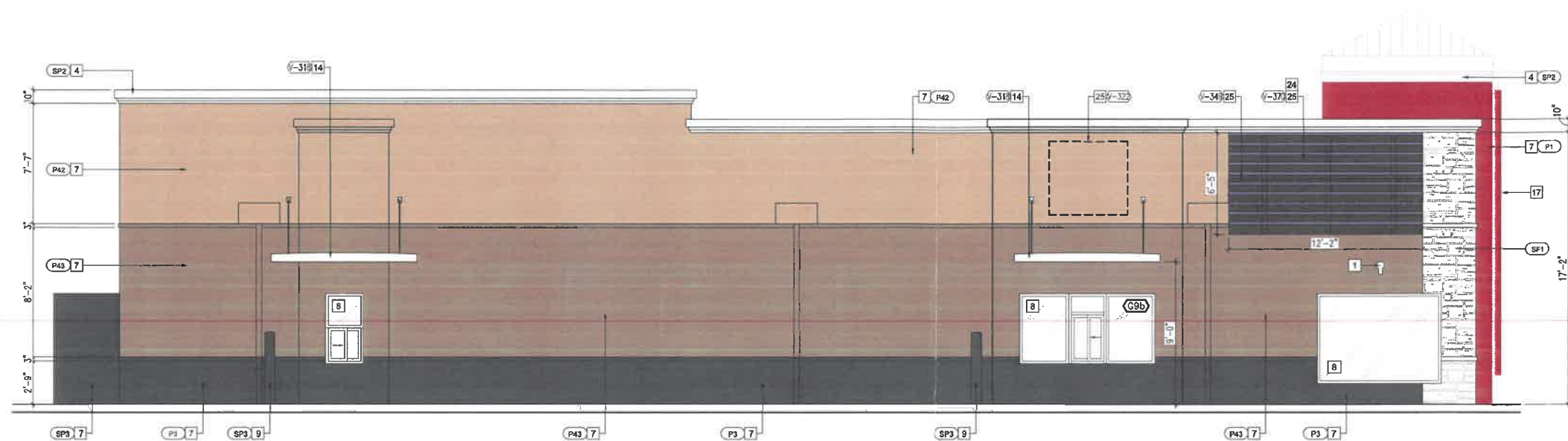
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SHEET CONTENT

EXTERIOR ELEVATIONS

SHEET NO

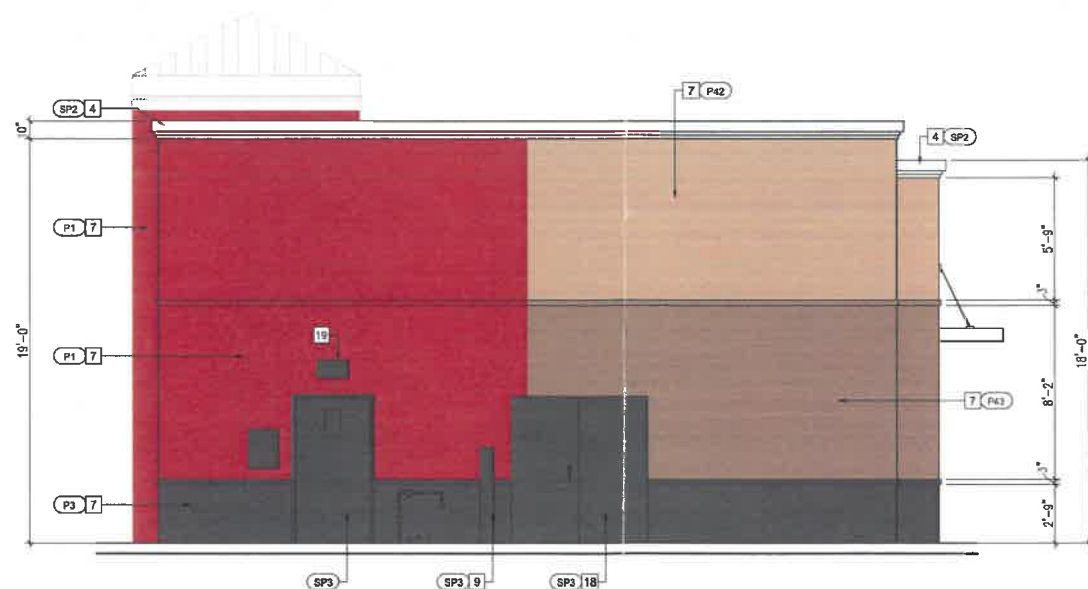
A-200



NORTH ELEVATION

SCALE: 1/4"=1'-0"

1



EAST ELEVATION

SCALE: 1/4"=1'-0"

2



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STAMP

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KFC

HIGHLAND, CA

7347 BOULDER AVE.
HIGHLAND, CA 92346

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EM	JB

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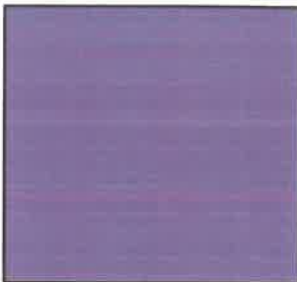
EXTERIOR ELEVATIONS

SHEET NO

A-201

Exhibit D:

Color Samples

KFC		TACO BELL	
	P1 / SF7 BENJAMIN MOORE COLOR: EXOTIC RED CODE: 2086-10 LOCATION: AWNINGS/PANEL, ACCENT COLOR		P41 SHERWIN WILLIAMS COLOR: CLEMATIS CODE: SW#6831 LOCATION: ACCENT
	P2 / SP2 BENJAMIN MOORE COLOR: WEDDING VEIL CODE: 2125-70 LOCATION: SECONDARY COLOR, PARAPET COPING		P42 SHERWIN WILLIAMS COLOR: CAMEL BACK CODE: SW#6122 LOCATION: PRIMARY TB COLOR
	P3 / SP3 BENJAMIN MOORE COLOR: BLACK HORIZON CODE: 2132-30 LOCATION: BASE COLOR		P43 SHERWIN WILLIAMS COLOR: ROCKWOOD CLAY CODE: SW#2823 LOCATION: SECONDARY TB COLOR

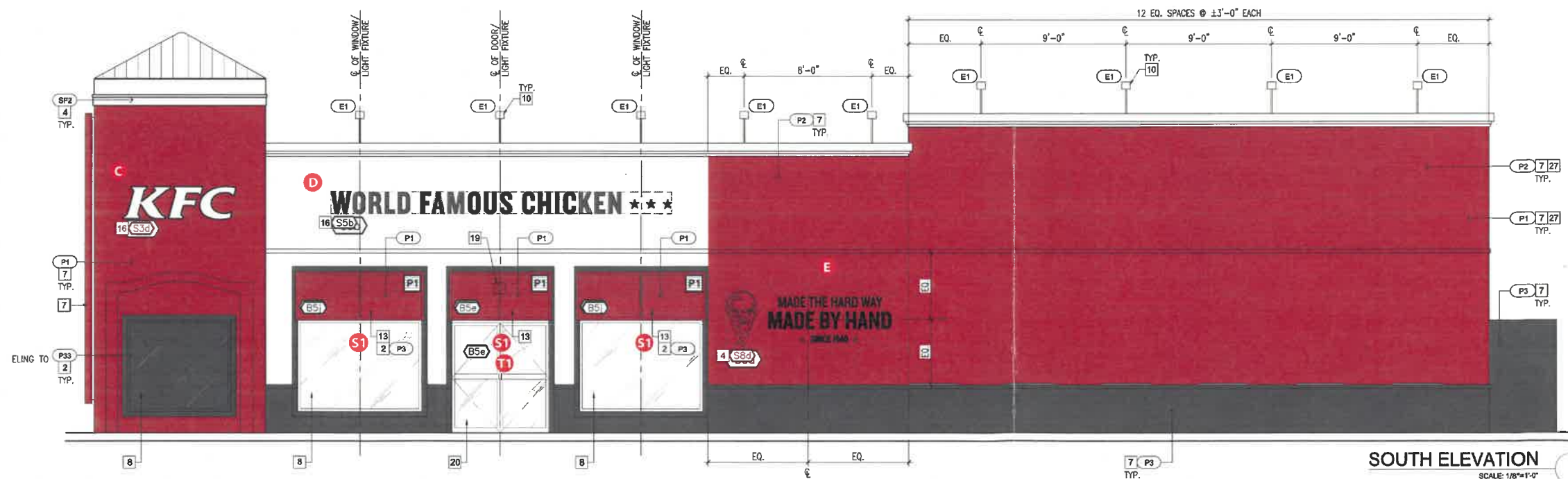
CLIENT: 	PROJECT LOC: 7347 BOULDER AVE. HIGHLAND, CA 92346	DRAWING TITLE: COLOR SWATCHES		 GWA ARCHITECTURE 1000 Corporate Center Drive Suite 500 Alhambra, CA 91794 Tel: (626) 265-0888 Member of The American Institute of Architects
	CITY PLANNING REFERENCE: DR 2020085	ISSUE DATE:	08/27/2020	

Exhibit E:

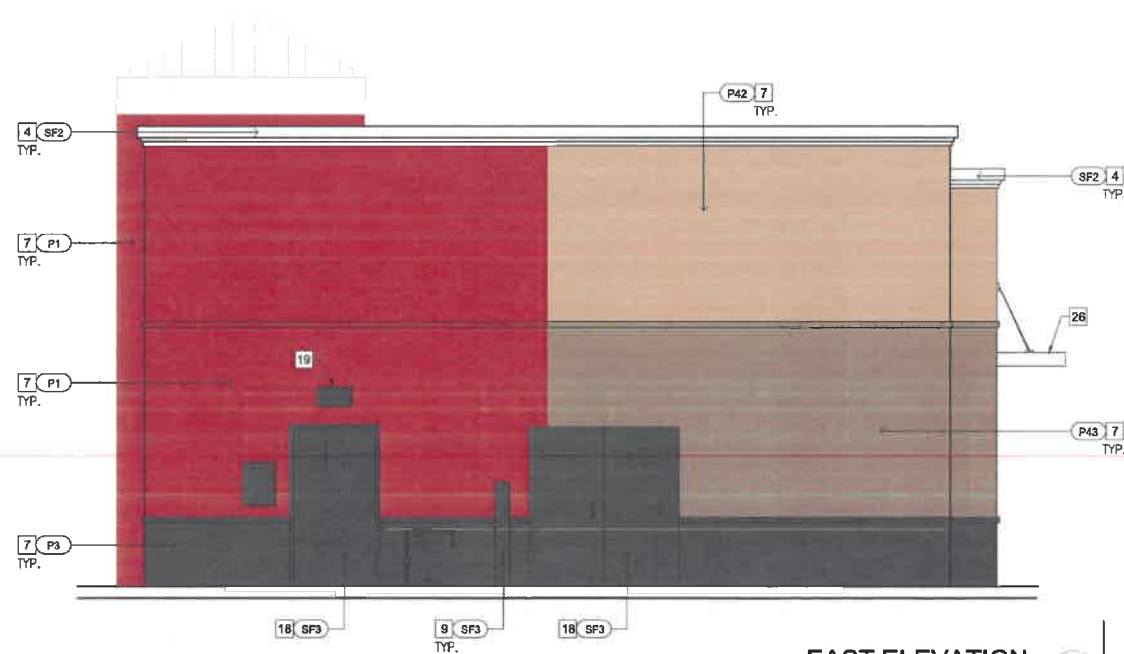
Signs



QTY.	DESCRIPTION	SQ. FT.
A 2	LARGE SWINGING BELL	13.5
A1 1	SMALL SWINGING BELL	6.4
B 2	14" WHITE CHANNEL LETTER SET	9.9
C 1	24" WHITE KFC LETTER SET	13.0
D 1	16" WFC PAINT TEMPLATE	
E 1	14'-4" MTHW PAINT TEMPLATE	
F 1	CUSTOM TOWER SIGN REPLACEMENT FACE	
S1 3	SHUTTER AWNINGS	
T1 1	SHUTTER AWNING RAIN SCREEN	
G 1	SLAT WALL SYSTEM - SPECS T.B.D.	
S 4	D7 DIRECTIONAL REPLACEMENT FACES	
R 2	4X6 MONUMENT SIGN REPLACEMENT FACES	

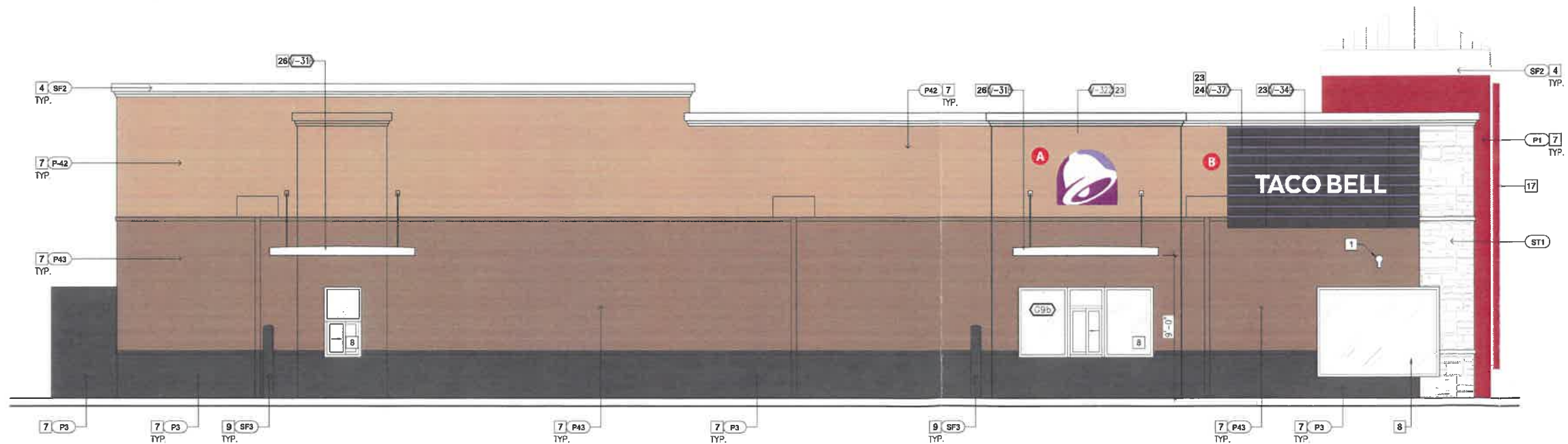


KFC/TB E791036
7347 BOULDER AVENUE
HIGHLAND, CA



EAST ELEVATION
SCALE: 1/4"=1'-0" **2**

QTY.	DESCRIPTION	SQ. FT.
A 2	LARGE SWINGING BELL	13.5
A1 1	SMALL SWINGING BELL	6.4
B 2	14" WHITE CHANNEL LETTER SET	9.9
C 1	24" WHITE KFC LETTER SET	13.0
D 1	16" WFC PAINT TEMPLATE	
E 1	14'-4" MTHW PAINT TEMPLATE	
F 1	CUSTOM TOWER SIGN REPLACEMENT FACE	
S1 3	SHUTTER AWNINGS	
T1 1	SHUTTER AWNING RAIN SCREEN	
G 1	SLAT WALL SYSTEM - SPECS T.B.D.	
S 4	D7 DIRECTIONAL REPLACEMENT FACES	
R 2	4X6 MONUMENT SIGN REPLACEMENT FACES	

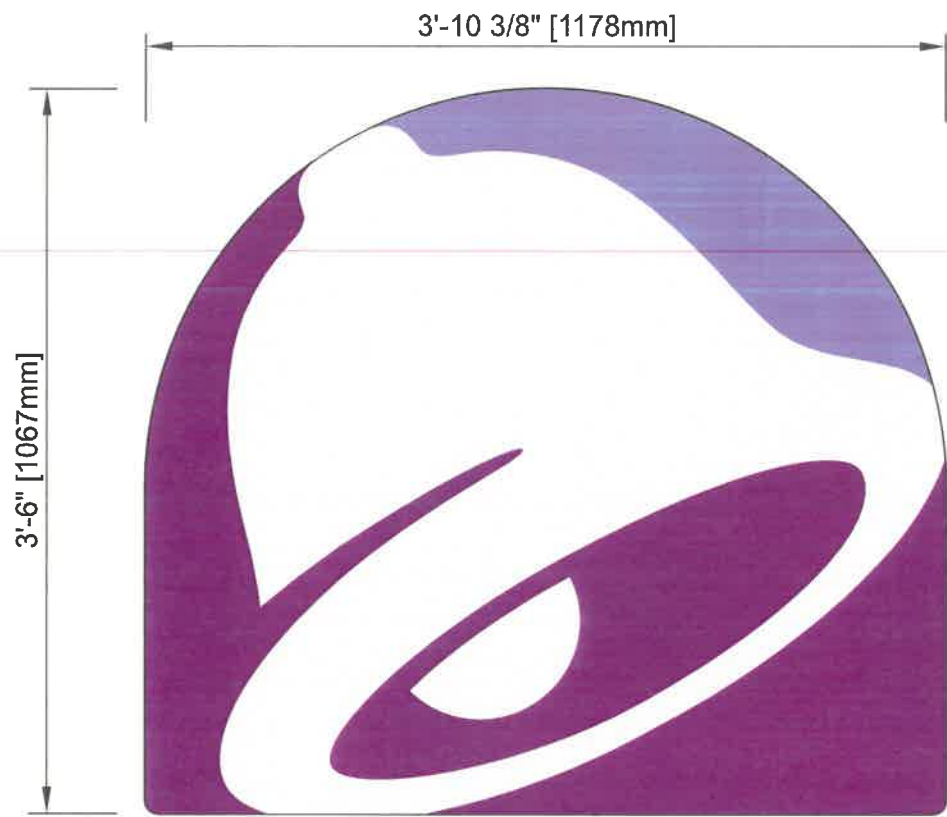


NORTH ELEVATION
SCALE: 1/4"=1'-0" **1**

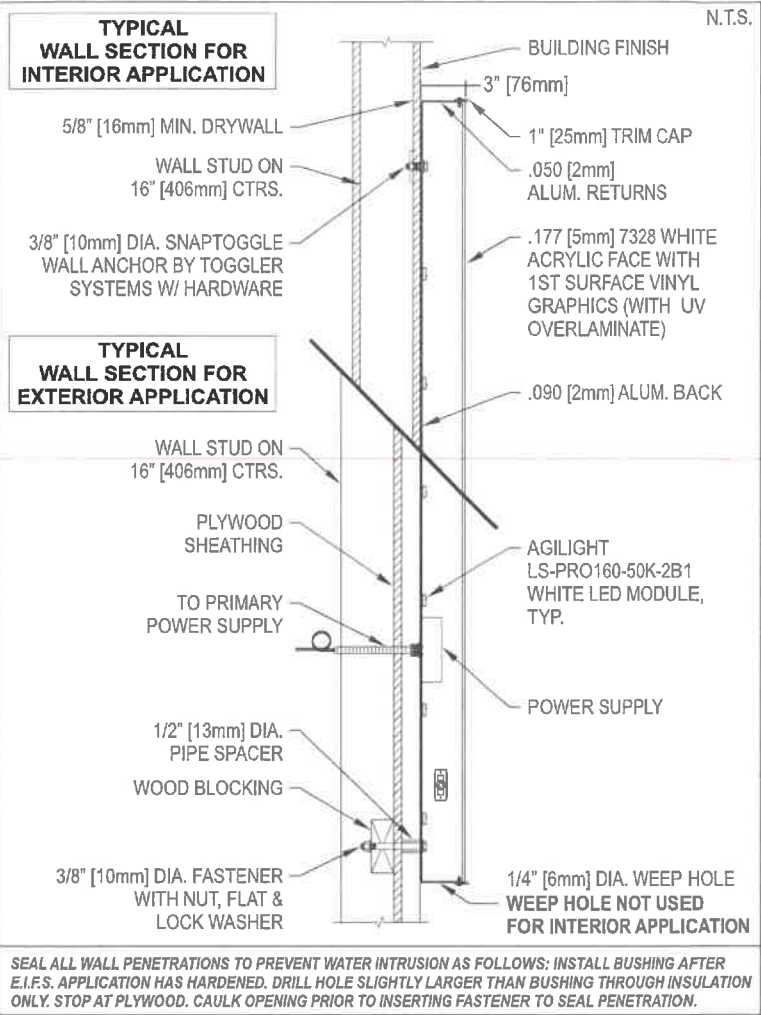
KFC/TB E791036
7347 BOULDER AVENUE
HIGHLAND, CA

DRAWING NO:
102740.04
DATE: 8-27-2020
S. Hawke

A



FRONT VIEW



SPECIFICATIONS

- DESIGN PARAMETERS**
- Structural adequacy shall be the manufacturer's responsibility using the following criteria:
 - 100 MPH 3 second gust wind speed per ASCE 7-05 (130 MPH - ASCE 7-10), Category II, Exposure C, Components & Cladding, Zone 5.
 - Attachment may vary based on wall conditions.
 - Compliant with national building codes and standards (IBC 2009, IBC 2015, AISI 14th Edition, ASCE 7-05, ASCE 7-10, ACI & Aluminum Design Manual).
 - Refer to written documentation for material specifications.

- Materials**
- Cabinet: .050 [2mm] aluminum returns w/ black finish
 - .090 [2mm] aluminum back
 - 1" [25mm] black trim cap
 - Face: .177 [5mm] 7328 white acrylic with 1st surface vinyl graphics (with UV overlaminate)

- Area**
- Squared: 13.53 sf • Actual: 11.92 sf

ELECTRICAL/ PERFORMANCE SPECIFICATIONS

- UL & NEC approval required
- 12V, Class II UL approved system
- If alternate LED's are used:
 - 50,000 hour system where no greater than 30% lumen depreciation is experienced at 50K hours
 - Thermally managed surface mount devices (SMD)

LED(s): (49) AgiLight LS-PRO160-50K-2B1 White (5000K)
LEDs (25 ft) or equivalent - pre-approval required
Power Supply: (1) 12V/60W LED Power Supply @ 0.9 amps
Total Load: 0.9 amps
Circuits(s): (1) 20 amp-120V

GRAPHIC & COLOR SPECIFICATIONS:

COLOR	PANTONE	3M VINYL	PAINT
1 Dark Purple	PMS 2603C	3M 3630-9327	
2 Light Purple	PMS 2577C	3M 3630-9141	
3 Black	Pantone Black		
4 White	Pantone White	3M 3630-20	SW2123
5 TB Bronze Tiger Drylac 49-66230 C33			
6 Status Bronze			SW7034
7 Urbane Bronze			SW7048

PART # 823-LRG-BELL



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Rev. #4			
Rev. #5			
Rev. #6			

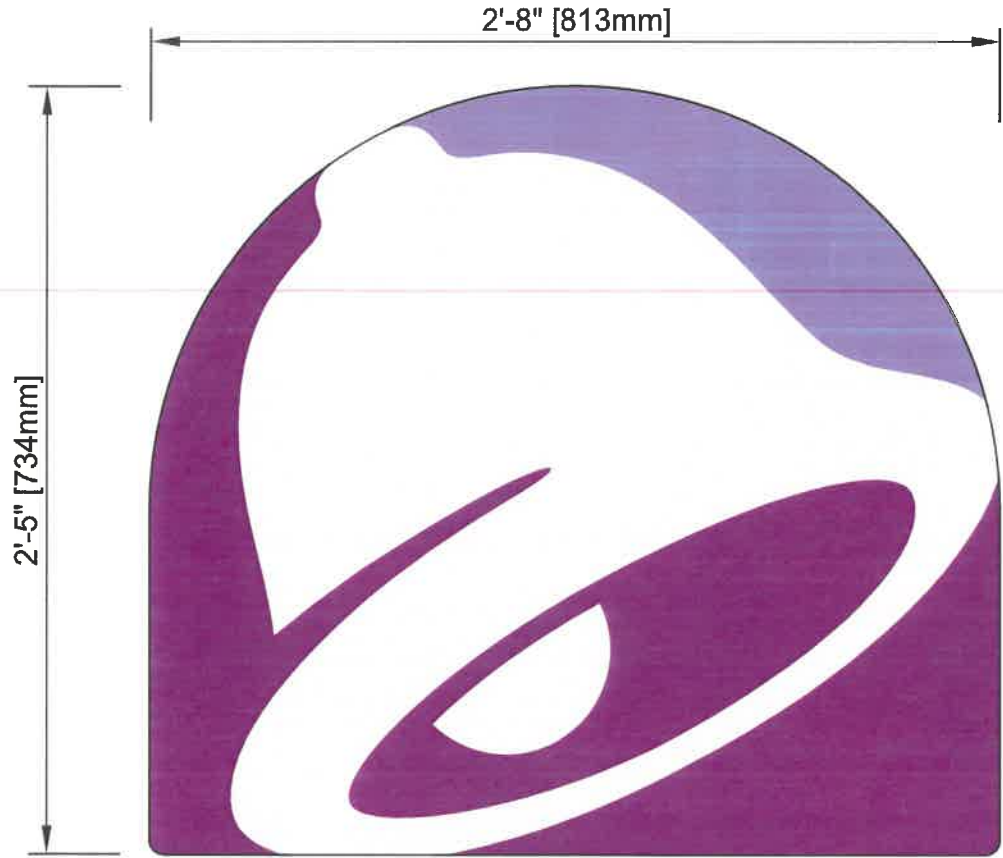


DRAWING NO:
93558E

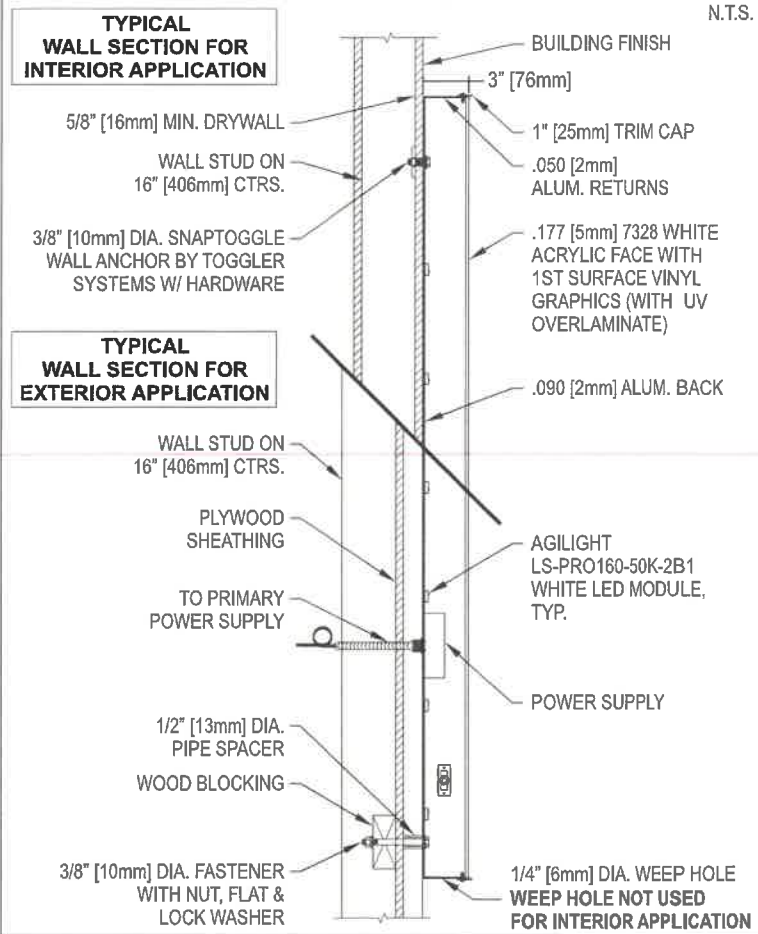
DATE: 5-1-2018

S. Hawke

A1



FRONT VIEW



SPECIFICATIONS

- DESIGN PARAMETERS**
- Structural adequacy shall be the manufacturer's responsibility using the following criteria:
 - 100 MPH 3 second gust wind speed per ASCE 7-05 (130 MPH - ASCE 7-10). Category II, Exposure C. Components & Cladding, Zone 5.
 - Attachment may vary based on wall conditions.
 - Compliant with national building codes and standards (IBC 2009, IBC 2015, AISI 14th Edition, ASCE 7-05, ASCE 7-10, ACI & Aluminum Design Manual).
 - Refer to written documentation for material specifications.

- Materials**
- Cabinet: .050 [2mm] aluminum returns w/ black finish
 - .090 [2mm] aluminum back
 - 1" [25mm] black trim cap
 - Face: .177 [5mm] 7328 white acrylic with 1st surface vinyl graphics (with UV overlamine)

- Area**
- Squared: 6.45 sf • Actual: 5.68 sf

- ELECTRICAL/ PERFORMANCE SPECIFICATIONS**
- UL & NEC approval required
 - 12V, Class II UL approved system
 - If alternate LED's are used:
 - 50,000 hour system where no greater than 30% lumen depreciation is experienced at 50K hours
 - Thermally managed surface mount devices (SMD)

LED(s): (22) AgiLight LS-PRO160-50K-2B1 White (5000K)
 LEDs (11 ft) or equivalent - pre-approval required
 Power Supply: (1) 12V/60W LED Power Supply @ 0.9 amps
 Total Load: 0.9 amps
 Circuits(s): (1) 20 amp-120V

GRAPHIC & COLOR SPECIFICATIONS:			
COLOR	PANTONE	3M VINYL	PAINT
1 Dark Purple	PMS 2603C	3M 3630-9327	
2 Light Purple	PMS 2577C	3M 3630-9141	
3 Black	Pantone Black		
4 White	Pantone White	3M 3630-20	SW2123
5 TB Bronze Tiger Drylac 49-66230 C33			SW7034
6 Status Bronze			SW7048
7 Urbane Bronze			

PART # 823-18-SM-BELL



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Rev. #2			Rev. #5		
Rev. #3			Rev. #6		

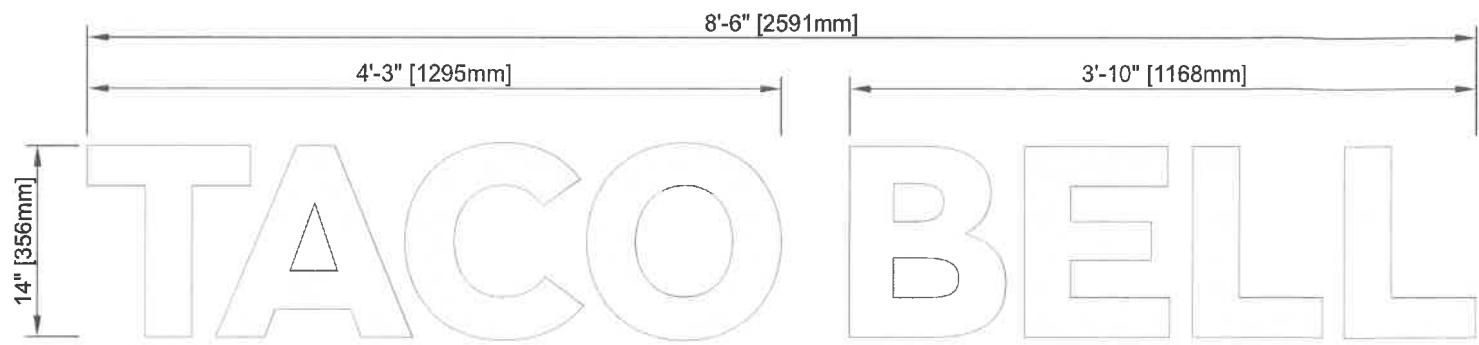


DRAWING NO:
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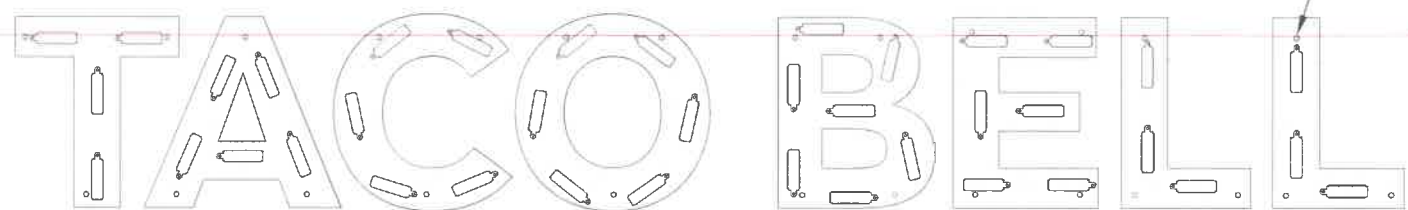
DATE: 5-1-2018

S. Hawke

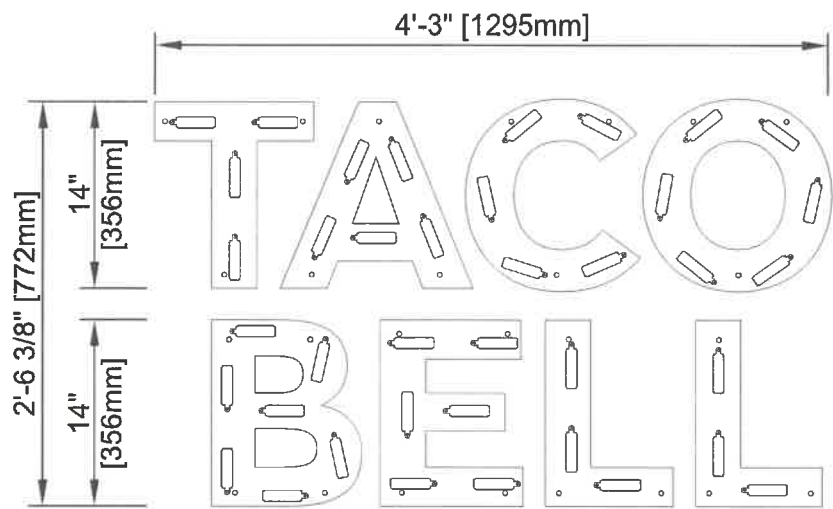
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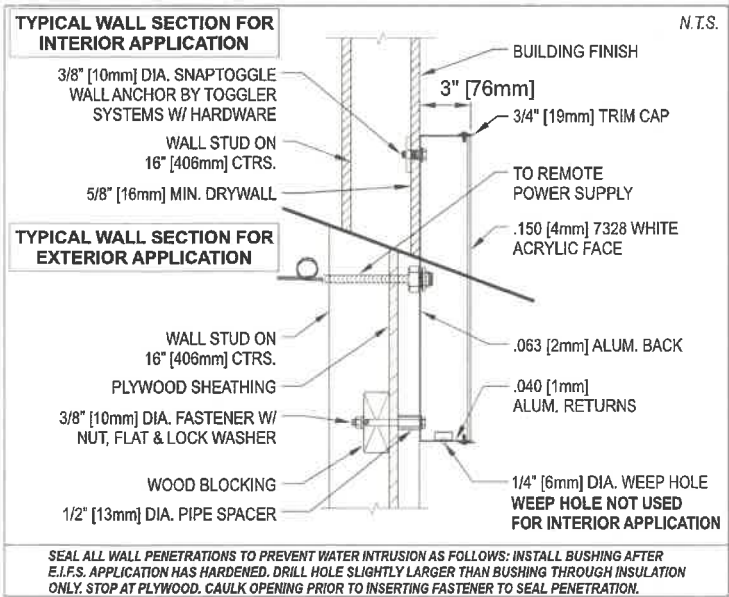
FRONT VIEW



ILLUMINATION LAYOUT



ALTERNATE LAYOUT CONFIGURATION



SPECIFICATIONS

- DESIGN PARAMETERS**
- Structural adequacy shall be the manufacturer's responsibility using the following criteria:
 - 100 MPH 3 second gust wind speed per ASCE 7-05 (130 MPH - ASCE 7-10). Category II, Exposure C. Components & Cladding, Zone 5.
 - Attachment may vary based on wall conditions.
 - Compliant with national building codes and standards (IBC 2009, IBC 2015, AISC 14th Edition, ASCE 7-05, ASCE 7-10, ACI & Aluminum Design Manual).
 - Refer to written documentation for material specifications.

- Materials**
- Cabinet: .040 [1mm] aluminum returns w/ black finish and .063 aluminum back
 - 3/4" [19mm] black trim cap
 - Face: .150 [4mm] 7328 white acrylic
 - Removable face
- Area**
- Squared: 9.92 sf

- ELECTRICAL/ PERFORMANCE SPECIFICATIONS**
- UL & NEC approval required
 - 12V, Class II UL approved system
 - If alternate LED's are used:
 - 50,000 hour system where no greater than 30% lumen depreciation is experienced at 50K hours
 - Thermally managed surface mount devices (SMD)

LED(s): (39) AgiLight LS-PRO160-50K-2B1 White (5000K) LEDs (20 ft) or equivalent - pre-approval required

Power Supply: (1) 12V/60W LED Power Supply @ 0.9 amps - Remotely Located

Total Load: 0.9 amps

Circuits(s): (1) 20 amp-120V

GRAPHIC & COLOR SPECIFICATIONS:

COLOR	PANTONE	3M VINYL	PAINT
1 Dark Purple	PMS 2603C	3M 3630-9327	
2 Light Purple	PMS 2577C	3M 3630-9141	
3 Black	Pantone Black		
4 White	Pantone White	3M 3630-20	SW2123
5 TB Bronze Tiger	Drylac 49/66230 C33		
6 Statuary Bronze	Drylac 38/60080		Status Bronze - SW7034
7 Urbane Bronze			SW7048

PART # 823-18-CL14-TB-ST-WH



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DATE

BY



DRAWING NO:
93558L2

DATE: 5-1-2018

S. Hawke



24" ILLUMINATED LETTER SET

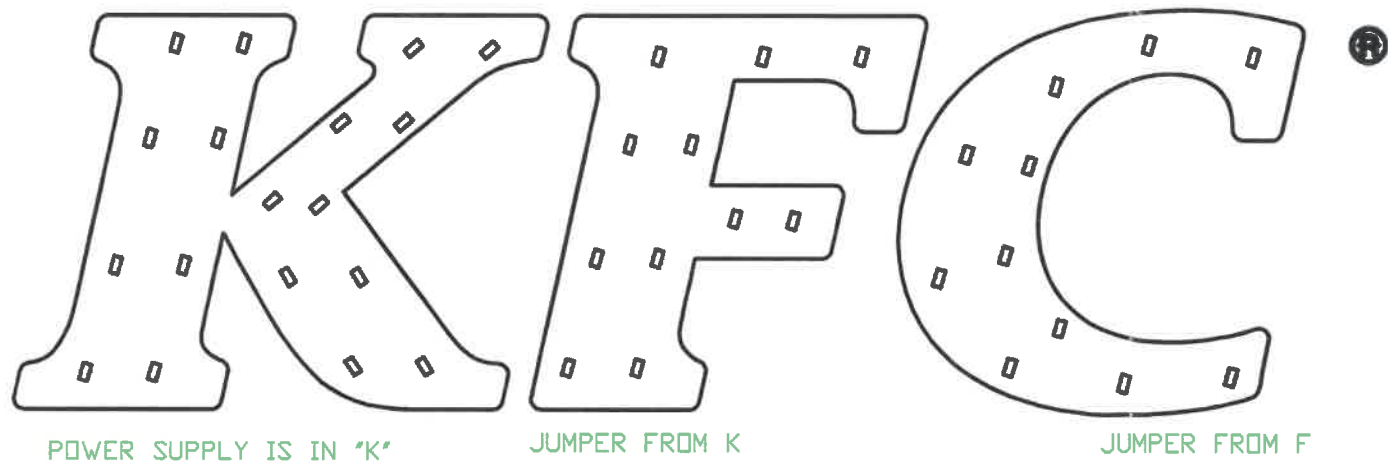
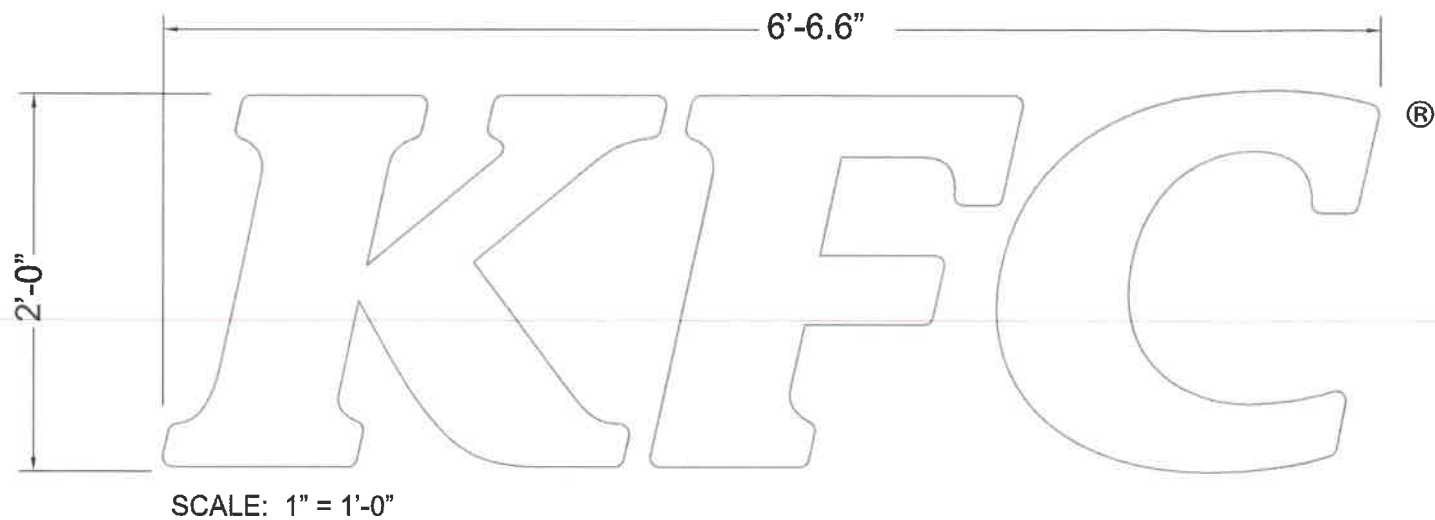
SIGN SPECIFICATIONS

MATERIALS:

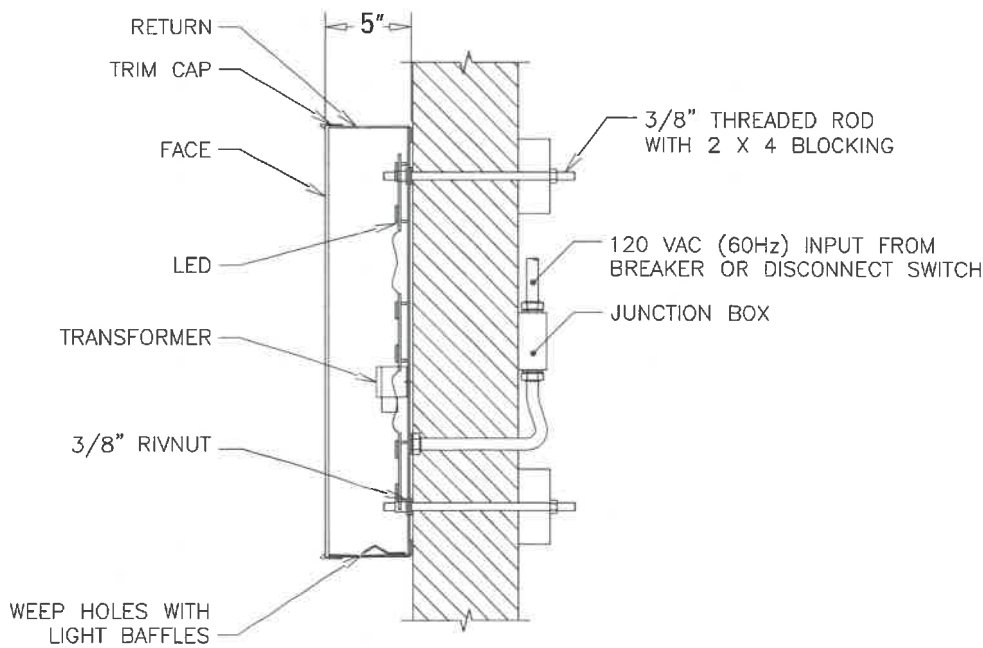
- .150 #7328 WHITE ACRYLIC .
- 1" GREY JEWELITE TRIM CAP
- WHITE LED ILLUMINATION
- .063 ALUMINUM BACKS PAINTED TO MATCH RETURNS
- .050 ALUMINUM RETURNS PAINTED KFC GREY.
- REGISTRATION MARK .125 ALUMINUM PAINTED WHITE WITH 3M BLACK SCOTCHCAL APPLIED 1ST SURFACE.

ELECTRICAL:

TOTAL AMPS: .9A
TOTAL CIRCUITS: (1) 20 AMP
VOLTS: 120V



LED MODULE	AGILIGHT LS-PRO160-65K-2B1 EN600104			-
LETTERS	K	F	C	
LED TOTAL	18	11	11	40 TOTAL LEDS
LEDS PER CHANNEL	40			
POWER SUPPLIES	(1) ES500500			.9 TOTAL AMPS



PART # 300-AS19-CL24-WH-SC



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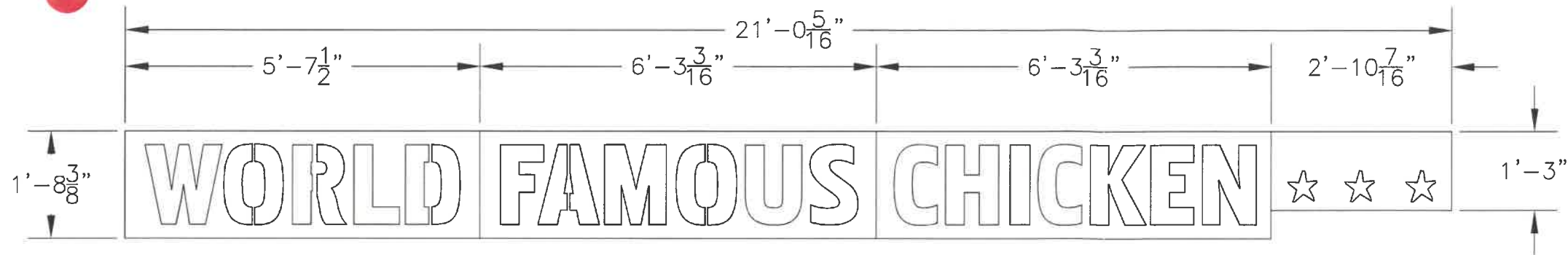
DRAWING NO:

95947C

DATE: 11-29-2018

S. Hawke

D

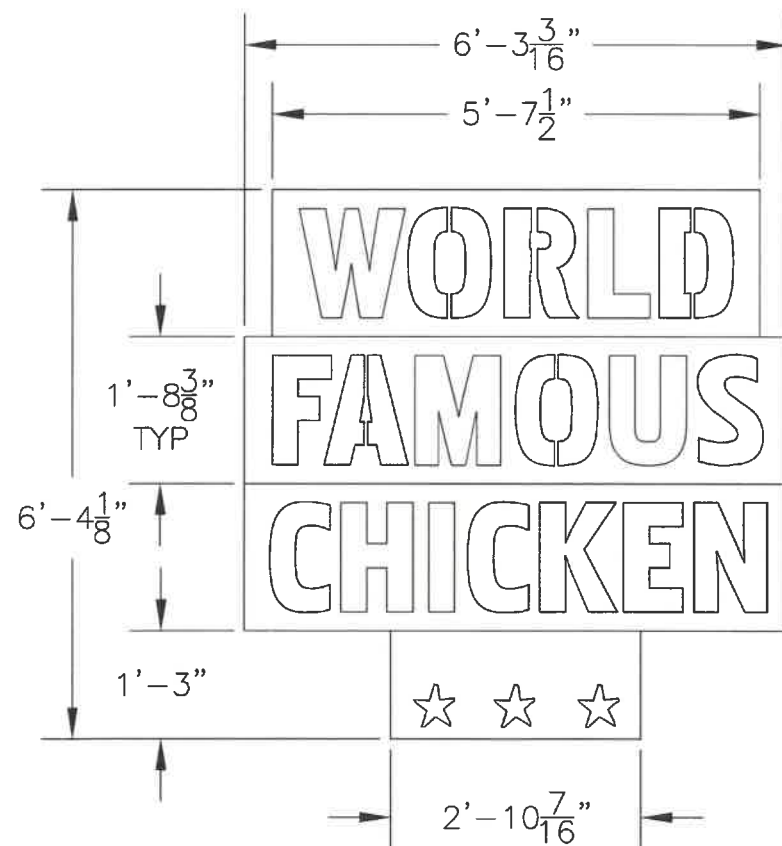


CONFIGURED HORIZONTALLY

SIGN SPECIFICATIONS

Materials

- RIGID STYRENE PAINT TEMPLATE



CONFIGURED
VERTICALLY



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Rev. #6

DATE

BY



PART # 300-AS-TMPL-16IN-WFC

DRAWING NO:

82288B

DATE: 3-1-2016

G. Hawke

E

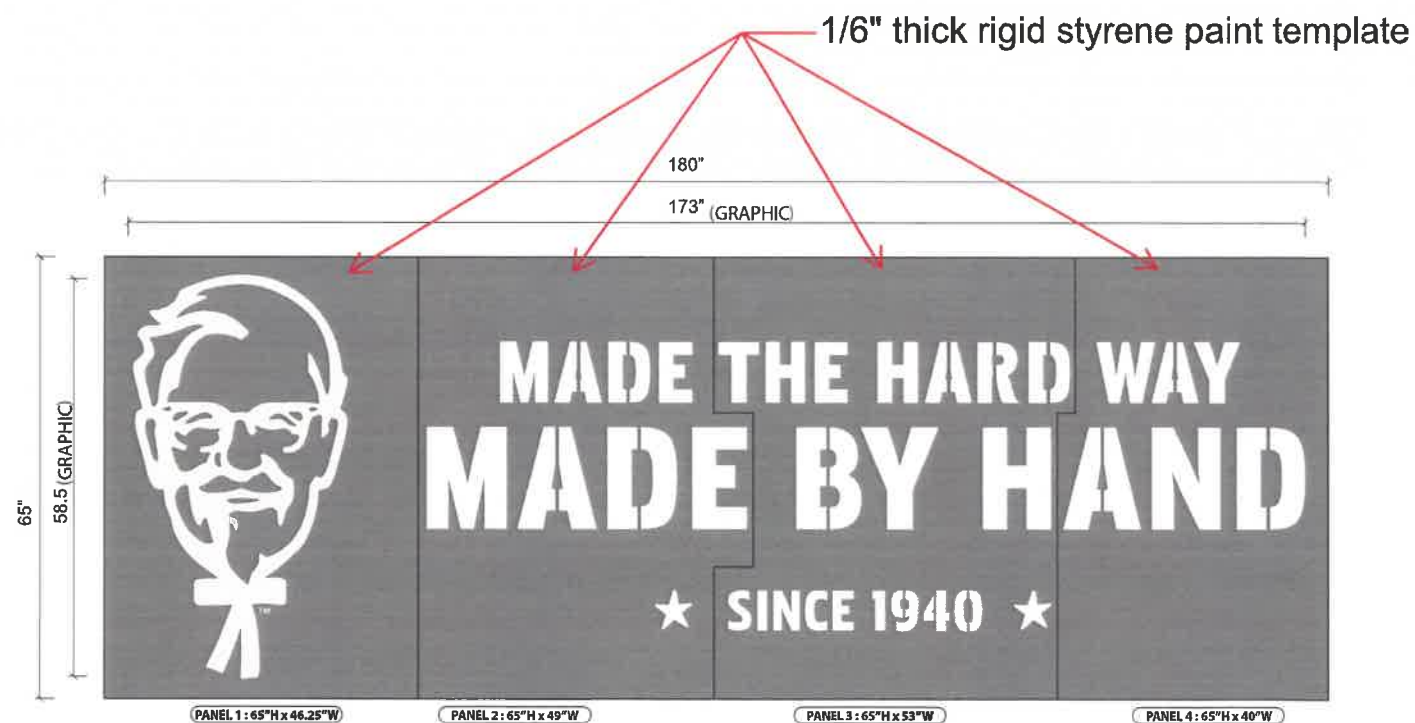


14'-4" HORIZONTAL GRAPHIC - NTS

SIGN SPECIFICATIONS

Materials

- RIGID STYRENE PAINT TEMPLATE



PART # 300-AS-19-TMPL-14-4HW



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DRAWING NO:

99053.00F

DATE: 8-26-2019

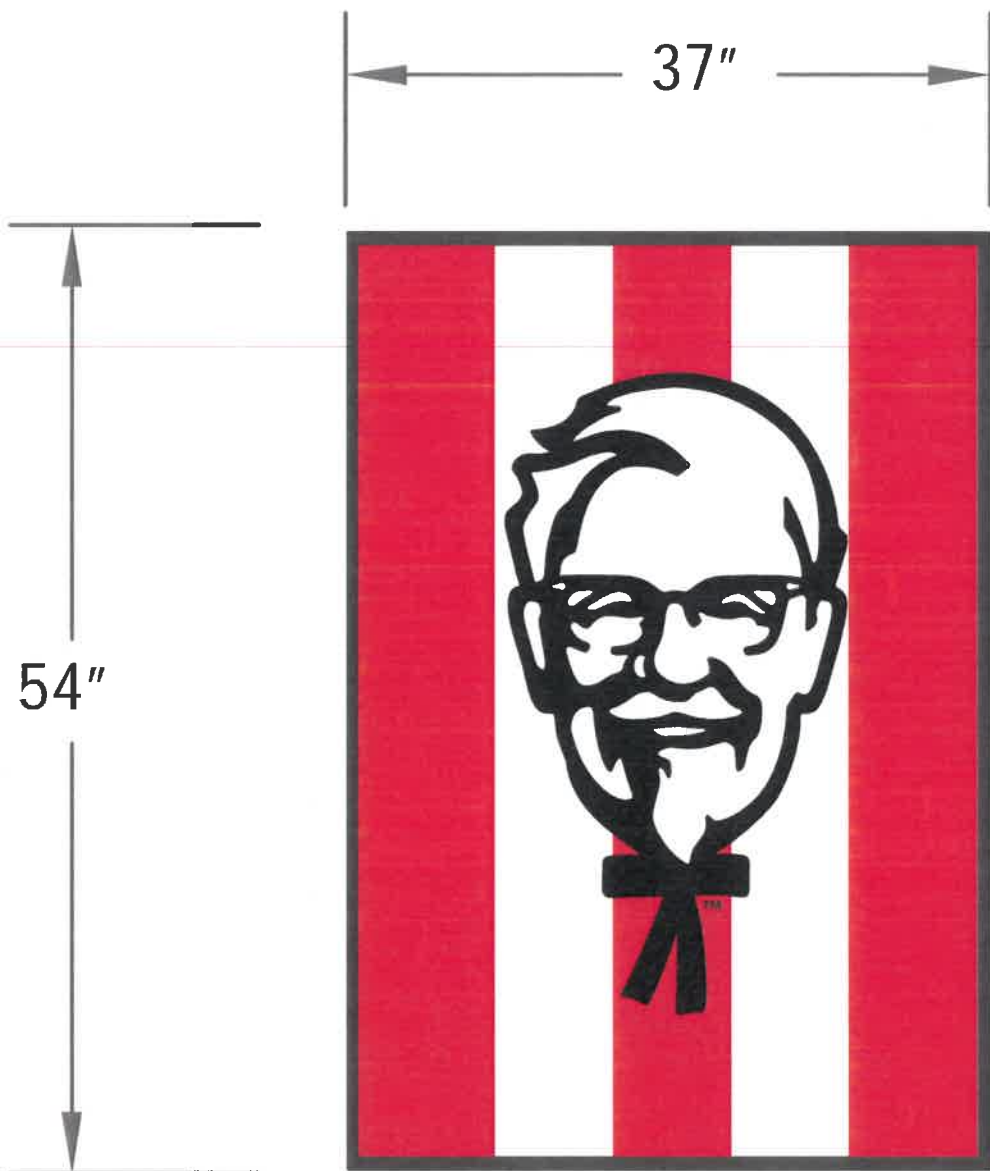
S. Hawke



KFC

TOWER SIGN FACE REPLACEMENT

F



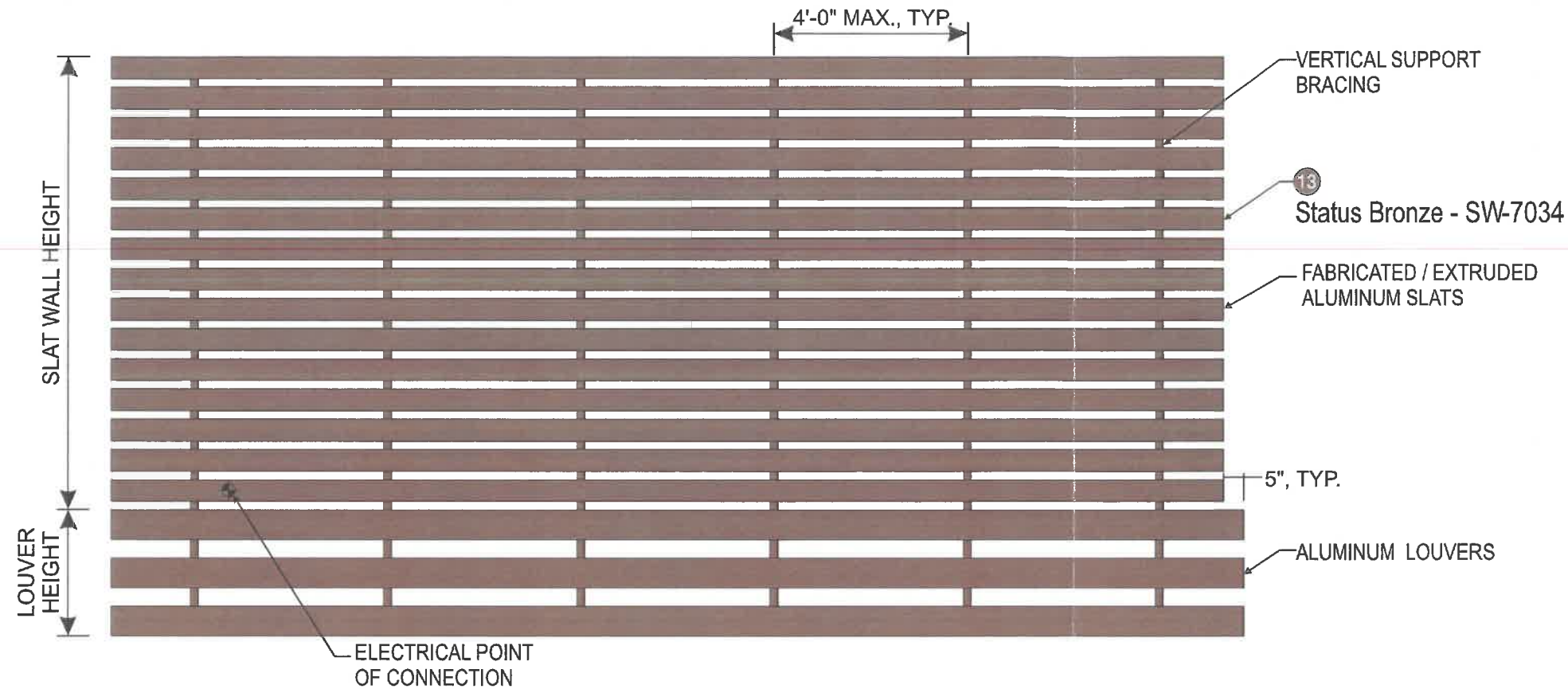
1 1/2" retainers
51" x 34" visible opening

SIGN SPECIFICATIONS

FLAT POLYCARBONATE FACE DECORATED
WITH 1ST SURFACE GRAPHICS.
FLAT GRAPHICS - NO EMBOSMENT.
KFC

Color to match Standard Pantone Coated		
3M 3630-2658	WHITE	BLACK

G



DESIGN PARAMETERS

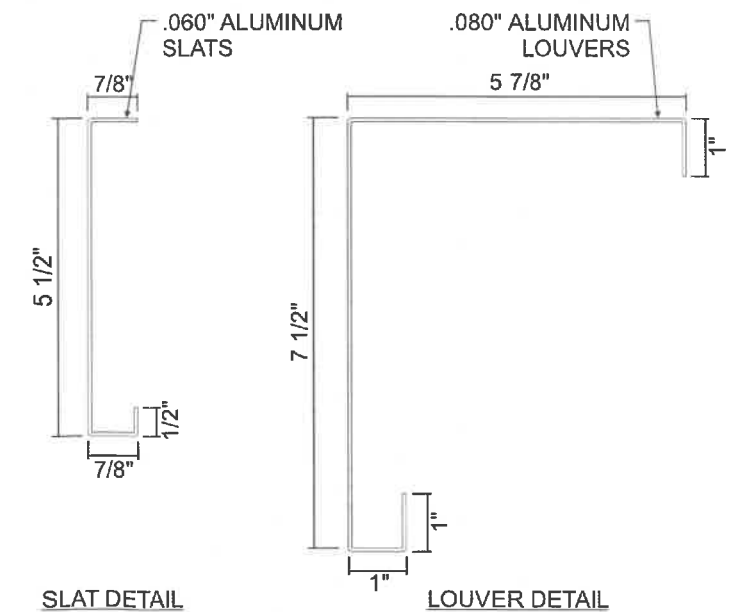
- Structural adequacy shall be the manufacturer's responsibility using the following criteria:
- 110 MPH 3 second gust wind speed, Exposure C, Category II. Components & Cladding, Zone 5.
- Attachment may vary based on wall conditions.
- Compliant with national building codes and standards (IBC 2009, AISC 13th Edition, ASCE 7-05, ACI & Aluminum Design Manual).
- Refer to written documentation for material specifications.

Materials

- Structural tubes shall be extruded from 6061-T6 alloy.
- Aluminum slats and louvers shall be fabricated from 3003-H14 sheet or extruded from 6063-T6 alloy.
- Structural bolts shall be zinc coated A325 unless otherwise noted.
- 2-part polyurethane paint

ELECTRICAL/ PERFORMANCE SPECIFICATIONS

- NEC approval required.
 - 12V, Class II UL approved system.
 - 50,000 hour system where no greater than 30% lumen depreciation is experienced at 50K hours.
 - Thermally managed surface mount devices (SMD).
- LED(s): AgiLight LS-APEX-50K-G2 White (6500K)
LEDs or equivalent - pre-approval required
- Power Supply: General LED PS12-60W-100-277V @ 0.8 amps
or equivalents needed
- Circuits(s): (1) 20 amp-120V



**DRAWINGS FOR REFERENCE ONLY
AND NOT FOR MANUFACTURING**

CUMMINGS
Customer creation through brand innovation.

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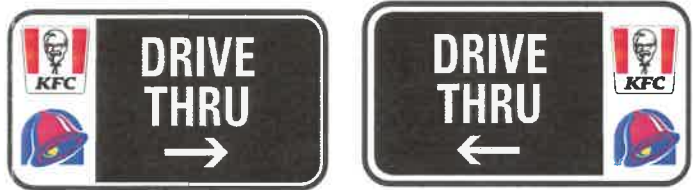
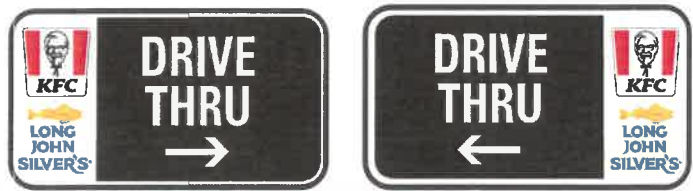
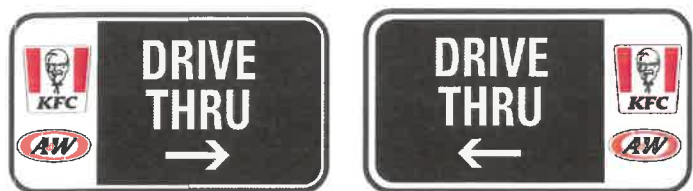
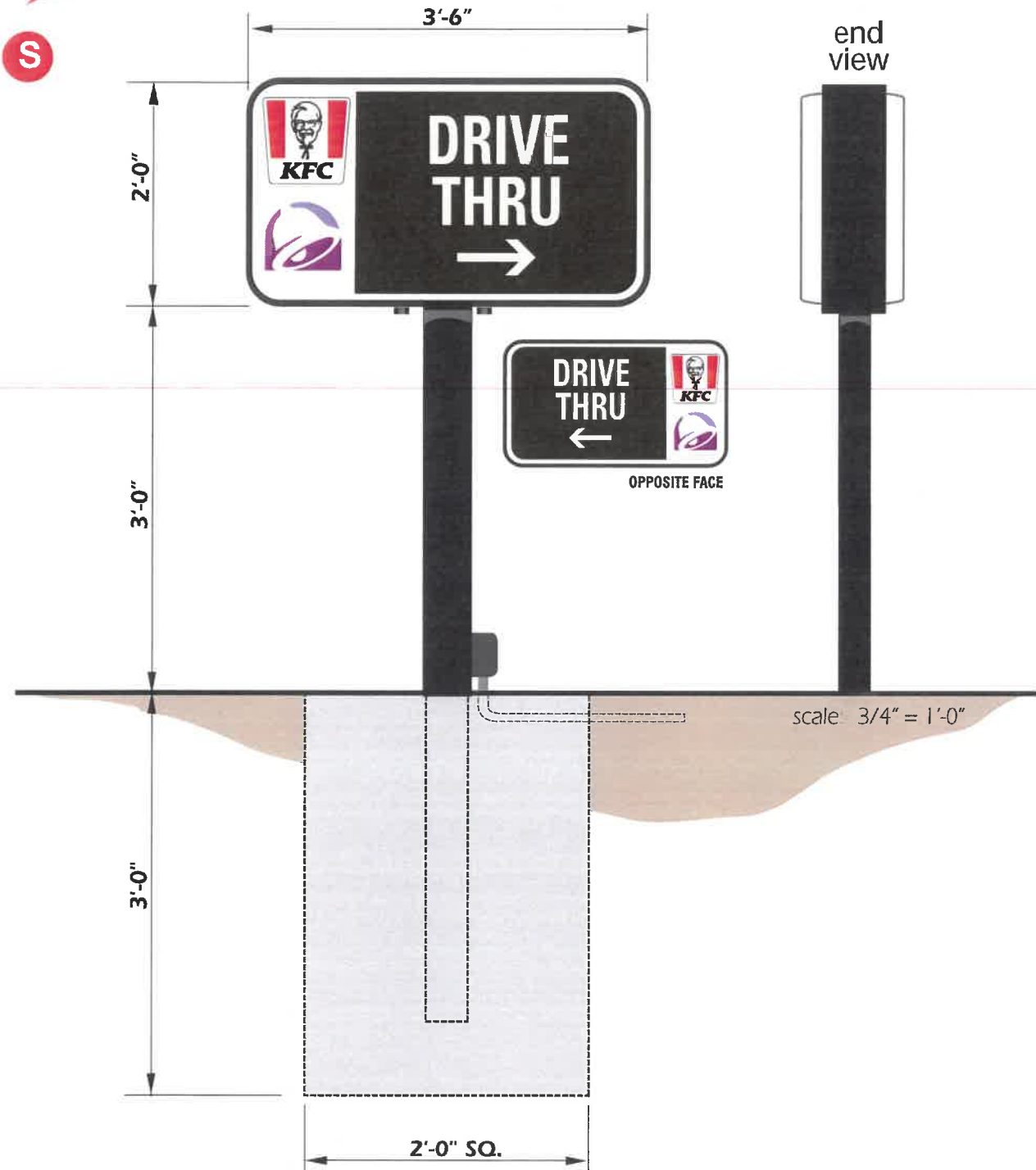
DATE:

	DATE	BY		DATE	BY
Rev. #1			Rev. #4		
Rev. #2			Rev. #5		
30x #3			Rev. #6		

TACO BELL

DRAWING NO:

DATE:



SIGN SPECIFICATIONS

ALUMINUM CASE & RETAINER PAINTED BLACK
PAN FORMED .118 WHITE SOLAR GRADE
POLYCARBONATE FACE WITH FLAT
GRAPHICS.
1ST SURFACE DECAL DECORATION.
WHITE COPY CUT OUT OF BLACK BACKGROUND

KFC

- Red 3M 3630-2658
- Black 3630-22
- White 3630-20

A&W

- PMS #172 (Orange)
- PMS #174 (Caramel)
- PMS #4625 (Brown)
- White

TACO BELL (Bold Style)

- Process Violet 3M VQ-4153
- Process Magenta 3M VQ-4154
- PMS 109 VQ-4077

TACO BELL (Current)

- 3630-9327
- 3630-9141
- White
- Black

LJS

- Yellow PMS 012 VT9827
- Blue PMS 2728 VT9826
- Gold PMS 7550 C

NOTE: THIS FILE IS NOT TO BE USED IN THE PRODUCTION OF GRAPHICS.
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COPY OPTIONS



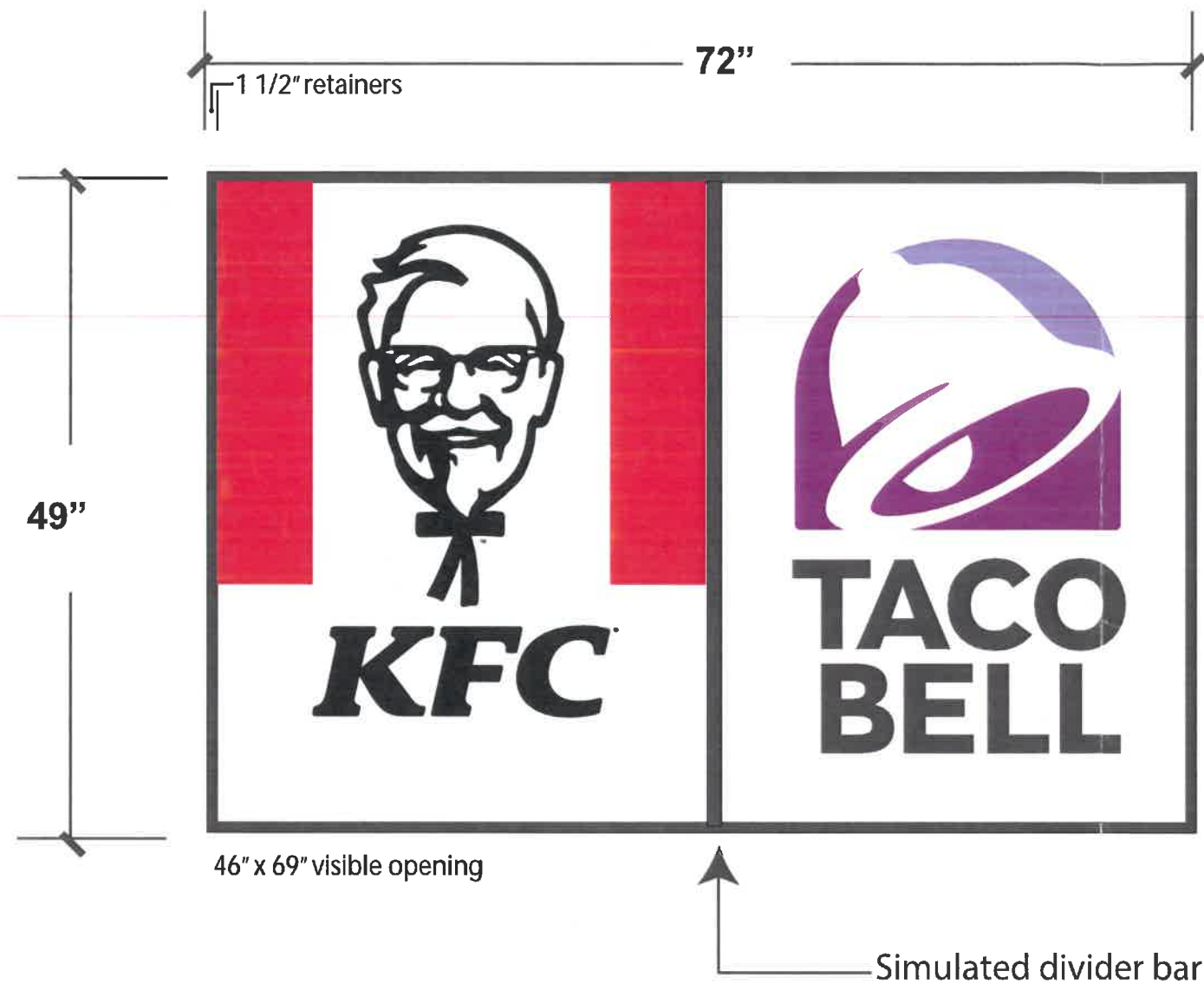
PART # T.B.D.

CUSTOMER APPROVAL:

DATE:

	DATE	BY		DATE	BY
Rev. #1			Rev. #4		
Rev. #2			Rev. #5		
Rev. #3			Rev. #6		

®



SIGN SPECIFICATIONS

ALUMINUM CASE & RETAINER PAINTED BLACK
FLAT WHITE SG-100 SOLAR GRADE
POLYCARBONATE FACE WITH FLAT
GRAPHICS.
1ST SURFACE DECORATION

COLOR SPECIFICATIONS

KFC

Color to match
Standard
Pantone Coated

3M 3630-2658

WHITE

BLACK

TACO BELL

PMS 2603C

3M 3630-9327

PMS 2577C

3M 3630-9141

WHITE

BLACK

PART # T.B.D.

Attachment 1:

Resolution 2020 – ____ for

Accessory Sign Review (ASR 20-005) and

Design Review Application (DRA 20-007)

RESOLUTION NO. 2020 – ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING AN ACCESSORY SIGN REVIEW (ASR 20-005) TO REPLACE EXISTING KFC AND TACO BELL SIGNAGE WITH NEW CORPORATE SIGNS AND DESIGN REVIEW APPLICATION (DRA 20-007) TO PERFORM AN EXTERIOR REMODEL INCLUDING NEW PAINT, ACCENT FINISHES, AND NEW TRASH ENCLOSURE ROOF AT THE KFC / TACO BELL LOCATED AT 7347 BOULDER AVENUE. ASSESSOR'S PARCEL NUMBER: 1201-131-04.

APPLICANT: KFC / TACO BELL

A. RECITALS

1. On June 24, 2020, the Applicant filed an application with the City of Highland to request an Accessory Sign Review (ASR 20-005) to replace existing KFC and Taco Bell signage with new corporate signs and Design Review Application (DRA 20-007) to perform an exterior remodel including new paint, accent finishes, and new trash enclosure roof at the KFC / Taco Bell located at 7347 Boulder Avenue. Assessor's Parcel Number: 1201-131-04.
2. The subject parcel is a 33,276 square foot property which features a 3,011 square foot single-story KFC and Taco Bell restaurant building that was first constructed in late 2001.
3. On November 3, 2020, the Planning Commission of the City of Highland conducted an on-line public hearing on the subject application and concluded the hearing on that date.
4. All legal prerequisites to the adoption of this Resolution have occurred.
5. Pursuant to CEQA, the project is Categorically Exempt from environmental proceedings under the California Environmental Quality Act (CEQA) guidelines pursuant to Section 15301, Class 3: consisting of the operation, repair, maintenance, permitting, leasing, licensing, and/or minor alteration of an existing public or private structure.

B. RESOLUTION

NOW THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Highland as follows:

1. The Planning Commission finds that all of the facts set forth in the Recitals, Part "A" of this Resolution, are true and correct.

2. The City of Highland Planning Commission after due consideration, inspection, investigation and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said hearing, including the staff reports to the Planning Commission dated November 3, 2020, which is incorporated herein by this reference, does find and determine the following facts:

a. All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the Municipal Code of the City of Highland.

3. Findings of Fact (Design Review Application):

a. That the proposed project is consistent with the general plan or specific plan.

Response: The project is located within the General Commercial (CG) land use designation, and proposes to simply make aesthetic improvements and color changes to the existing eating establishment. Parking, traffic, building size and design, or any other development standard is not being modified in any way. The proposed changes to the exterior and signage shall be permitted subject to a Accessory Sign Review and Design Review Application.

b. The proposed use would not impair the integrity and character of the district in which it is to be established or located.

Response: The modifications to the exterior of this restaurant building will not contribute to impairing the integrity and/or character of the district or its surroundings. The visible changes are simply cosmetic, in that the colors chosen are compliant with the corporate designs and are acceptable for the surrounding vicinity. Therefore, no significant impacts to the existing quality of the site or its surroundings would occur as a result of the project.

c. That the proposed use is in compliance with city design and landscape standards and criteria.

Response: The project is suitable and permitted within the General Commercial (CG) zone. All that is being proposed is a modification to the exterior colors/accents on the building and new signage to comply with the updated corporate signs and designs. The modification to the trash enclosure will further improve its appearance and secure it from transient intrusions. Aside from the subsequent corporate updates to the colors, designs, and signs on the interior of the building, no other changes are proposed. All changes are in compliance with city design and landscape standards and criteria.

- d. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or will not be materially injurious to properties or improvements in the vicinity of the site.

Response: The project is located within the General Commercial (CG) land use designation, and proposes to simply make aesthetic improvements and color changes to the existing eating establishment. Parking, traffic, building size and design, or any other development standard is not being modified in any way. The proposed changes to the exterior and signage shall be permitted subject to a Accessory Sign Review and Design Review Application.

The proposed modifications to the restaurant building are not expected to have a significant impact on the environment due to the fact that the improvements are simply cosmetic. Per CEQA Guidelines, this project is Categorically Exempt from environmental proceedings under the California Environmental Quality Act (CEQA) guidelines pursuant to Section 15301, Class 1. Existing Facilities as it consists of the operation, repair, maintenance, permitting and minor alteration of a private structure.

- e. The proposed project satisfies the Highland Municipal Code in regards to business signage.

Response: A business may have 1 primary building-mounted sign totaling 100 square feet and 1 secondary building-mounted sign of 25 square feet. The proposed secondary sign totals 21.84 square feet, satisfying the code. However, due to visibility concerns over signage on the west side of the building to drivers headed north on Boulder Avenue and visibility concerns over signage on the south side to drivers headed south, the Applicant has proposed primary signage on both the western and southern faces of the building. At a total of 39.9 total square feet of signage on the west side and 96.85 square feet on the south, both faces are respectively within the limits of total primary signage per the code.

- 4. Based on the Findings of Fact set forth above, the Planning Commission approves Accessory Sign Review (ASR 20-005) to replace existing KFC and Taco Bell signage with new corporate signs and Design Review Application (DRA 20-007) to perform an exterior remodel including new paint, accent finishes, and new trash enclosure roof at the KFC / Taco Bell located at 7347 Boulder Avenue.

C. ADOPTION OF RESOLUTION.

The City Clerk shall certify to the adoption of this Resolution and shall cause the same to be published or posted in the manner prescribed by law.

PASSED, APPROVED AND ADOPTED this 3rd day of November, 2020.

ATTEST:

, Chairman
Planning Commission

Lawrence A. Mainez
Community Development Director

Attachment 1A:
Conditions of Approval

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date: November 3, 2020

Applicant: KFC / Taco Bell

Project No: ASR 20-005 & DRA 20-007

Proposal: Accessory Sign Review (ASR 20-005) to replace existing KFC and Taco Bell signage with new corporate signs and Design Review Application (DRA 20-007) to perform an exterior remodel including new paint, accent finishes, and new trash enclosure roof at the KFC / Taco Bell located at 7347 Boulder Avenue.

Location: 7347 Boulder Avenue, Highland, CA 92346
Assessor's Parcel Number: 1201-131-04

PLANNING CONDITIONS

These conditions of approval represent the Planning Divisions conditions of approval and are meant to be one part of overall conditions of approval that may include, Engineering, Building and Safety, Fire Department, and other agency conditions of approval.

The conditions below are continuing conditions. Failure of the applicant and/or operator to comply with any or all said conditions at any time shall result in the revocation of this permit granted to use the subject property.

1. This Accessory Sign Review and Design Review Application approval shall become null and void:
 - a. Unless all conditions have been complied with and the occupancy or use of the land or existing structures authorized by such conditional use permit approval has occurred within twelve (12) months from the approval date of said Accessory Sign Review and Design Review Application.
 - b. Where circumstances beyond the control of the applicant cause delays which do not permit compliance within the time limitation established in this section, the City of Highland may grant an extension of time for a period of time not to exceed an additional twelve (12) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the Planning Division a minimum of thirty (30) calendar days prior to the expiration of the Accessory Sign Review and Design Review Application approval. Such

application shall be filed together with the city's processing fee, as established by the City Council.

2. This Accessory Sign Review (ASR 20-005) proposes to replace existing KFC and Taco Bell signage with new corporate signs, and Design Review Application (DRA 20-007) proposes to perform an exterior remodel including new paint, accent finishes, and new trash enclosure roof at the KFC / Taco Bell located at 7347 Boulder Avenue. Sign exhibits and Building Elevations are attached herein by reference.
 - a. The design and installation of the building signs shall be in accordance with Chapter 16.56, Sign Regulations, of the Highland Municipal Code, as approved by the Planning Commission.
 - b. The subject property shall be developed in accordance with plans and materials approved by the Planning Commission on November 3, 2020, also attached herein, and shall be in compliance with all conditions of approval contained herein.
3. The Applicant shall agree to defend, at his sole expense, any action brought against the city, its agents, officers, or employees, because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the city, its agents, officers, or employers, for any court costs and attorney's fees which the city, its agents, officers or employees may be required by a court to pay as a result of such action. The city may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of his obligations under this condition.
4. The site and building shall not bear any other on-premise advertising signs other than the legally approved signage. This condition excludes those that may be required by local, state, or federal laws.
5. The Applicant shall obtain any necessary permits from the Building and Safety Division prior to commencement of work on the illuminated business signs.
6. The Owner/Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, Fire Department, and Police Department. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.
7. The subject property shall be developed in accordance with plans and materials approved by the Planning Commission on November 3, 2020, on file with the

City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein.

8. Revisions, modification, or deletions of associated plans must be submitted to the Planning Division for review and approval. Revisions may require additional review by the Planning Commission.

BUILDING AND SAFETY CONDITIONS

9. Submit construction plans/elevations for review and approval prior to permit issuance.

Sign Exhibits and Building Elevations

VICINITY MAP



PROJECT SUMMARY

SCOPE OF WORK:
1. NEW INTERIOR FINISHES (DINING ONLY)
2. NEW EXTERIOR FINISHES
3. REPLACE EXISTING CEILING GRID AND
TILES WITH NEW

CODE ANALYSIS:
2018 CALIFORNIA BUILDING CODE
2018 CALIFORNIA MECHANICAL CODE
2018 CALIFORNIA PLUMBING CODE
2018 CALIFORNIA ELECTRICAL CODE
2018 CALIFORNIA FIRE CODE
2018 EXISTING BUILDING CODE
2018 CALIFORNIA STRUCTURAL CODE
2018 CALIFORNIA ENERGY CODE
CALIFORNIA RETAIL, FOOD CODE

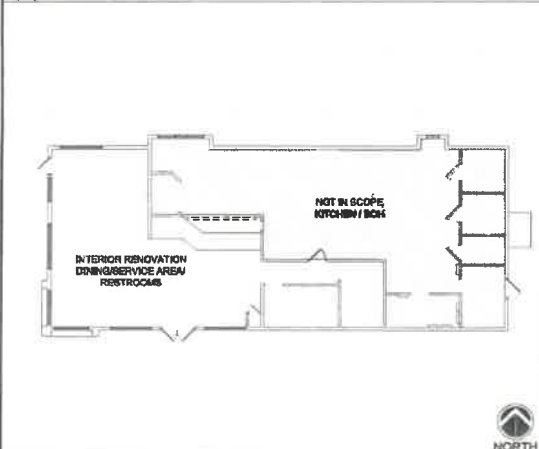
CONSTRUCTION TYPE: V-B, UNSPRINKLED
OCCUPANCY: A3-ASSEMBLY
ZONING: O3 (GENERAL COMMERCIAL)
APPL: 1,333 SQ.FT.
TOTAL TJ AREA: 3,030 SQ.FT.
TOTAL NO. OF FLOOR: 1 STORY
NO. OF EMPLOYEES: 3 MAX. PER SHIFT
(INCL. MANAGER)

DESCRIPTOR	AREA	SQ.FT.	REQ.	COG.
BASE AREA	36,400	18	36.38	
PERIM	344	17	24	14.31
SERVICES/STORAGE AREA	1,121.37	300	5.91	
TOTAL OCCUPANT LOAD:			= 60	OCCUPANTS

NO. OF EXITS: 3 REQUIRED
2 PROVIDED
NO. OF SEATS: PROPOSED = 54
EXISTING = 60

UNDER SEPARATE PERMIT:
SEWERAGE

SCOPE KEYMAP



KFC

TENANT IMPROVEMENT FOR AN EXISTING KFC RESTAURANT WITH FACADE UPGRADE

HIGHLAND

7347 BOULDER AVE.,
HIGHLAND, CA 92346

CONTACT INFORMATION INDEX:

OWNER:
ORFET AMERICAN DIVISION
CORPORATION
1000 S. BROADWAY DRIVE, SUITE 300
LOS ANGELES, CA 90025
SARAH.SCHWARTZ@ORFET.COM
PH: (323) 532-9979
FAX:

ARCHITECT:
GARY WANG AND ASSOCIATES
1000 CORPORATE CENTER DRIVE,
SUITE 300
MONTREY PARK, CA 91754
GARY@GARYWANGARCH.COM
PH: (626) 288-9899
FAX: (626) 788-7101

JURISDICTIONAL AUTHORITIES:

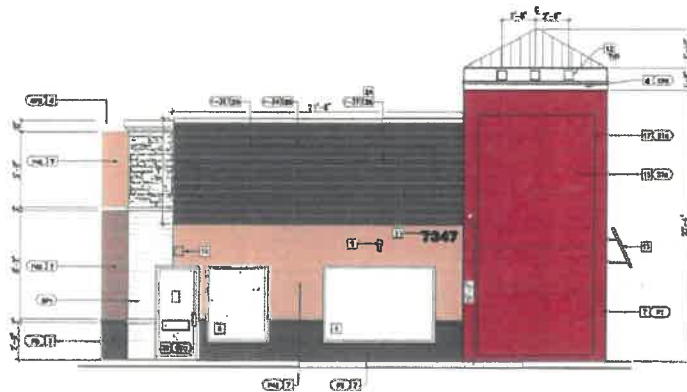
ZONING DEPARTMENT: BUILDING DEPARTMENT: FIRE DEPARTMENT:

SEWERAGE HEALTH DEPARTMENT:

SHEET INDEX

SHEET NO.	DESCRIPTION	1	2	3	4	5	6	7	8
DATE AND ROOM FOR ISSUE									

①


$$\frac{1}{2}$$

1	NEW MD EXTERIOR LIGHT SCONES (MOUNTED ABOVE EXISTING COLONN)
2	PAINT WALL SURFACE BEHIND NEW ARMING
3	PAINT 4" WIDE BORDER WINDOW SURROUND AS INDICATED
4	COATING PIPES/ST COWING TO BE REPAIRED, SEALED AND PAINTED
5	NOT USED
6	STRUCTURAL POINTING GRAPHIC ELEMENT - UNDER SERVICE FRONT
7	NEW EXTERIOR POINT TREATMENT
8	LOADING WARDING
9	LOADING WARDING TO BE PAINTED
10	NEW EXTERIOR LIGHT FIXTURE (E) COORDINATE TO WINDOW AND/OR OR COORDINATE AS INDICATED IN ELEVATION, MATCH AND REPAIR ROOF MOUNTING ATTACHMENT POINT
11	REPAIR/ALCOHOL NUMBERS AFTER PAINTING
12	NOT USED
13	NEW POLY-PURCHASED NEW EXTERIOR ARMING (SPINDLE ABOVE SCOR)
14	NEW STAINLESS-STEEL CANNOPY
15	NEW STAND-OUT METAL ARMING STRUT X/ WALL CORNER - UNDER SERVICE FRONT
16	NEW 10" HORIZONTAL LITTER FACES AND CABINET CASES - UNDER SERVICE FRONT
17	NEW METAL ARMING-ATTACHED TO ARM WELD OFF EXISTING NEW OF PIPING/TO ALARM UNIT BOTTOM OF COILING - UNDER SEPARATE
18	NOT USED
19	NEW EXTERIOR LIGHT, 24-3
20	EXISTING SPOORFRONT
21	NOT USED
22	NOT USED
23	NOT USED
24	PAINT WALL SURFACE BEHIND STAIN WALL
25	NEW TACO BELL BRAND SIGNAGE - UNDER SERVICE FRONT

[illegible]

	LOC.	MFG / COMBAT	MODEL #/COLOR	PG. WEIGHTS	
142	THURMAN POINT	SHAW MILWAUKEE	S100 PUMPHOUSE PUMP-4000 PUMP-4000	1122 ORANGE BACK	WOOD HILL
143	THURMAN POINT	SHAW MILWAUKEE	S100 PUMPHOUSE PUMP-4000 PUMP-4000	1123 REDWOOD CLAY	WOOD HILL
51	THURMAN POINT	SHAW MILWAUKEE	S100 PUMPHOUSE PUMP-4000 PUMP-4000	1124 TIGHT BUT PUMP ORANGE	WOOD HILL
52	THURMAN POINT	SHAW MILWAUKEE	S100 PUMPHOUSE PUMP-4000 PUMP-4000	1125 REDWOOD CLAY	WOOD HILL

[illegible]

1. I.C. TO PROVIDE VERIFICATION OF EXISTING STRUCTURAL ATTACHMENT BUILDING ELEMENTS. IF REQUIRED, PROVIDE ADDITIONAL SLOTTING PER RECOMMENDATION.
2. ITC: SMAGNY/STEEN, BY OTHERS - (WORK SEPARATE PERMIT).
3. SEE SHEET A-100 FOR TACO BELL INTERIOR COMPONENTS SCHEDULE.

[illegible]

GARY WANG & ASSOCIATES, INC.
 1000 Corporate Center Dr., Suite 200,
 Berkeley, CA 94704
 Tel: (415) 892-0000 Fax: (415) 792-7222
<http://www.garywang.com>

PROJECT NAME/ADDRESS:

KFC
HIGHLAND, CA
17 BOULDER AVE.
HIGHLAND, CA 92345

and the 10% is a reasonable return assumption

JOB NUMBER
ARCH PROJECT #: 18-415
XPC REFERENCE #: E781006

DRAWN BY EM	CHECKED BY: JB
-----------------------	--------------------------

1000

EXTERIOR ELEVATIONS

SHEET NO

A-200

[illegible]

1000 Corporate Center Dr., Suite 2000
Baltimore, MD 21201
TEL: (410) 528-1354 FAX: (410) 528-7940
<http://www.garywang.com>

STAMP

PROJECT NAME/ADDRESS

KFC

7347 BOULDER AVE.
HIGHLAND, CA 92346

REVISIONS

REVISIONS	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

ISSUE DATE

101
200
300
400
500
600
700

JOB NUMBER

ARCH PROJECT #: 10-415
KPC REFERENCE #: E791039

DRAWN BY EM	CHECKED BY JB
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SHEET CONTENT

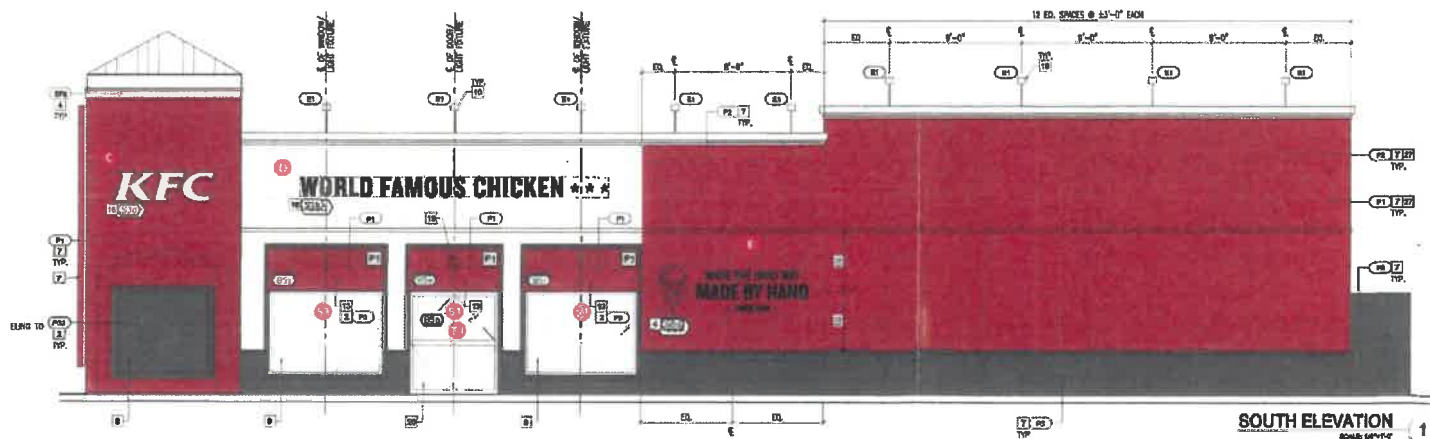
EXTERIOR ELEVATION

SHEET NO.

A-201



QTY	DESCRIPTION	SQ. FT.
2	LARGE SWINGING BELL	13.5
1	SMALL SWINGING BELL	6.4
2	14" WHITE CHANNEL LETTER SET	9.9
1	24" WHITE KFC LETTER SET	13.0
1	16" WFC PAINT TEMPLATE	
1	14'-4" MTHW PAINT TEMPLATE	
1	CUSTOM TOWER SIGN REPLACEMENT FACE	
3	SHUTTER AWNINGS	
1	SHUTTER AWNING RAIN SCREEN	
1	SLAT WALL SYSTEM - SPECS T.B.D.	
4	D7 DIRECTIONAL REPLACEMENT FACES	
2	4X6 MONUMENT SIGN REPLACEMENT FACES	



KFC/TB E791036
7347 BOULDER AVENUE
HIGHLAND, CA

DRAWING NO:
102740.04
DATE: 6-27-2020
S. Hauda



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Rev #3			Rev #6		





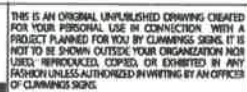
NORTH ELEVATION 1



DRAWING NO: 1

DATE: 8-27-2020

G. Hawker

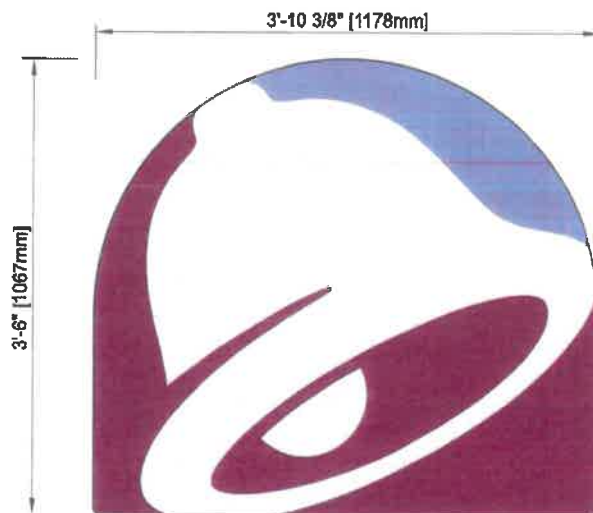


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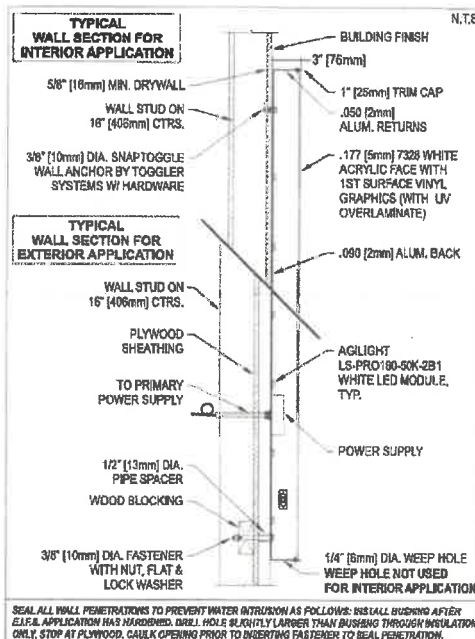
KFC



A



FRONT VIEW



SPECIFICATIONS			
DESIGN PARAMETERS			
- Structural adequacy shall be the manufacturer's responsibility using the following criteria: 120 MPH 3 second gust wind speed per ASCE 7-05 (130 MPH - ASCE 7-10) Category II, Exposure C, Components & Cladding, Zone S. - Attachment may vary based on wall conditions. - Compliant with national building codes and standards (IBC 2009, IRC 2015, AISC 14th Edition, ASCE 7-05, ASCE 7-10, ACI & Aluminum Design Manual). - Refer to written documentation for material specifications.			
Materials			
- Cabinet: .050 [2mm] aluminum returns w/ black finish .090 [2mm] aluminum back 1\" [25mm] black trim cap - Face: .177 [5mm] 7328 white acrylic with 1st surface vinyl graphics (with UV overlaminate)			
Area			
Square: 13.53 sf • Actual 11.82 sf			
ELECTRICAL/ PERFORMANCE SPECIFICATIONS			
- UL & NEC approval required 12V, Class II UL approved system - If alternate LED's are used: 50,000 hour system where no greater than 30% lumen depreciation is experienced at 50K hours - Thermally managed surface mount devices (SMD)			
LED(s): (40) Agilight LS-PRO180-S0K-2B1 White (5000K) LEDs (25 ft) or equivalent - pre-approval required Power Supply: (1) 12V/60W LED Power Supply @ 0.9 amps Total Load: 0.9 amps Circuit(s): (1) 20 amp-120V			
GRAPHIC & COLOR SPECIFICATIONS:			
COLOR	PANTONE	INK VINYL	PAINT
Dark Purple	Pant 2855C	3M 3530-9327	
Light Purple	Pant 2877C	3M 3530-9141	
Black	Pantone Black		
White	Pantone White	3M 3530-30	SW2123
TB Stainless Steel Drylok 60-60230 CS3			
Unbrass Bronze			SW7034 SW7048

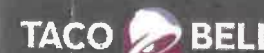


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Rev. #2		Rev. #5	
Rev. #3		Rev. #6	



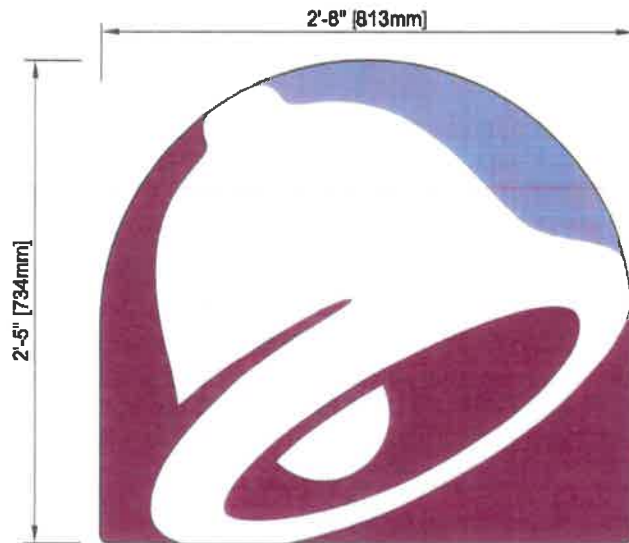
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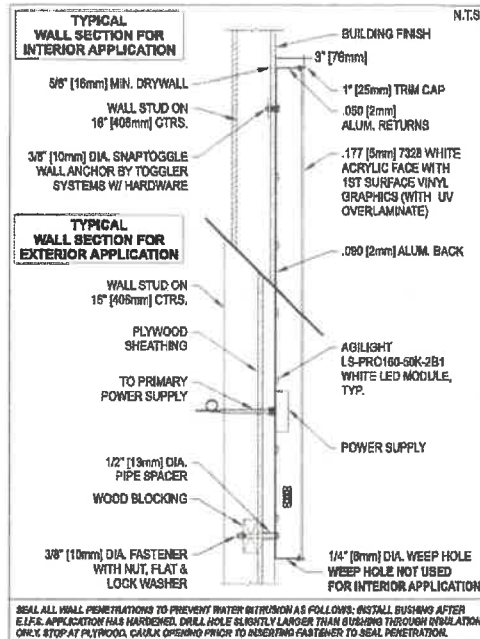
DATE: 5-1-2016

S. Hanks

A1



FRONT VIEW



SPECIFICATIONS			
DESIGN PARAMETERS			
- Structural adequacy shall be the manufacturer's responsibility using the following criteria: 100 MPH 3 second gust wind speed per ASCE 7-05 (130 MPH - ASCE 7-10). Category II, Exposure C, Components & Cladding, Zone 5. - Attachment may vary based on wall conditions. - Compliant with national building codes and standards (IBC 2009, IBC 2015, ASCE 14th Edition, ASCE 7-05, ASCE 7-10, ACI & Aluminum Design Manual). - Refer to written documentation for material specifications.			
Materials			
- Cabinet: .050 [2mm] aluminum returns w/ black finish .080 [2mm] aluminum back 1" [25mm] black trim cap - Face: .177 [5mm] 7328 white acrylic with 1st surface vinyl graphics (with UV overlaminate)			
Area			
Squared: 6.45 sf • Actual: 5.68 sf			
ELECTRICAL/ PERFORMANCE SPECIFICATIONS			
- UL & NEC approval required 12V, Class II UL approved system - If alternate LED's are used: 50,000 hour system where no greater than 30% lumen depreciation is experienced at 50K hours - Thermally managed surface mount devices (SMD)			
LED(s): (22) AgLight LS-PRO160-SOK-ZB1 White (5000K) LEDs (11 ft) or equivalent - pre-approval required			
Power Supply: (1) 12V/60W LED Power Supply @ 0.8 amps			
Total Load: 0.8 amps			
Circuits(s): (1) 20 amp 120V			
GRAPHIC & COLOR SPECIFICATIONS:			
COLOR	PANTONE	3M VINYL	PAINT
Dark Purple	PMS 2699C	3M 3530-9327	
Light Purple	PMS 2577C	3M 3530-9141	
Black	Pantone Black		
White	Pantone White	3M 3535-20	SW2123
TB Bronze Tiger Drylac	40-65230 C53		
Stanza Bronze			SW7034
Urban Bronze			SW7048



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Rev. #3			Rev. #6		



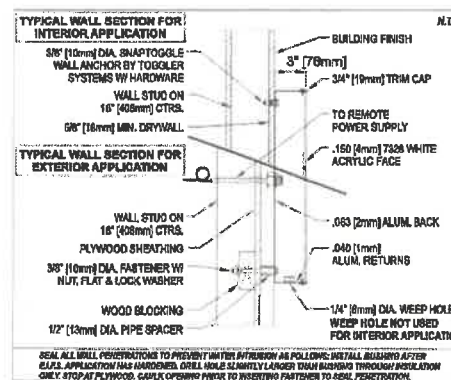
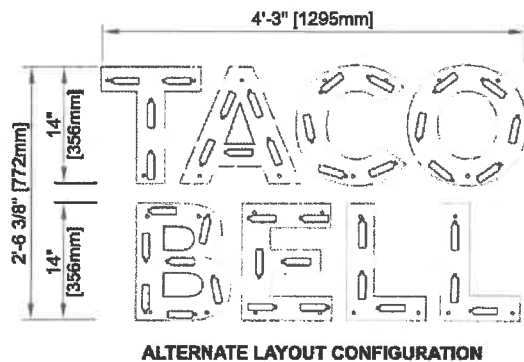
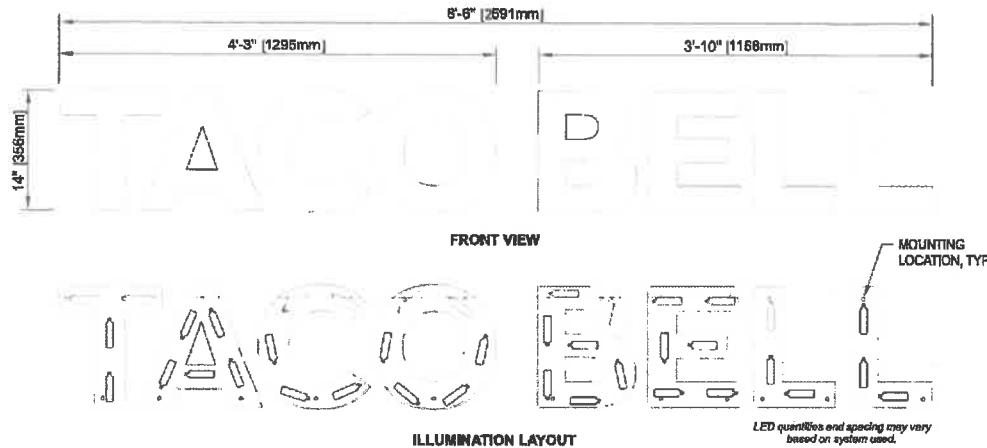
PART # 823-18-SM-BELL

DRAWING NO:
93558C

DATE: 5-1-2018

S. Henth

B



SPECIFICATIONS

DESIGN PARAMETERS

- Structural adequacy shall be the manufacturer's responsibility using the following criteria:
- 100 MPH 3 second gust wind speed per ASCE 7-05 (130 MPH - ASCE 7-10). Category II, Exposure C. Components & Cladding, Zone 5.
- Attachment may vary based on wall conditions.
- Compliant with national building codes and standards (IBC 2009, IBC 2015, AISC 14th Edition, ASCE 7-05, ASCE 7-10, ACI & Aluminum Design Manual).
- Refer to written documentation for material specifications.

Materials

- Cabinet: .040 (1mm) aluminum returns w/ black finish and .063 aluminum back
- 3/4" (19mm) black trim cap
- Face: .150 (4mm) 7328 white acrylic
- Removable face

Area

- Squared: 9.92 sf

ELECTRICAL/ PERFORMANCE SPECIFICATIONS

- UL & NEC approval required
- 12V, Class II UL approved system
- If alternate LED's are used:
 - 50,000 hour system where no greater than 30% lumen depreciation is experienced at 50K hours
 - Thermally managed surface mount devices (SMD)

LED(s): (38) AgiLight LS-PRO160-50K-2B1 White (5000K)

LEDs (20 ft) or equivalent - pre-approval required

Power Supply: (1) 12V/80W LED Power Supply @ 0.8 amps

- Remotely Located

Total Load: 0.8 amps

Circuits(s): (1) 20 amp-120V

GRAPHIC & COLOR SPECIFICATIONS:

COLOR	PANTONE	3M VINYL	PAINT
Dark Purple	PMS 2603C	3M 3630-9327	
Light Purple	PMS 2677C	3M 3630-9141	
Black	Pantone Black		
White	Pantone White	3M 3630-20	SW2123
TB Bronze Tiger Drylac	49/66230 C33		Status Bronze - SW7034
Statuary Bronze Drylac	38/60080		SW7048
Urbane Bronze			

PART # 823-18-CL14-TB-ST-WH



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CUSTOMER APPROVAL:

DATE:

Rev. #1

DATE

BY

Rev. #2

Rev. #3

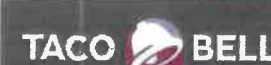
Rev. #4

DATE

BY

Rev. #5

Rev. #6



DRAWING NO:

93558L2

DATE: 8-1-2018

By: Hmdia



KFC

24" ILLUMINATED LETTER SET

SIGN SPECIFICATIONS

MATERIALS:

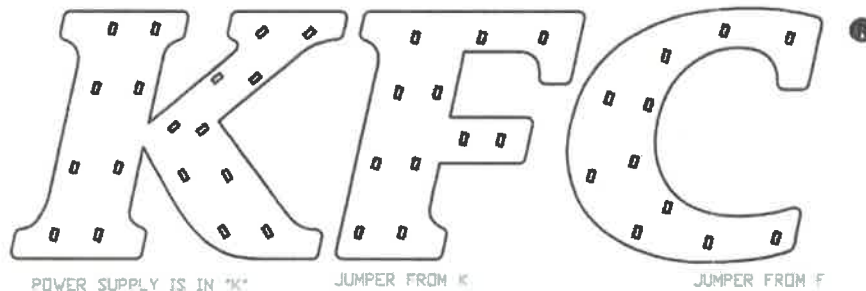
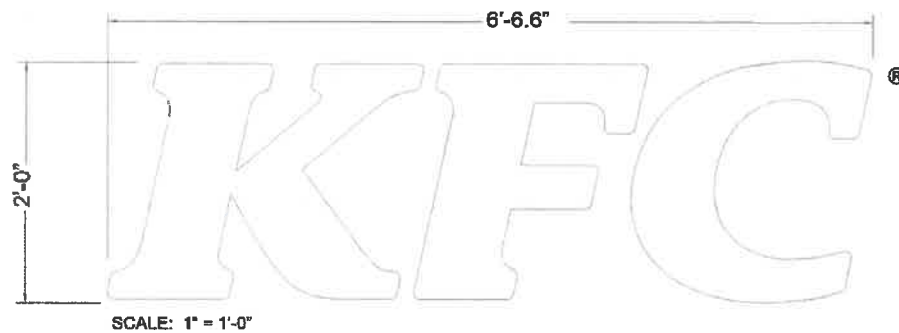
- .150 #7328 WHITE ACRYLIC
- 1" GREY JEWELITE TRIM CAP
- WHITE LED ILLUMINATION
- .063 ALUMINUM BACKS PAINTED TO MATCH RETURNS
- .050 ALUMINUM RETURNS PAINTED KFC GREY
- REGISTRATION MARK .125 ALUMINUM PAINTED WHITE WITH 3M BLACK SCOTCHCAL APPLIED 1ST SURFACE.

ELECTRICAL:

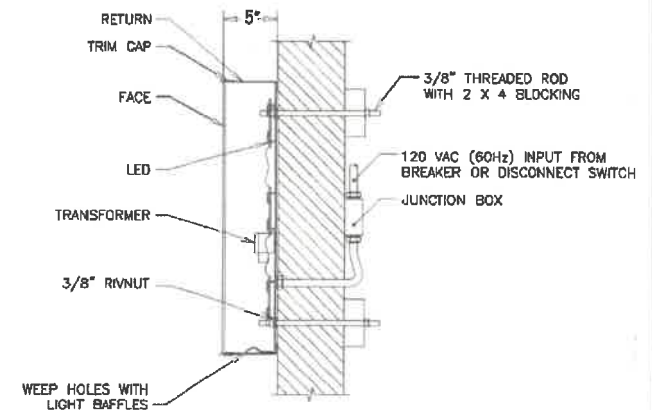
TOTAL AMPS: .9A

TOTAL CIRCUITS: (1) 20 AMP

VOLTS: 120V



LED MODULE	AGTLIGHT LS-PRD160-65K-2B1 ENG000104			-
LETTERS	K	F	C	
LED TOTAL	18	11	11	40 TOTAL LEDS
LEDS PER CHANNEL	40			
POWER SUPPLIES	CS ES500500			.9 TOTAL AMPS



PART # 300-AS19-CL24-WH-SC



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DATE:

Rev.	DATE	BY	Rev.	DATE	BY
Rev. #1			Rev. #4		
Rev. #2			Rev. #5		
Rev. #3			Rev. #6		

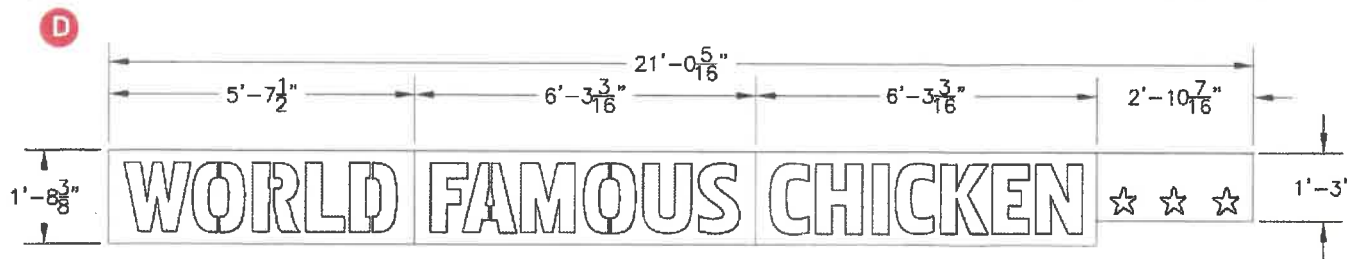


DRAWING NO:

95947C

DATE 11-28-2013

B. Hawke



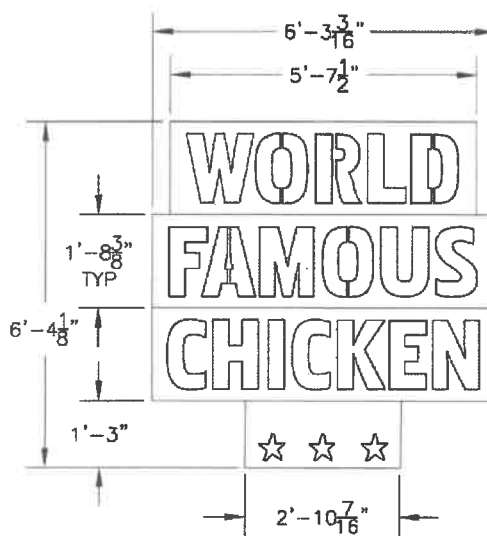
CONFIGURED HORIZONTALLY

SIGN SPECIFICATIONS

Materials

- RIGID STYRENE PAINT TEMPLATE

52



CONFIGURED VERTICALLY



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DRAWING NO:

822885

DATE 3-1-2018

S. Hanks

PART # 300-AS-TMPL-16IN-WH C

E

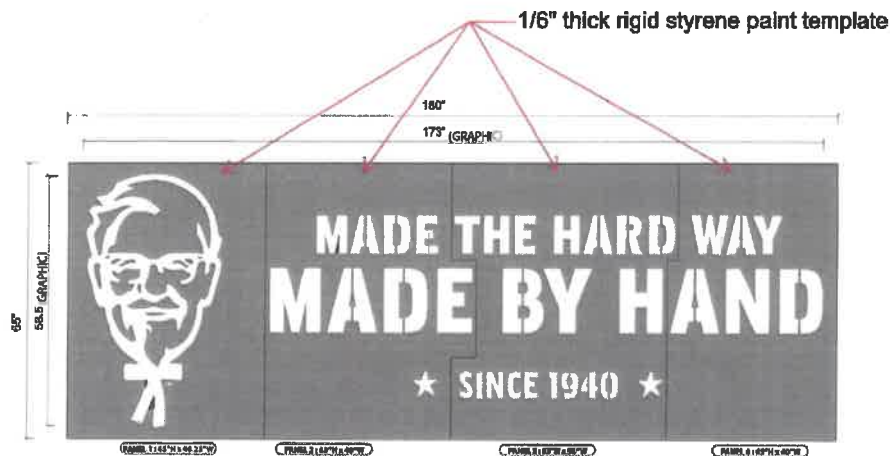


14'-4" HORIZONTAL GRAPHIC - NTS

SIGN SPECIFICATIONS

Materials

- RIGID STYRENE PAINT TEMPLATE



PART # 300-AS-19-TMPL-14-4HW



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Rev. #3			Rev. #6		



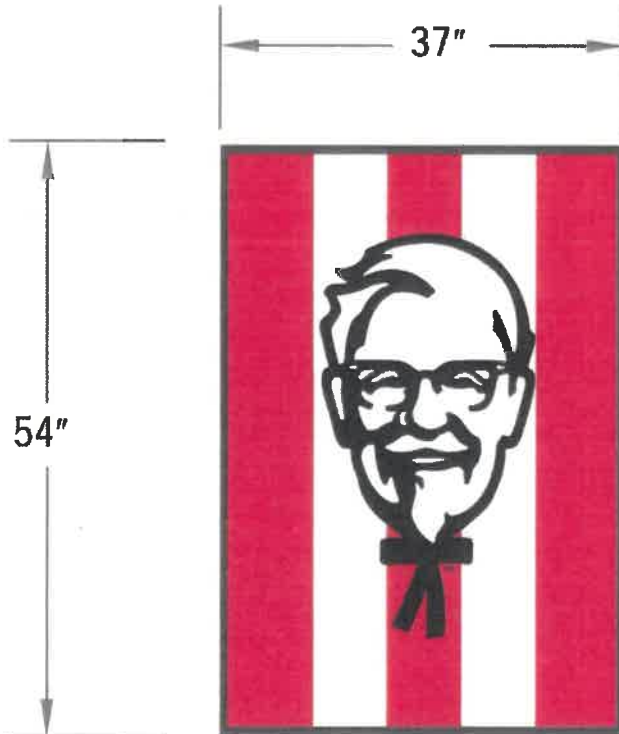
DRAWING NO:
99053.00F
DATE: 8-28-2019
S. Hinkle



KFC

TOWER SIGN FACE REPLACEMENT

F



1 1/2" retainers
51" x 34" visible opening

SIGN SPECIFICATIONS

FLAT POLYCARBONATE FACE DECORATED
WITH 1ST SURFACE GRAPHICS.
FLAT GRAPHICS - NO EMBOSSEMENT.
KFC



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CUSTOMER APPROVAL:

DATE

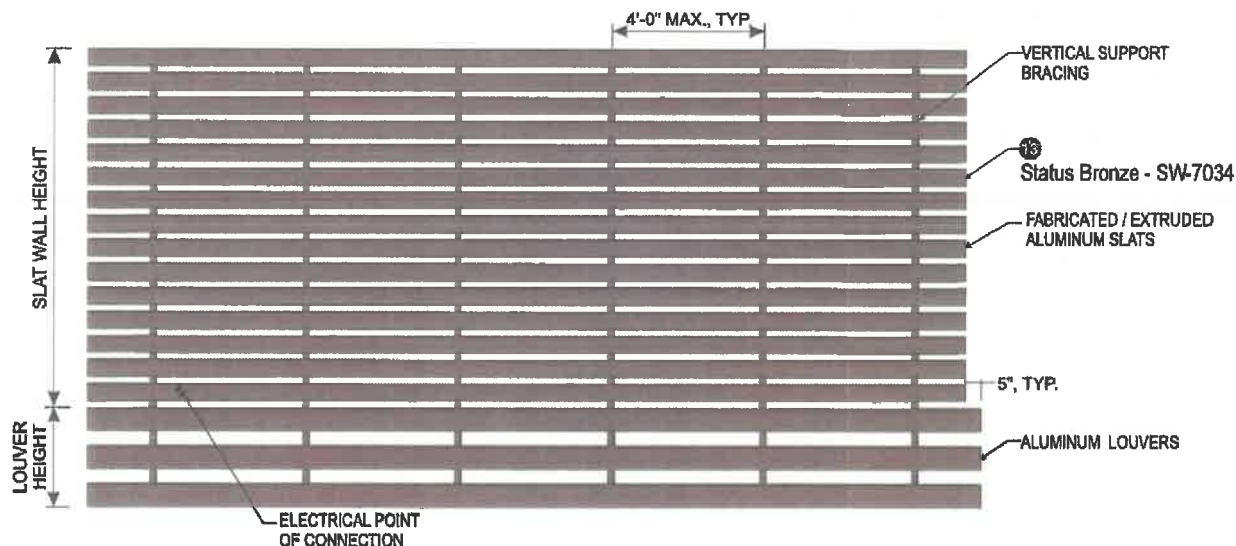
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Rev. #3		

Rev. #4	DATE	BY
Rev. #5		
Rev. #6		



DRAWING NO:
102740.02F
DATE: 8-23-2020
G. Hawke

G

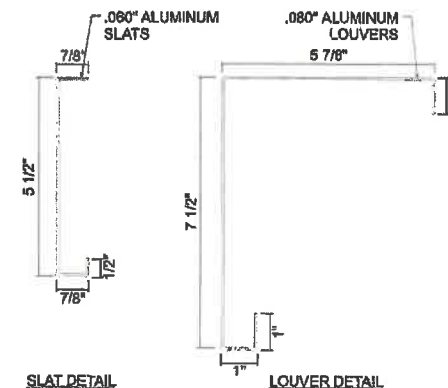


DESIGN PARAMETERS

- Structural adequacy shall be the manufacturer's responsibility using the following criteria:
- 110 MPH 3 second gust wind speed, Exposure C, Category II, Components & Cladding, Zone 5.
- Attachment may vary based on wall conditions.
- Compliant with national building codes and standards (IBC 2009, AISC 13th Edition, ASCE 7-05, ACI & Aluminum Design Manual).
- Refer to written documentation for material specifications.
- Materials**
- Structural tubes shall be extruded from 6061-T6 alloy.
- Aluminum slats and louvers shall be fabricated from 3003-H14 sheet or extruded from 6063-T6 alloy.
- Structural bolts shall be zinc coated A325 unless otherwise noted.
- 2-part polyurethane paint

ELECTRICAL / PERFORMANCE SPECIFICATIONS

- NEC approval required.
- 12V, Class II UL approved system.
- 50,000 hour system where no greater than 30% lumen depreciation is experienced at 50K hours.
- Thermally managed surface mount devices (SMD).
- LED(s): AgLight LS-APEX-50K-G2 White (6500K)
- LEDs or equivalent - pre-approval required
- Power Supply: General LED PS12-60W-100-277V @ 0.8 amps or equivalents needed
- Circuit(s): (1) 20 amp-120V



**DRAWINGS FOR REFERENCE ONLY
AND NOT FOR MANUFACTURING**

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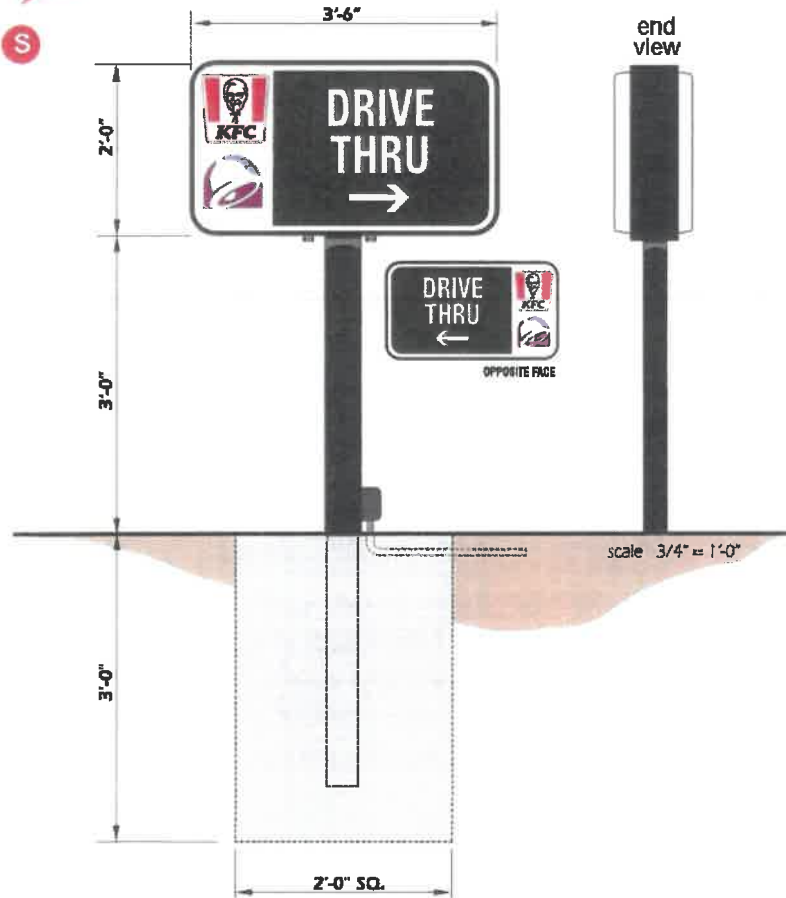
DATE

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Rev. #2			Rev. #5		
Rev. #3			Rev. #6		

TACO BELL

DRAWING NO:

DATE



019-19-D7-RF-PAN



525-19-D7-RF-PAN



823-19-D7-RF-PAN



823-NI-D7-RF-PAN



WHEN LOGOS ARE NOT ALLOWED - THE FACE WILL BE BLACK WITH WHITE COPY - WHITE RETURNS

SIGN SPECIFICATIONS

ALUMINUM CASE & RETAINER PAINTED BLACK
PAN FORMED .118 WHITE SOLAR GRADE
POLYCARBONATE FACE WITH FLAT
GRAPHICS.

1ST SURFACE DECAL DECORATION.
WHITE COPY CUT OUT OF BLACK BACKGROUND

KFC

- Red 3M 3630-2658
- Black 3630-22
- White 3630-20

A&W

- PMS #172 (Orange)
- PMS #174 (Caramel)
- PMS #4625 (Brown)
- White

TACO BELL (Bold Style)

- Process Violet 3M VO-4153
- Process Magenta 3M VO-4154
- PMS 109 VO-4077

TACO BELL (Current)

- 3630-9327
- 3630-9141
- White
- Black

LJS

- Yellow PMS 012 VT9827
- Blue PMS 2728 VT9826
- Gold PMS 7550 C

NOTE: THIS FILE IS NOT TO BE USED IN THE PRODUCTION OF GRAPHICS. PLEASE REFER TO DECAL PRODUCTION FILES PROVIDED TO CUMMINGS PURCHASING DEPARTMENT FOR PRODUCTION ART.

COPY OPTIONS



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CUSTOMER APPROVAL:

DATE

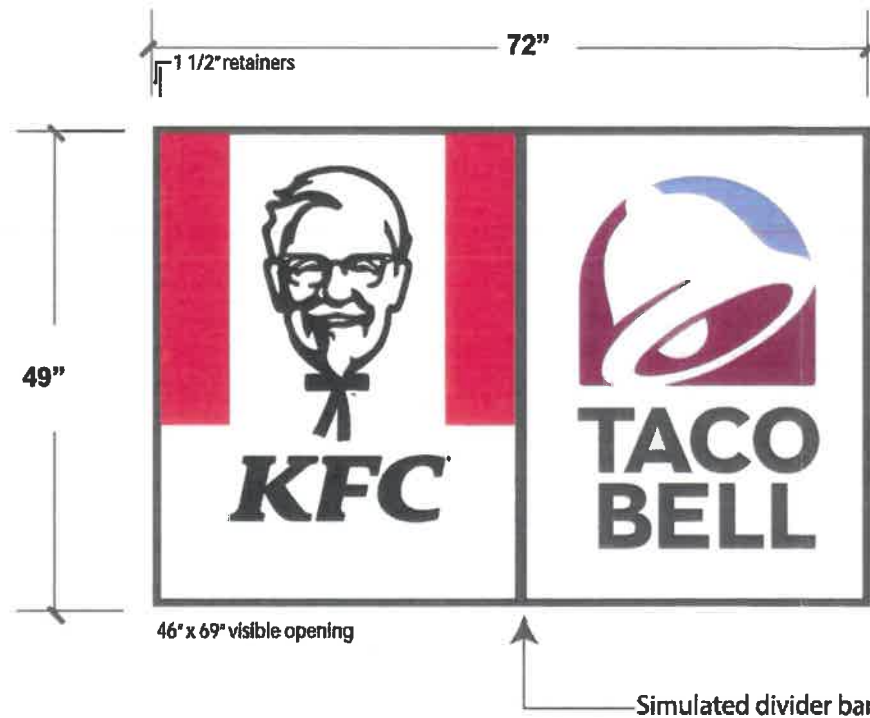
DATE	BY
Rev. #1	
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DATE	BY
Rev. #4	
Rev. #5	
Rev. #6	



DRAWING NO:
101398.00A
DATE: 2-28-2020
S. Hawks

(R)



SIGN SPECIFICATIONS

ALUMINUM CASE & RETAINER PAINTED BLACK
 FLAT WHITE SG-100 SOLAR GRADE
 POLYCARBONATE FACE WITH FLAT
 GRAPHICS.
 1ST SURFACE DECORATION

COLOR SPECIFICATIONS

KFC



TACO BELL



PART # T.B.D.



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Rev. #2		Rev. #5	
Rev. #3		Rev. #6	



DRAWING NO:
102740.02M
 DATE: 8-23-2020
 G. Hamke



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: November 3, 2020

FROM: Lawrence A. Mainez, Community Development Director

REVIEWED BY: Kim Stater, Assistant Community Development Director *KS*

PREPARED BY: Salvador Quintanilla, Associate Planner *SNQ*

SUBJECT: Design Review Application (DRA) No. 19-008, a request to construct a 19,600 square-foot contractor's office and warehouse space and storage yard.

LOCATION: 27002 Meines Street, APN No. 1192-611-01.

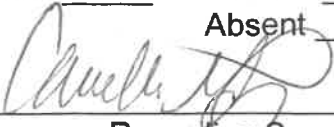
APPLICANT: DMOS Group, LLC., Dan Moore

RECOMMENDATION: Staff recommends the Planning Commission:

- 1) Adopt Resolution 20-____, Approving Design Review Application (DRA) No. 19-008, for the construction of a 19,600 square-foot contractor's office and warehouse space and storage yard, subject to the Conditions of Approval, and the Findings of Fact.
- 2) Direct Staff to file a Notice of Exemption with the County Clerk of the Board.

FISCAL IMPACT: The Applicant submitted the required deposit for processing a Design Review Application. Staff time spent working on the application is charged to this deposit.

ENVIRONMENTAL REVIEW: This project is Categorically Exempt from environmental proceedings under the California Environmental Quality Act (CEQA) guidelines pursuant to Section 15332, Class No. 32 (In-Fill Development Projects). This consists of projects characterized as in-fill development meeting the conditions described in this section:

Approved _____	Motion _____	Second _____	Agenda Item No. <u>4</u>
Denied _____	Ayes _____		File No. _____
Continue _____	Noes _____		
	Abstain _____		
	Absent _____		
 Recording Secretary		 Community Development Director	

1

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.

PUBLIC NOTICE: As required by City Council Resolution, a Notice of the Public Hearing was posted at the City's three designated posting locations within the City. On October 23, 2020, a legal ad regarding this item was published in the Highland Community News. In addition, the Notice was posted on the City's Website, and mailed to interested agencies and property owners within 300 feet of the site. No further notice is required.

PUBLIC COMMENT: At the time of preparing this report, staff had not received any comments.

BACKGROUND: The site had been previously developed with a single-family residence and various accessory structures prior to the City being incorporated in 1987. Once, this area became City of Highland, this area was rezoned as Industrial (I) and the existing residential structures became non-conforming.

The property fell into disrepair and in an effort to clean it up; the Applicant demolished the structures and removed the debris from the site in 2019.

On November 19, 2019, the Planning Commission held a Study Session for the purposes of reviewing the proposed building elevations and materials. After some discussion and deliberation, the Planning Commission provided positive feedback on the design and materials of the building. The Planning Commission was supportive of the project based on location of the property, the minimal amount of traffic on Meines Street, and the distance from a major corridor.

DESCRIPTION OF SITE: The project site is located on Meines Street and between Central Avenue and Palm Avenue. The property is composed of a single parcel of approximately 1.45-acres. As mentioned above, the site was previously developed with residential structures and accessory structures, however, the structures have been demolished and the site is currently vacant. A 100-foot wide flood control easement lies along the north side of the property and it runs from east to west on the site (See Exhibit B – Site Aerial). The site is currently all dirt with dense vegetation. The site has a chain link fence at the sides and rear of the property.

Table 1. Surrounding Land Uses

	<i>Existing Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>
<i>Site</i>	Vacant	Industrial	Industrial (I)
<i>North</i>	City Creek Bypass Flood Control Channel	Open Space	Open Space (OS)
<i>South</i>	Non-conforming Residential	Industrial	Industrial (I)
<i>East</i>	Vacant land	Industrial	Industrial (I)
<i>West</i>	Non-conforming Residential	Industrial	Industrial (I)

PROJECT DESCRIPTION: The Applicant is proposing to relocate his electrical contractor's business from San Bernardino to Highland. He has selected this Industrially zoned property on which to construct an approximately 19,600 square-foot metal building to accommodate interior storage of equipment and an office. The site will have hardscape, landscaping, right-of-way, fencing and lighting improvements as required by the Municipal Code.

The proposed contractors office and warehouse is a 19,600 square-foot rectangular building, measuring 280 feet by 70 feet, and 19-22 feet tall with the short side facing to Meines Street and the long side facing the interior of the property including the required parking and landscaping.

PROJECT REVIEW:

Site Design - Access/Circulation

The primary access to the project site will be from Meines Street. The proposed building will be single-story metal building facing Meines Street. The building will be located at the southeast side of the property. The site will have a 29-foot wide drive aisle along the west side of the building and 26-foot wide drive aisle at the rear of the building (Exhibit C – Site Plan). The site has a 100-foot wide San Bernardino Flood Control easement that is located at the rear of the property which will not be disturbed by this development. Parking will be provided on the west and north side of the building. Based on the City's Municipal Code the Project is required to provide 37 parking spaces for the offices and the warehouses. The Applicant is providing 38 spaces (which includes one van accessible and one regular ADA parking space). Based on the total length of the building, the Applicant was required to provide a fire turn around and a fire hydrant on-site. Furthermore, the project will have a designated loading area adjacent to the warehouse area. As required by the Public Works Division, the Applicant will construct a two-bin trash enclosure per the modified City design standard.

Floor Plan

The 19,600 square-foot building will consist of two (2) suites. Suite No. 1 is approximately 15,904 square feet which will include offices, estimating room, ADA compliant restrooms, employee room, conference rooms, electrical room, and a warehouse with three (3) loading bays. Suite No. 2 will be developed at the rear of the building and will be leased to another tenant in the future. This suite (3,696 square feet) will include an office area, ADA compliant restroom and a warehouse with a loading bay.

Architectural Elevations

The building is 280-foot long, 70 feet wide and 19-22 feet tall. It would be oriented north to south along the easterly property line. It would be constructed of prefabricated metal panels with the surface texture of a light stucco finish. It will be painted with medium beige (Surrey Beige) color. The roll up doors will be painted with a light beige (Sandstone Adobe) color which accents the building color. The building would have an articulated corner statement at the southerly end in which the office and reception area are located. The corner statement of the building will be painted with a light and medium beige color to enhance the building architecture. Additionally, this corner statement will have a medium bronze metal canopy which enhances the design of the building. This element has a "medium bronze anodized aluminum storefront system" in the form of three horizontal stripes on the upper level. The glass entry doors and windows are also located here. Signage may be located below the roofline at a later time (with separate Sign application). The easterly side of the building is a long expanse of uniform materials and color. The trash enclosure will be painted with the beige color to complement the building color.

Lighting

Parking lot lighting will include light poles (do not exceed the roofline of the primary building) with side shield to limit the illumination to the project site. A photometric plan has been provided indicating a 4.3 foot-candle average across the site which exceeded the lighting minimum average foot-candle of 1.1 for "Low activity" for industrial employee parking. The Applicant will install wall packs on the west, north and south side of the building to meet the minimum illumination for the project.

Landscape

A conceptual landscape plan has been prepared that includes planting areas utilizing a drought tolerant plant palette, trees and shrubs along south, east, and west of the project site. Additionally, a three (3) foot high berm is proposed along Meines Street to screen the parking area from the public right-of-way. The street tree along Meines Street will be Tuskegee Pink Crape Myrtle, Australian Willow, and Princeton Sentry Maidenhair with a heavy foreground planting of Blue Carpet Juniper, Breeze Dwarf Mat Rush, Red Yucca's, Thunder Cloud Violet Silverleaf, New Gold Yellow Lantana and

other shrubs and ground covers. The finger planters and end planter will have same plans species as the front. The perimeter landscape planter will have True Shade Locust with Halls Honeysuckle. This plan has been reviewed by the City's landscape architect, who with staff, has agreed the planting proposed complies with the City's landscape ordinance.

WQMP

The Approved Conceptual Water Quality Management Plan addresses the topography, underground infiltration system, stormwater collection basins, and proposed water drainage paths for the development.

ANALYSIS: The project site is zoned Industrial (I) which permits the use of a contractor's storage yard, subject to the processing of a Design Review Application. The project Applicant has fully defined the operation as an electrical contractor's office, warehouse and storage yard. The proposed use is consistent with the General Plan Land Use designation and the zoning district.

The subject property has been under-utilized for several years and the new development would be a welcome enhancement which could encourage development on the adjacent parcel to the east and west on Meines Street. The design and layout of the site were well vetted by staff and as designed and conditioned this project will be compatible with the neighboring businesses and consistent with the current industrial zoning designation. Therefore, staff recommends approval of the proposed project, subject to the Findings of Fact and Conditions of Approval as addressed in the Planning Commission resolution [Attachment No. 1 Resolution 2020- ____ for Design Review Application (DRA) No. 19-008].

Exhibits:

- A – Aerial Location Map
- B – Site Aerial
- C – Site Plan
- D – Floor Plan
- E – Architectural Elevations
- F – Architectural Colors & Materials
- G – Landscape Plan
- H – Grading Plans
- I – Photometric Plans

Attachments:

1. Resolution 2020-____ for Design Review Application (DRA) No. 19-008 and Conditions of Approval

Under Separate Cover:

1. Full size set of plans

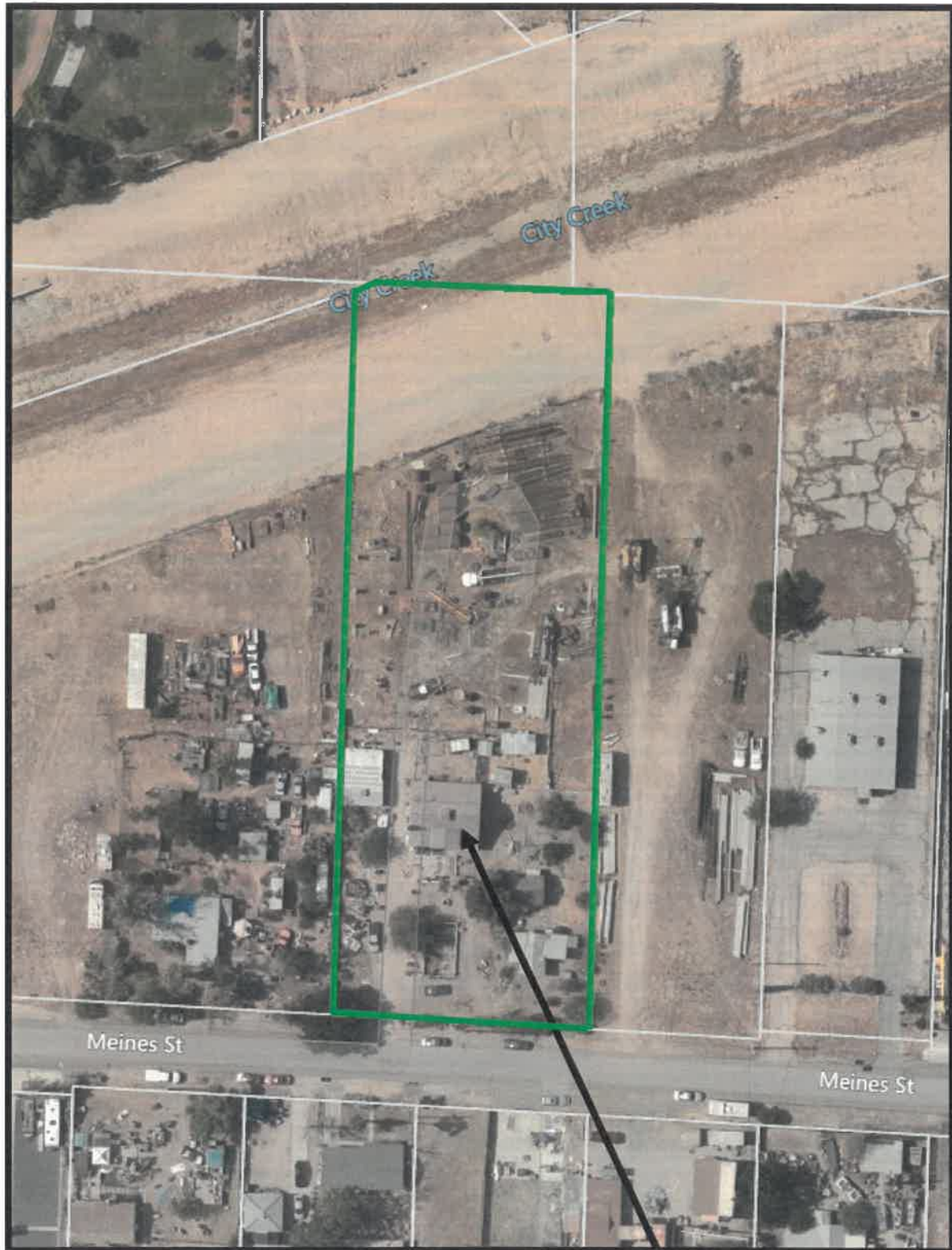
Exhibit A

Aerial Location Map



Exhibit B

Site Aerial



Aerial Date: 2018 (Source: City of Highland, GovClarity Software)

- The site is currently vacant

Exhibit C

Site Plan

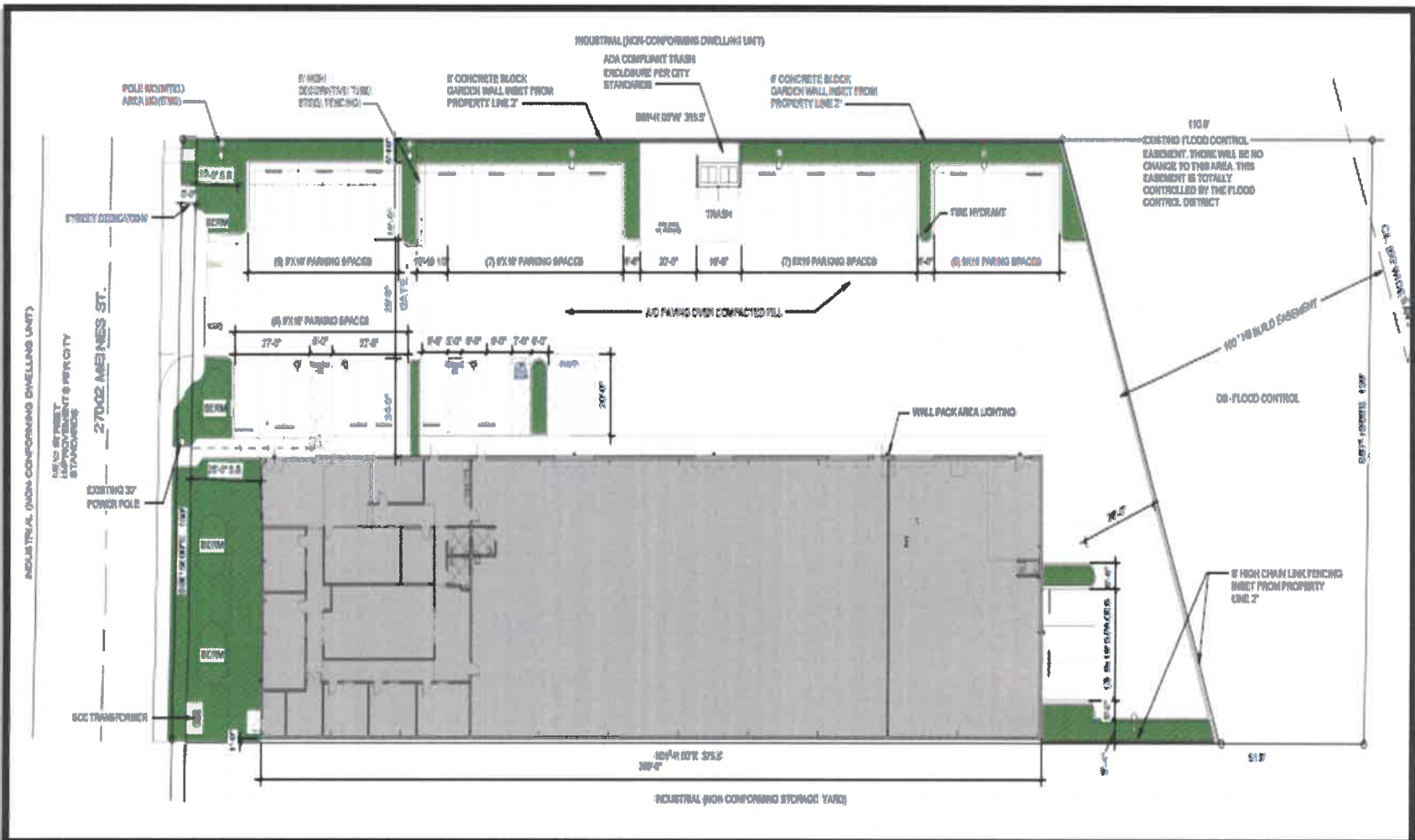


Exhibit D

Floor Plan

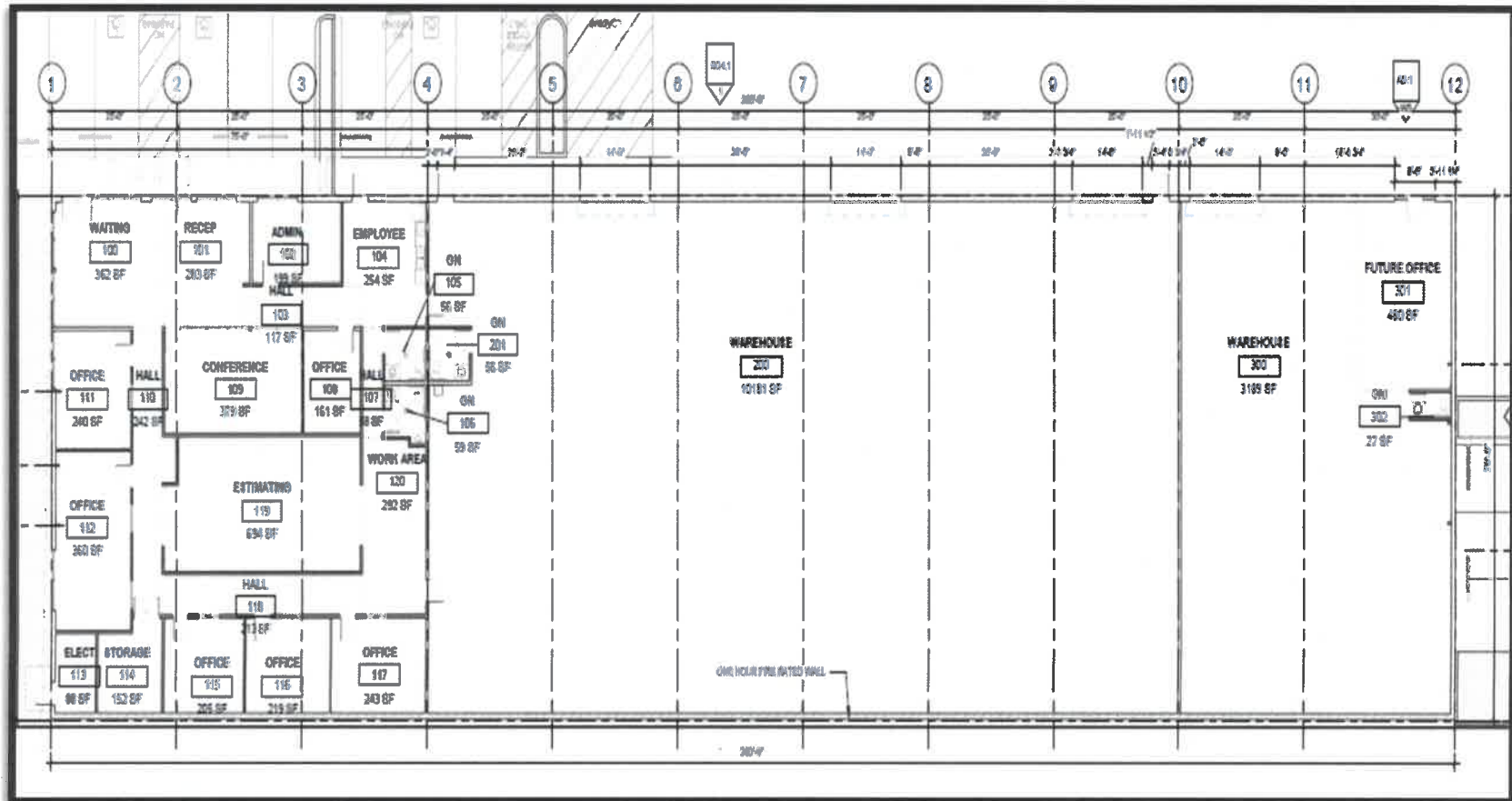


Exhibit E

Color Architectural Elevations

(Not a true representation of colors.)

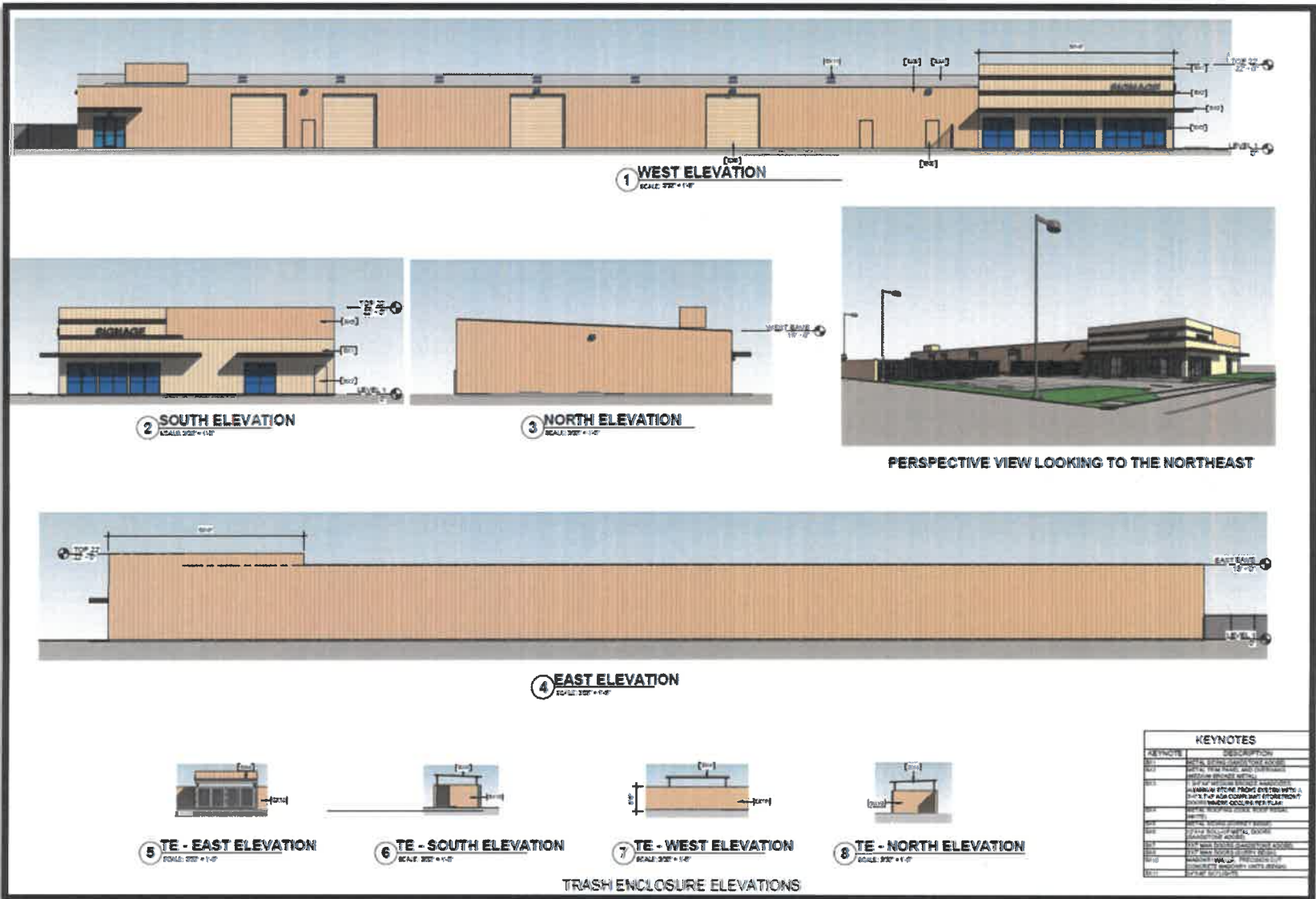


Exhibit F

Architectural Color & Materials

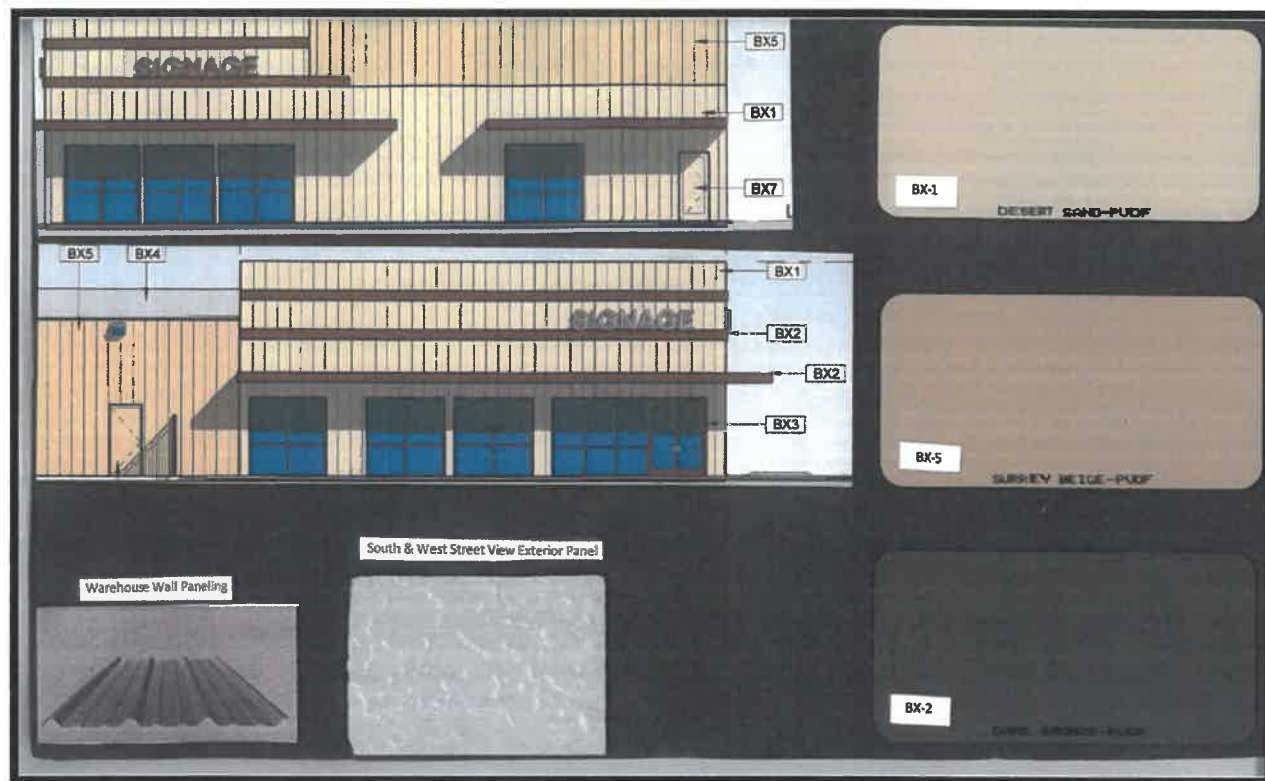


Exhibit G

Landscape Plan



Exhibit H

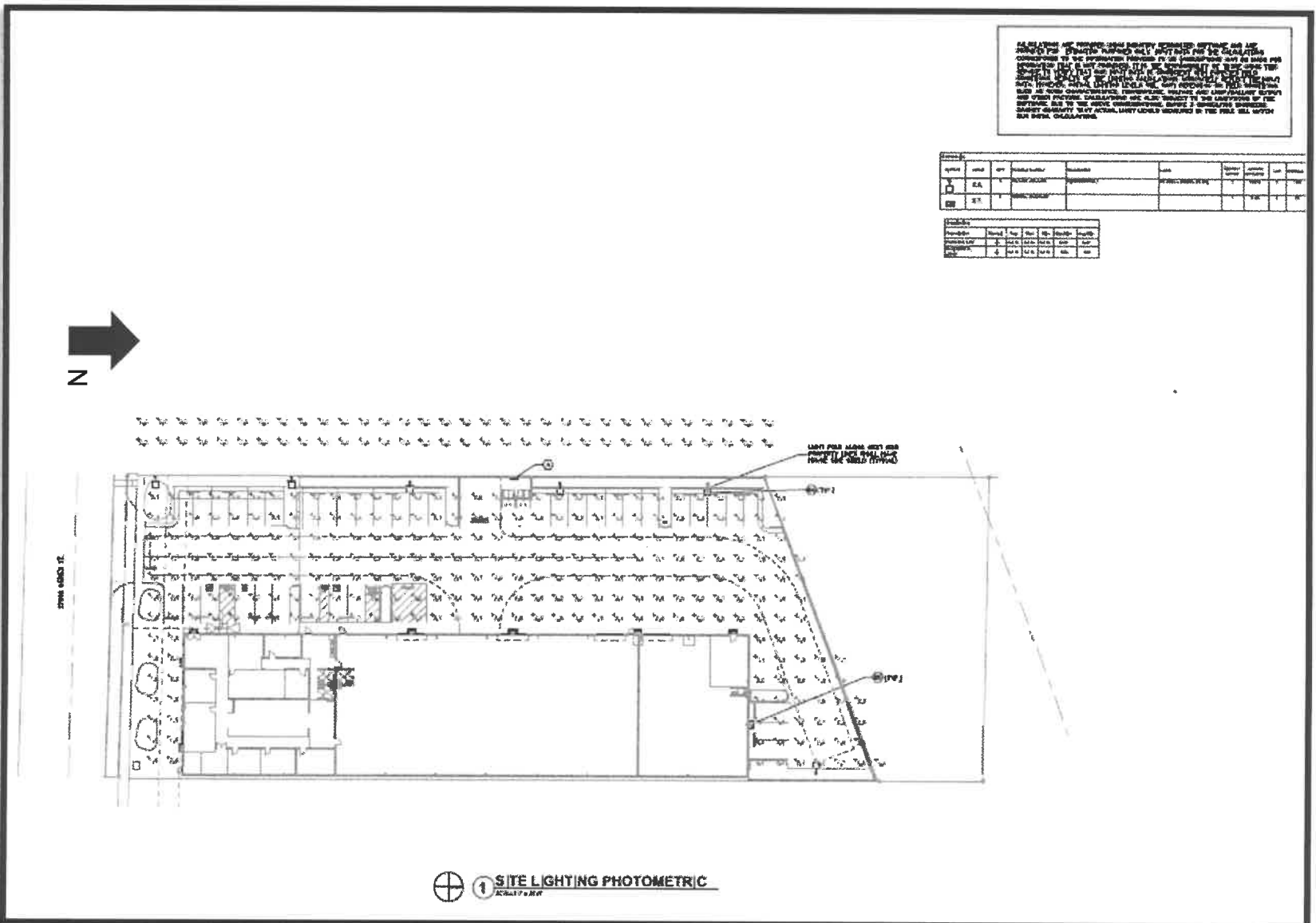
Grading Plans





Exhibit I

Photometric Plans



Attachment No. 1

**Resolution No. 2020- ____ for
Design Review Application (DRA) No. 19-008
and Conditions of Approval**

RESOLUTION NO. 2020 – ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING DESIGN REVIEW APPLICATION (DRA) NO. 19-008, TO CONSTRUCT A 19,600 SQUARE-FOOT CONTRACTOR'S OFFICE, WAREHOUSE SPACE AND STORAGE YARD IN A 1.45-ACRE SITE WITHIN THE INDUSTRIAL (I) ZONING DISTRICT LOCATED AT 27002 MAINES STREET, ASSESSOR'S PARCEL NUMBER: 1192-0611-011.

OWNER: DAN MOORE

A. RECITALS

1. The Applicant filed an application with the City of Highland to request a Design Review Application (DRA) 19-008 to construct a 19,600 square-foot contractor's office, warehouse space and storage yard located on the north of Meines Street between Central Avenue and Palm Avenue. Assessor's Parcel Number: 1192-611-01.
2. The Applicant is proposing to relocate his electrical contractor's business from San Bernardino to Highland. He has selected this Industrially zoned property on which to construct an approximately 19,600 square-foot metal building to accommodate interior storage of equipment and an office.
3. The construction of the 19,600 square-foot metal building for a contractor's business use will include the development of a 1.45-acre parcel. The development will include a new building, new fencing, walls, landscaping, ADA van accessible parking, parking, ADA path of travel, fire turn around, loading area, trash enclosure, and a new building.
4. The 19,600 square-foot building will consist of two (2) suites. Suite No. 1 is approximately 15,904 square-foot and Suite No. 2 is approximately 3,696 square feet and will be leased to another tenant.
5. On November 3, 2020, the Planning Commission of the City of Highland conducted an on-line Public Hearing at the City Hall Council Chamber in Highland, California, at 6:00 p.m.
6. All legal prerequisites to the adoption of this Resolution have occurred.
7. Pursuant to CEQA, project is Categorically Exempt from environmental proceedings under the California Environmental Quality Act (CEQA) guidelines pursuant to Section 15332, Class No. 32: consisting of projects characterized as in-fill development meeting the conditions described in this section:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

B. RESOLUTION

NOW THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Highland as follows:

- 1. The Planning Commission finds that all of the facts set forth in the Recitals, Part "A" of this Resolution, are true and correct.
- 2. The City of Highland Planning Commission after due consideration, inspection, investigation and study made by itself and on its behalf, and after due consideration of all evidence and report offered at said hearing, including the staff report to the Planning Commission dated November 3, 2020 which is incorporated herein by this reference, does find and determine the following facts:
 - a. All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the Municipal Code of the City of Highland.
- 3. Findings of Fact (Design Review Application):
 - a. That the proposed project is consistent with the General Plan or Specific Plan.

Response: The project is located within the Industrial (I) land use designation. The proposed use for this property is a contractor's storage yard which is permitted in the Industrial (I) zone, subject to a Design Review Application. The proposed project seeks to construct a 19,600 square-foot industrial building to establish a contractor's business use which is consistent with the goals and policies of the General Plan. The project site is not located within a specific plan.

- b. That the proposed use is in accordance with the objectives of this title, and the purposes of the land uses district in which the site is located.

Response: The proposed use is in accordance with the objectives of the Highland Municipal Code and the intent of the Industrial (I) zoning district. The project is meeting or exceeding the objectives by providing a high quality industrial development that compliments the surrounding industrial land uses while creating an attractive, cohesive combination of architectural styles and landscaping.

- c. That the proposed use is in compliance with the city design and landscape standards and criteria.

Response: The proposed use is in compliance with city design and landscape standards and criteria because the development will be required to provide off-site improvements which include dedication, curb, gutter and sidewalk to an unimproved street. The project will improve the existing undeveloped site by providing landscaping, fencing, parking, drainage and high quality architecture. The proposed site will have underground water quality infiltration system by the Meines Street entrance which will be maintained directly by the development.

- d. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or will not be materially injurious to properties or improvements in the vicinity of the site.

Response: The new industrial building in this portion of the city will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity. Adequate landscaping, ADA compliance, and parking have been exhibited by the site plan. The conditions of approval have been modified to ensure compliance with applicable development policies and standards within the city. Also, the proposed project will be constructed in compliance with applicable building codes and conditions.

- 4. Based on the Findings of Fact set forth above, the Planning Commission approves Design Review Application (DRA) No. 19-008 to construct a new building for a contractor's business use located at 27002 Meines Street (APN No.: 1192-611-01) by adopting the conditions of approval attached hereto and incorporated herein by reference as Exhibit "A".

C. ADOPTION OF RESOLUTION.

The City Clerk shall certify to the adoption of this Resolution and shall cause the same to be published or posted in the manner prescribed by law.

PASSED, APPROVED AND ADOPTED this 3rd day of November, 2020.

ATTEST:

TBD, Chair
Planning Commission

Lawrence A. Mainez
Community Development Director

EXHIBIT “A”

CITY OF HIGHLAND PLANNING DIVISION CONDITIONS OF APPROVAL

Date: November 3, 2020

Applicant: DMOS Group, LLC., Dan Moore, Business Owner

File/Index: Design Review Application (DRA) No. 19-008 for Dan Moore Electric Contractor.

Proposal: An Application for the construction of a new 19,600 square-foot industrial building for a contractor’s office, warehouse space and storage yard.

Location: An approximately 1.45 acre site on the north side of Meines Street between Central Avenue and Palm Avenue, City of Highland, County of San Bernardino (Assessor Parcel Number: 1192-611-01).

PLANNING CONDITIONS OF APPROVAL

Note: These conditions represent Planning Division conditions only and are meant to be only one part of the Project’s overall conditions that may include Building and Safety, Engineering, and the Fire Department conditions of approval. All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy, except where noted.

Design Review Application (DRA) No. 19-008 is conditionally approved, subject to compliance with the requirements as specified below. The Conditions listed below are continuing Conditions; failure of the Applicant and/or operator to comply with any or all Conditions at any time, shall result in initiating revocation of the subject permit.

1. Design Review Application No. 19-008 shall become null and void:
 - a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this design review application, and have occurred within thirty-six (36) months from the approval date this design review application shall expire and be null and void without further action by the City of Highland.
 - b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the community development department no less than 30 calendar days nor more than 90

calendar days prior to the expiration date of the permit or approval. Such application shall be filed together with the City's processing fee, as established by the City Council.

NOTE: All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy.

2. The operator and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of approval before the approval becomes effective. Plan check cannot begin prior to receipt of this signed documentation.
3. In compliance with the Highland Municipal Code, the Applicant/Owner shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.
4. Pursuant to the Industrial Zoning Designation this Design Review Application shall comply with Industrial Development Standards, as shown in the Land Use and Development Code Title 16 of the Highland Municipal Code, as may be amended from time to time.
5. The Owner/Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, Fire Department, and Police Department. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.
6. The subject property shall be developed in accordance with plans, colors, and materials approved by the Planning Commission on November 3, 2020, on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein.
7. Revisions, modification, or deletions of associated plans must be submitted to the Planning Division for review and approval. Revisions may require additional review by the Planning Commission.

8. The Development Impact Fees shall be paid at the issuance of the building permits or prior to release of the building certificate of occupancy. The Development Impact Fees are calculated at the fee rate in effect at the time of building permits issuance.
9. A copy of the utility plan shall be submitted with or prior to the submittal of a grading plan to the Community Development Director and City Engineer for review and approval. The utility plan shall show the location of all proposed above ground electrical transformers, utility cabinets, back flow devices, detector check valves, etc. both on site and in the public right-of-way.
10. Prior to issuance of a certificate of occupancy by the City, all landscaping, irrigation or other improvements shown on the approved landscaping and irrigation plans, including any walls and fences, shall be installed.
11. The project site has been reviewed and approved for contractor's storage yard use. Any change of use of this project site, the occupancy, or tenant change in the building, or portion thereof, may require a revised plot plan be submitted to the City for review and approval, which identifies location of use, letter of intent and parking requirements.
12. All permanent parking areas shall be paved and permanently maintained with asphalt or concrete and designated with clearly painted lines. The number of parking spaces, including disabled parking, shall comply with the requirements of the City's Municipal Code. A minimum of 37 parking stalls are required on-site.
 - a. All parking areas shall be provided with nighttime security lighting. Lighting shall be shielded and directed to reflect away from neighboring properties. Lighting shall not exceed 0.5 foot candles of illumination beyond the property boundary, as approved by the Planning Commission.
13. The Applicant / Developer shall install a bicycle rack on-site near the building. The bike rack shall park a minimum of one (1) bicycle. The bike rack shall be located in areas where they will not impede the flow of pedestrian traffic.
14. All ground mounted, as well as wall mounted mechanical, electrical, or gas equipment shall be screened from public view by the use of landscaping and/or architectural treatments compatible with the adjoining building's architectural design.
15. All rooftop mounted mechanical equipment, with the exception of solar panels, shall be screened from public view. This can be accomplished by architectural treatments of parapets equal in height to the tallest piece of roof-mounted equipment.

16. Exterior roof access ladders are prohibited. All roof access ladders shall be located inside the building.
17. All rooftop down drains shall be installed on the interior of the building. Roof drains shall not drain onto pedestrian walkways.
18. A photometric plan shall be provided to the Planning Department for review and approval prior to issuance of a grading plan in compliance with the following standards:
 - a. Lighting shall meet the following HMC standards from Table 16.40.160.A for low activity industrial uses or other similar Standards, as approved by the Planning Commission:
 - Maintained Footcandles - 0.2 min.
 - Uniformity Avg.: Min - 5.9 : 1
 - Average Foot-candle – 1.1
 - Building entrances - 5.0 avg.
 - Illumination levels are defined as maintained horizontal footcandles on the task.
 - Average illumination values should not exceed minimum values by more than the product of the minimum value and the specified ratio.
 - In no case should illumination exceed 0.5 footcandles measured at the property line
 - b. Parking lot light standards shall not extend higher than the height of the building or twenty-two (22') in height which ever is higher (measure from grade).
 - c. All lighting fixtures shall be adjusted or designed to shine diagonally / downwards to avoid spillover and glare on the surrounding community with average of 0.5 footcandles to avoid spillover and glare impacts on the surrounding community and roadways.
 - d. Security lighting shall be installed to adequately illuminate the facility. All security lighting shall be shielded and directed away from surrounding residential uses, businesses, and public right-of-way, and not be of unusually high intensity.
 - e. Parking lot light standards shall be located at a distance from parking lot trees, so the trees do not interfere with the lighting pattern or the light fixture. Lighting standards shall be shown on the landscape plans and appropriately positions so as not to displace the intended location of trees in parking lot planters.

19. No floodlights or other up-lighting shall be permitted for the purpose of illuminating the building or large open areas unless approved by the Community Development Director.
20. The design and installation of the Signs shall be in accordance with Chapter 16.56, Sign Regulations, of the Highland Municipal Code, unless otherwise approved by the Planning Commission as shown on the elevation plans.
21. Compliance with the attached Conditions of Approval from Building and Safety Departments, Engineering Department, and the Fire Department is required.
22. The parking of semi-trucks is prohibited on site.
23. The Applicant shall adhere to the guidelines of Highland Municipal Code Section 8.50 (Noise Control).
24. No access shall be permitting along the San Bernardino County Flood Control District easement that runs along the northerly portion of the property
25. No Certificate of Occupancy, or any other final clearance needed prior to occupation, shall be given until all conditions are met.

Landscaping

26. The Applicant / Developer shall submit three (3) copies of a final landscape / irrigation plan along with appropriate fees, to the City Planning Division for plan check. Said landscape plan shall show the type, size, and location of landscaping materials and a date by which time the planting is expected to be completed. Said landscape plan shall be signed by a landscape architect and incorporate the following criteria:
 - a. All landscaping and irrigation systems shall be permanently maintained.
 - b. The plants selected and planting methods used shall be suitable for the soil and climatic conditions of the site.
 - c. Landscape plans shall show any proposed walls and/or fences. All walls shall be designed and constructed to incorporate design features such as tree planter wells, variable setback, split-face block, columns, or other special features to provide visual and physical relief along the wall face.
 - d. One hundred percent (100%) of all landscape areas or exposed soil shall be covered with either shrubs or groundcover as approved by the City Planner and City's Landscape Architect.

27. The applicant shall provide screening trees, upright and/or columnar in habit, at 30' maximum on-center spacing, from a minimum container size of 15 gallon at installation. Tree dimensions at 10 years establishment shall be at least 30 feet tall by 15 feet wide, and maintained in a manner where tree branches are trimmed clear of vehicles height (15 feet above parking lot finish surface, when measured at vertical prolongation of perimeter curb face)
28. The watering and maintenance of all landscaped areas shall be the continuous responsibility of the property owner. All landscaped areas shall be maintained as approved on the final landscape plan and kept in good repair at all times.
29. Coordinate clear traffic sight lines for ingress / egress points with Engineering Department. To ensure all street trees, do not obstruct the view of vehicles entering and exiting the Project.
30. Shrubs and/or decorative screen walls located in front of parking spaces shall be planted / constructed approximately two feet (2') from the curb face to prevent possible damage from vehicle overhang.
31. Planting and irrigation plans shall conform to Section 16.40.390 "Water efficient landscape" requirements of the City of Highland Land Use and Development Code.
32. All trees in planter islands or within six feet (6') of curbs or hardscape, shall be planted with root barriers.
33. Headers between shrub beds and groundcover areas shall be a minimum six inch (6") wide molded concrete mow curb.
34. The Applicant shall install a three (3) foot high berm along the frontage (Meines Street) of the property.

Agency Conditions

35. The property owner shall record an Avigation Easement in favor of San Bernardino International Airport Authority prior to issuance of a building permit.

Building and Safety Division Conditions of Approval

Date: June 29, 2020
Applicant: Dan Moore
Site Location: 27002 Meines Street
DRA: 19-008
APN: 1192-611-01

1. Please provide the following number of construction plans and documents listed below for the first review of the proposed project. The initial plan review time will take two weeks on most projects. The applicant will receive an application number at the time plans are submitted for Building & Safety's plan review. This number is needed to obtain information regarding your project.
 - (3) Architectural Plans
 - (3) Structural Plans
 - (2) Structural Calculations
 - (3) Plot/Site Plans
 - (3) Electrical Plans
 - (3) Electrical Load Calculations
 - (3) Plumbing Plans/Isometrics
 - (3) Mechanical Plans
 - (3) HVAC Duct Layout Plans
 - (2) Roof and Floor Truss Plans
 - (2) Title 24 Energy Calculations
 - (2) Geology Report
 - (2) Soils Report
 - (3) Precise Grading Plans
 - (3) Site Disabled Access Plan
 - (2) Condition of Approval Packages
 - (3) Temporary Fence Plan
 - (2) Energy Commissioning Plan

2. All structures shall be designed in accordance with the current version of the California Building Codes, including the California Green Building Standards Code. Design all structures to comply with Seismic Design Category D, basic wind speed 96 MPH, at exposure "C", and Energy Climate Zone 10.

3. Prior to issuance of building permits, provide a receipt from the appropriate Unified School District stating that all school fees have been paid.
(Redlands or San Bernardino Unified School Districts)
4. All onsite utilities are to be underground. As approved by the Planning Division, utility cabinets and transformers are exempt.
5. Construction projects requiring fire permits must apply and submit fire plans prior to the issuance of the building permit, including fire sprinkler submittals.
6. Building and Safety does not release all meters until final approvals are obtained from all agencies and departments. Policy 295.
7. It has come to the City's attention that premature failures have occurred in copper piping when used within the City of Highland, particularly east of City Creek. Property Owners, Contractors and Developers are advised to analyze soil and water compositions when considering the type of pipe material to be utilized. City staff makes no recommendations on which Plumbing Code approved products or methods to be utilize, this is the responsibility of the property owner or contractor. Alternate unapproved code materials may be submitted for City approval at the time of plan submittal via an alternate material and methods application.
8. The Developer/Owner is responsible for the coordination of releasing any Deferral of Development Impact Fees or Bonds after such fees have been paid. The Developer/Owner should be aware, once the deferral notice is sent to the San Bernardino County Recorder's Office; the release process takes two to three weeks. This process will delay final Certificates of Occupancy.
9. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall request clearances from each department and/or agency at least two weeks prior to requesting a final building inspection from Building and Safety. Each agency shall sign the back of the Building and Safety Job Card, or provide agency approved signed documentation, and provide a copy of the signatures to Building and Safety at the time the final inspection is requested.
10. Building and Safety inspection requests must be made by 5:00 pm. on the previous City working day to receive a next day inspection. Please contact (909) 864-2136, Ext 228.
11. A security fence with screening shall protect all construction sites. The fencing and screening shall be maintained at all times to protect pedestrians. All development projects shall submit a construction fencing plan with the construction design plans. Construction projects that have phased

occupancy shall be completely separated by a construction fence that is screened and show the adjusted fence locations at each phase.

12. On site toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3 and on site per NPDS stormwater requirements.
13. All construction materials, which are not used, shall be recycled pursuant to the requirements set forth by Ordinance No. 269. Receipts from the recycle company responsible for picking up the materials shall be kept in the construction office. After the construction is complete and before final occupancy, the trash receipts shall be forwarded to the City Public Services division.
14. Construction projects, requiring temporary electrical power, shall obtain an electrical permit from Building and Safety. No temporary electrical power will be granted to a project unless the following item is in place and approved by Building and Safety and the Planning Division.
 - a) Installation of a construction trailer through the "Temporary Occupancy Permit", alternatively, a security fenced area where the electrical power will be located. Installation of construction/sales trailers must be located on private property. No trailers can be located in the street unless a permit from the Engineering Department is obtained.
15. Prior to the issuance of Building Permits, on site water service shall be installed and approved by the responsible agency. On site fire hydrants shall be approved by the Fire Department. No flammable materials will be allowed on the site until the fire hydrants are established and approved. No flammable construction materials shall be placed on the site without approvals by the Fire Department. All street and access roadways around the project shall be paved for emergency response vehicles before flammable materials are placed on the project.
16. Prior to issuance of building permits, site-grading certifications, compaction reports, and survey report shall be submitted to Building and Safety or to Public Works, as applicable.
17. Identify if a new gas meter service is to be installed or connection to the existing service meter.
18. All construction projects shall comply with the NPDES Stormwater Best Management Program. Prior to building permit issuance submit copy of the Water Quality Management Program Report. (WQMP)

19. All deferred plan items are to be identified on the plans cover sheet.
20. The structure's sewer is to be connected to the public sewer system when provided. When the public system is not available, an onsite septic system is to be installed. Obtain a septic system handout at the permit counter for requirement information. The County of San Bernardino no longer permits and inspects on-site septic systems. The City of Highland is now the enforcing agency for systems within the City. Percolation test is required with report provided at time of septic system application.
21. Site development and grading shall be designed to provide access to all entrances and exterior ground floor exits and access to normal paths of travel. The accessible route(s) of travel shall be the most practical direct route.
22. Demolition of any onsite structures requires the following information or action.
 - a. Submit copies of the property title at permit submittal.
 - b. Provide copy of the hazardous materials survey (asbestos and lead) for each structure.
 - c. Contact the City of Highland Public Services Division for current abatement and documentation requirements prior to performing demolition.
23. All dead and removed trees and foliage is to be properly removed from the site.
24. The City enforces the State of California provisions of the California Building Code disabled access requirements. The Federal Americans with Disabilities Act (ADA) standards may differ in some cases from the California State requirements, therefore it is the building owner's responsibility to be aware of those differences and comply accordingly.
25. Prior to final inspection, provide Building & Safety with a flash disk of the final approved amended plans and documents.

Additional comments related to the drawing plans:

26. The propose structure shall comply with CBC Table 602 for distances to property lines and adjacent structures for fire resistive construction of exterior walls. Per CBC Table 602, for a S-1 Occupancy a 2hr wall assembly shall be provided. Sheet SD2.1 calls for 1hr.

27. Allowable areas shall comply with CBC Chapter 5. Specify whether fire sprinklers are provided within the building information area on Sheet SD1.1. Per the allowable areas specified, it appears fire sprinklers are being used.
28. The trash enclosure shall be accessible to persons with disabilities and located on an accessible route. The accessible route shall extend from the trash enclosure to the building it serves. Detail accessibility on the plans. (CBC Section 11B-206.2.2)
29. Justify the number of plumbing fixtures in accordance with CPC Table 422.1.

City of Highland

Engineering Department
Conditions of Approval
DRA 19-008
27002 Meines Street

- B - Required Prior to Building Permit/Construction
- C - Required Prior to Building Occupancy
- D - Ongoing
- E - Required Prior to Grading Permit
- * - Non Standard Conditions

GRADING

- E 1. Submit precise grading plans to the City Engineer for review and approval. Comply with the City of Highland grading standards as shown on the grading plan checklist.
- E 2. Design on-site improvement to accommodate off-site drainage, if any, around or through the project site in a manner that does not adversely affect adjacent properties. Design grading to drain the entire area of the project to the proposed Water Quality Management Plan (WQMP) underground infiltration basin and to accommodate overflows as necessary.
- E 3. Submit structural design and location for trash enclosure structure for review and approval by the City Engineer.
- E 4. Prepare grading and landscaping plans to comply with the City's sight distance requirements at public street intersections and at private driveways. Walls, fencing, monument signs, slope, landscaping, utility structures, etc. in the line of sight must not exceed 30" in height measured from the flowline of the street.
- E 5. Design short term erosion control in accordance with Best Management Practices such as, silt fencing to control site perimeter, sand bag barriers or other methods to stabilize disturbed areas, as approved by the City Engineer.
- E 6. Obtain written permission from the adjoining property owner(s) for offsite grading or fences or walls, if located on property line.

STREET IMPROVEMENTS

- C* 7. Install City owned and maintained street light (Edison LS-2 rate schedule) at the southwest corner of project frontage on Meines Street using cut-off type LED luminaires. Use natural gray octagonal poles with black and white aggregate and a factory-applied anti-graffiti coating. Pay the City street lighting energy and maintenance charges for the initial 12 months.
- C* 8. Construct new street improvements including, but not limited to, 6" curb and gutter located 18' north of street centerline, 6'-wide curb-adjacent sidewalk, standard

commercial drive approach on Meines Street project frontage. Removal of existing improvements, and construction of transitional improvements on Meines, as directed by the City Engineer.

- E 9. Design public sidewalk in accordance with the State of California Accessibility Standards, Title 24 of the California Administrative Code.
- C 10. Submit "Record Revisions" to all design plans to reflect the improvements as constructed, and any changes made during construction.

WATER QUALITY/DRAINAGE

- E* 11. Obtain approval by the City Engineer of a Final Water Quality Management Plan (F-WQMP), prepared in accordance with the City's National Pollutant Discharge Elimination System (NPDES) permit requirements in effect at the time the Conceptual Water Quality Management Plan was approved unless subsequent City NPDES permits require otherwise. The F-WQMP shall (1) be prepared, signed, and sealed by a licensed Civil Engineer, (2) include Site Design Low Impact Development and Source Control Best Management Practices (BMPs) appropriate for residential development, (3) include a BMP implementation, operation, and funding mechanism, and (4) be certified by the property owner. The property owner shall also enter into a Stormwater BMP Transfer, Access, and Maintenance Agreement with the City on standard City form. Include a copy of the recorded agreement in the F-WQMP. Construct BMPs in accordance with the approved F-WQMP. Include the project grading plan, landscape plan and utility plan with the first submittal of the F-WQMP.
- C 12. Submit two sets of WQMP BMP Exhibits with a "WQMP BMP As-Built Certificate" wet signed and sealed by the Engineer of Record. The Certificate shall state:

"I hereby certify that the Water Quality Management Plan Best Management Practices have been constructed under my supervision in accordance with the approved plans and are functional to the best of my knowledge."
- E* 13. Comply with applicable requirements of the National Pollutant Discharge Elimination System (NPDES) permit program. Provide written verification from the Regional Water Quality Control Board specifying the project's WDID number. Demonstrate erosion/ sediment control measures to be utilized during grading and construction.
- E* 14. Construct under sidewalk drain or area drains with curb cores to discharge overflow from underground infiltration basin into Meines Street right of way.

DEDICATION/ANNEXATION

- B* 15. Dedicate to the City, via a separate instrument, public right-of-way to provide a 30-foot half-width public street across the Meines Street frontage and 4.5' sidewalk easement as required with the construction of the commercial drive approach (City Std. 213).

FEES/PERMITS

- E 16. Obtain a grading and/or construction permit from the City Engineer prior to any on-site grading or construction within the City's right-of-way.
- D 17. Pay appropriate City fees for dedications, plan check, structural calculation review, on-site and off-site inspection, utility excavation permits, GIS map update, microfilming and storage of maps and plans, and other required fees.

UTILITIES/CONSTRUCTION

- E 18. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.
- C 19. Construct trash enclosure with a solid roof per City Standard 700.
- C 20. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary.
- C 21. Provide utility services to the proposed building, including sanitary sewers, water, electric, cable, internet, gas, and telephone. All onsite utilities are to be underground.
- C 22. Reconstruct existing public improvements removed or damaged during construction as approved by the City Engineer. Pavement repair, which may include A.C. overlay, T-cut trench repair and/or slurry seal shall be across all or a portion of damaged pavement as determined by the City Engineer.
- D 23. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.
- E 24. Plot all easements on grading plan and note disposition of any existing utilities, appurtenances, fences, and access roads.
- E 25. Provide overall lot dimensions. Plot location of existing utilities in the surrounding area and include existing lateral for sewer and water and fire hydrant.
- B 26. Destroy any abandoned wells on the property or similar structures that might result in contamination of underground waters in a manner approved by the City Engineer.
- B 27. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.
- E 28. At the time of formal development application, provide a preliminary title report for the subject site.



City of Highland, **FIRE PREVENTION DIVISION**, Conditions of Approval.

DATE : October 15, 2020

Page 1 of 7

APPLICANT : Dan Moore

ADDRESS : 27002 Meines Street

SITE LOCATION: North of Meines, West of Palm

FILE / INDEX No.: DRA 19-008

A tiered level of mitigation options has been developed and listed below are the systems and/or modifications required for your project. Compliance of the following items are a condition of **FINAL OCCUPANCY APPROVAL**. These conditions are required as acceptable solutions to the adverse fire conditions impacting firefighting and emergency operations accompanying the site/area. They will either assist in detection and extinguishment of the fire and/or facilitate the anticipated emergency operations.

This project is protected by the City of Highland Fire Department / Cal-Fire / California Department of Forestry and Fire Protection. Prior to any construction occurring on any parcel, the applicant shall contact the city of highland fire marshal office for verification of current fire protection development requirements. All new construction shall comply with the currently adopted California Fire Code and all applicable statutes, appendices, codes, ordinances, standards and policies of the City of Highland Fire Department/ Fire Prevention Division / Cal-Fire / California Department of Forestry and Fire Protection.

Fire Department Review of all projects is required.

ALL CONSTRUCTION (New and renovations to existing) SHALL COMPLY WITH THE CALIFORNIA FIRE CODE Along with amendments as adopted within the Highland Municipal Code (Ord. #411).

Note: All weather access roads (CFC) and fire hydrant/water system installations shall be in place, inspected and approved, **PRIOR** to combustible material being brought on site.

GENERAL.

1. **HF3:** A fuel break of one hundred (100) feet (brush and weed clearance) is required prior to construction. The clearance shall be maintained on a year-round basis. **CFC & HMC**

2. **HF31:** Approved fire hydrant pavement markers (blue dots) shall be installed at every hydrant.
3. **HF40:** Where an automatic extinguishing system or standpipe system is in place, system shall be serviced and maintained in operating condition according to NFPA and California State Fire Marshal requirements. **T19; CFC; NFPA**
4. **HF51:** The main electrical panel and all sub-panel(s) shall be labeled on inside cover for all circuits. **CEC**
5. **HF52:** Water heater (fuel fired), shall be properly vented to exterior of structure. Water heater shall be seismic strapped to wall and be located 18" above a garage floor. **CBC**
6. **HF55:** Commercial exit requirements:
 - A. Required exit doors shall be maintained in an operable condition at all times
 - B. Required exit doors shall swing outward and away in the direction of exit travel.
 - C. Obstructions shall not be placed in the required width of an exit. Exits shall not be blocked or locked shut or obstructed in any manner during business hours.
 - D. Exit paths shall be illuminated when structure is occupied.
 - E. Exit path illumination shall be supplied from two (2) sources of power when occupant load is one hundred (100) persons or more.
 - F. When exit way/exit pathway and/or exit doorway is not easily identified, additional exit signs shall be installed.
7. Exit signs shall be internally or externally illuminated by two lamps or shall be of the self-luminous type. **CFC; CBC**
8. **HF60:** Additional plans for access, fire safety systems, fire lanes and signage, gates, storage, or other special conditions may be requested for review, conditioning and approval by the fire marshal.
9. **HF56:** All flammable and combustible liquid storage and dispensing shall be in accordance with applicable sections of the **CFC, T-19** and city codes and ordinances.
10. **HF48:** A class "A" roof covering structure with "bird stops" shall be installed.

ACCESS:

11. **HF7:** Fire department **access** roads shall meet the fire dept. minimum unobstructed width of twenty (20) feet. (twenty-six (26) feet within FR-1&2

zones). **This standard shall not lessen other agency requirements.** Access roads shall be paved (asphalt/concrete) and in place **prior** to delivery of combustible building materials on site. Roads shall be designed and constructed to meet adopted city standards. **CFC**

12. **HF8:** All access roads, public, private streets and residential driveways shall maintain a minimum vertical clearance of thirteen (13) feet-six (6) inches. **CFC**
13. **HF11:** Fire department access roadway(s) and/or public/private street(s) exceeding one hundred fifty (150) feet in length shall provide an approved turn-around at the terminus (**cul-de-sac**). Minimum radius shall be **not less than forty (40)** feet. Or as approved by the fire marshal. Cul-de-sacs providing access to perimeter emergency access roads shall have a minimum radius of forty four (44) feet. **CFC / APPENDIX D, SBCO TRANSPORTATION STD**
14. **HF12:** Fire department access roadway(s); public/private street(s) and driveways shall not exceed 12% grade. **CBC / APPENDIX D, HMC**
15. **HF13:** Fire department access roadway(s); shall extend to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building.
An access road, approved by the fire dept., shall be provided to within fifty (50) feet of all structures when the natural grade between access road and structure is in excess of 30%.
Where an approved access road cannot be provided, a fire protection system shall be required and approved by the fire department. **CFC**
16. **HF15:** "Phased" projects may be required to provide a minimum of two (2) remote points of approved access during construction. A secondary access, for fire and other emergency equipment and for routes of escape, which will safely handle evacuations. **CFC - APPENDIX D**
17. **HF19:** **Manually** operated gates across fire department access roadways, public and/or private streets and driveways, shall be equipped with approved emergency key-operated "**KNOX**" padlock or box containing key to open the private lock. For **automatic** gates, a "**KNOX**" emergency access switch, shall be installed, at location determined by fire department, and shall over-ride all command functions and open gate automatically upon activation. All automatic gates shall have a manual over-ride for use during loss of electric power. "**KNOX BOX**" request form is available from the fire marshal or may be ordered directly from www.knoxbox.com (specify City of Highland, CA) **CFC – Appendix D**
Note: The city of Highland also requires an electronic "H" key system (Ord. #320) for multi-family, gated communities or secured storage facilities.
HMC

18. **HF24:** "NO PARKING – FIRE LANE" signs shall be posted at locations designated by fire marshal. Fire lane curbs shall be painted red, with white letters stating, "NO PARKING – FIRE LANE" on top, not face. **CFC - APPENDIX D**

19. **HF54:** commercial and industrial structures-occupancies and gated complexes shall have a "**KNOX BOX**" system installed on the exterior of the building(s) or complex. Location of device to be determined by the fire department. The box shall contain keys necessary to gain access and may contain pre-plans and MSDS information as required by the fire department. New and existing multi-tenant commercial buildings shall provide a 'KNOX' box large enough to contain keys to access each individual tenant space. Installation location(s) to be determined by the fire marshal. The box shall contain clearly marked keys to each tenant space or other areas as determined by the fire marshal. **CFC**

20. **HF61:** Aerial fire apparatus access roads. **Where required:** buildings or facilities **exceeding 30-feet** in height above the lowest level of fire dept. Vehicle access shall be provided access roads capable of accommodating aerial apparatus. **Width:** aerial apparatus access roads shall provide a minimum unobstructed width of **26-feet** in the immediate vicinity of any building exceeding 30-feet in height. **Proximity to buildings:** aerial apparatus access roads shall be located a minimum of 15-feet to a maximum of 30-feet from the building, and shall be positioned parallel to one entire side of the structure, as approved by the fire code official. **CFC APPENDIX D**

WATER:

21. **HF25:** Minimum required fire flow, as determined by i.s.o. formula, is as follows:

RESIDENTIAL; GPM =1500; at 20 psi residual; for 2 hour duration.

COMMERCIAL; GPM = 3000; at 20 psi residual; for 3 hour duration.

System shall be looped with minimum eight (8) inch mains; six (6) inch laterals, six (6) inch risers; six (6) inch dia. Hydrants with two 2 ½" outlet(s) and one 4" outlet.

CFC APPENDIX B AND C

Note: Hydrants shall meet EVWD standards.

22. **HF29:** Fire hydrant spacing shall be:

Single family residential: 500 FEET

Multi-family residential: 300 FEET

High density residential: 300 FEET

Commercial retail: 300 FEET

CFC / APPENDIX B AND C.

Note: Existing fire hydrants (off-site) can be included if they meet spacing requirements. Hydrants shall not be located at the 'bulb' end of cul-de-sacs.

23. **HF26:** Three sets of water delivery system plans, designed to meet the required fire flow for this project and/or development, shall be submitted to the fire department for review and approval. **CFC**
24. **HF27:** Applicant-developer shall provide a letter from the water company serving the project-development, verifying financial arrangements have been made and bonded for the required water improvements. **CFC**
25. **HF28:** Fire hydrants shall be installed, inspected and operational as per approved water system delivery plans **prior** to any framing, construction or delivery of combustible materials to project site. **CFC / CFC**
26. **HF30:** Private, on site fire hydrant(s) – yard hydrant(s)- capable of supplying required fire flow shall be installed at location(s) identified by the fire department. System shall be looped with minimum eight (8) inch mains; six (6) inch laterals, six (6) inch risers; six (6) inch dia. hydrants with one 2 ½" outlet and one 4" outlet. **CFC / APPENDIX B AND C**
27. **HF38:** Approved fire hydrant(s) capable of supplying required fire flow, shall be provided to all premises upon which facilities, buildings or portions of buildings are constructed or moved within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a fire hydrant on a public street, as measured by an approved route around the exterior of the facility or building, additional fire hydrants or on-site fire hydrants, meeting the required fire flow, shall be provided. **CFC APPENDIX B AND C**

ADDRESSING – IDENTIFICATION:

28. **HF21:** **Commercial and multi-family residential** address numbers shall be displayed on all **new and existing** structures in such a manner as to be plainly visible and legible from the access roadway or street. Numerals shall be of a contrasting color to the building and electrically illuminated.
Minimum size of the numerals shall be 8" height, 3/4" stroke, or as approved by the fire marshal.
Industrial occupancies shall have address numbers of 12" height, 1" stroke and shall be electrically illuminated so as to be visible and legible from access roadway or street.
Note: Depending on height and setback of a building, larger numerals may be required and at additional locations on the building, as determined by a case-by-case review.
HMC
29. **HF22:** Commercial-retail structures with rear access shall display address numbers on rear entry doorways, **4"** in height, 1/2" stroke, on contrasting background. **CFC**

FIRE PROTECTION & ALARM SYSTEMS:

30. **HF36:** Automatic fire sprinklers shall be installed according to **NFPA 13** and fire dept. requirements. Submit three (3) sets of shop plans with material cut sheets and hydraulic calculations, indicating the type of occupancy, type of materials to be stored (if any), for fire dept. review and approval prior to any installation. Submit copy of California C-16 license. **CFC; CBC; HMC**
31. **HF37:** Automatic fire sprinkler control devices (P.I.V & O.S.&Y.) Shall be visible from fire dept. access roadway, and identify system being controlled and address of structure.
Fire Dept. Connection (FDC) shall be located no closer than forty (40) feet and not to exceed one hundred fifty (150) from structure. Required fire hydrant shall have a maximum distance from FDC of thirty (30) feet. FDC shall identify address and system of structure being protected. **CFC**
32. **HF41:** A minimum of one 2A-10BC fire extinguisher shall be installed for each 3,000 sq.ft. of floor area. Travel distance to any one fire extinguisher shall not exceed 75 feet. Additional fire extinguishers, size and class to be determined by fire department, may be required. Fire extinguishers shall be serviced bi-annually and shall have a current State Fire Marshall service tag attached. Fire extinguishers are to be serviced every two years and inspected & tagged every year. **CFC; NFPA**
33. **HF43:** An automatic fire detection and alarm system meeting the requirements of CFC 907, CBC and NFPA 72 shall be installed. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to the fire department for review and approval prior to installation. **CFC; CBC; NFPA**
34. **HF44:** An automatic smoke removal system may be required. The system shall comply with CFC and CBC requirements. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to the fire department for review and approval prior to installation. **CFC; CBC**
35. **HF45:** An automatic smoke ventilation system – fusible link type, may be required. Roof vent, venting ratios and draft curtains shall be provided. Three (3) sets of shop plans with material cut sheets and calculations shall be submitted to the fire department for review and approval prior to installation. **CFC**
36. **HF57:** A pre-staged fire attack station(s) shall be installed in accordance with fire department requirements. The number required and the spacing of shall be determined at the time of water plan submittal. Fire attack stations shall be

provided with tamper switches and shall be monitored by an approved central monitoring service.

37. **HF60:** California Fire Code, **FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION**, shall apply to this project. it is the responsibility of the project manager to meet with the fire marshal to discuss requirements specific to this project.
38. **HF61: TENANT IMPROVEMENT.** Review the 'tenant improvement information' handout. If any of the items listed apply to this project, they must be included in the 'fire department notes' section on the plan.
39. **HF62:** Additional plans for access, fire safety systems, storage or other special condition may be requested for review, conditioning and approval by the fire marshal.
40. **HF63:** Submit to fire marshal's office: **one copy** of building and/or structure plans for fire department review.

Craig Sanchez, Fire Marshal
City of Highland Fire Prevention
(909) 864-8732 x 248



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: November 3, 2020

FROM: Lawrence A. Mainez, Community Development Director

REVIEWED BY: Kim Stater, Assistant Community Development Director *KS*

PREPARED BY: Salvador Quintanilla, Associate Planner *SNQ*

SUBJECT: Conditional Use Permit (CUP) No. 20-002 is to establish a cocktail lounge with a State of California Alcohol Beverage Control (ABC) license, Type 48 (On-Sale General – Public Premises) for the sale and consumption of beer, wine, and distilled spirit and live entertainment.

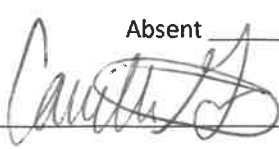
LOCATION: 26485 Base Line, (APN Nos.: 1192-101-02 & -03)

APPLICANT: S & S Cocktail Lounge, David Evitt

RECOMMENDATION: Staff recommends the Planning Commission adopt Resolution 2020 - _____, approving a Conditional Use Permit (CUP No. 20-002), to operate a cocktail lounge with a Type 48 (On-Sale General – Public Premises) ABC license for the sale and consumption of beer, wine, and distilled spirit and establish live entertainment.

PUBLIC NOTICE: A Public Hearing Notice was published in the Highland Community News on October 23, 2020. The Notice was posted on the City's website and at the three (3) designated public posting locations per City Council Resolution. The Notice was mailed to interested agencies and property owners within 300 feet of the site.

ENVIRONMENTAL REVIEW / BACKGROUND: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section

Approved _____	Motion _____	Second _____	Agenda Item No. <u>5</u>
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		
 Recording Secretary		 Community Development Director	

15301, Class No. 1 (Existing Facilities) as the project involves the issuance of an ABC license by another public agency and minor exterior expansions.

DESCRIPTION OF THE SITE: S & S Cocktail Lounge will be located within an existing commercial shopping center on the south side of Base Line and west of Victoria Avenue. The center includes an "L-shaped" multi-tenant commercial strip center and a vacant freestanding building (previously occupied by MPS Bar). The freestanding building is vacant and will be occupied by the Applicant. The center is considered was grandfathered in and the structure and use is similar to the previous use, therefore no other on-site improvement will be required as would be triggered if the structure and/or use were proposed to expand 50%. The existing shopping center is developed with 58 parking spaces and four (4) ADA parking spaces. The project site is access via Base Line and Victoria Avenue.

PREVIOUS ACTION: The prior tenant, MPS Unicorn Bar was previously approved and established as a bar by the County of San Bernardino prior to the City being incorporated in 1987. Based on the City's records the bar went out of business in February 2019. On February 28, 2019, The State of California Alcohol and Beverage Control (ABC) cancelled the previous ABC license.

BACKGROUND: The project site comprised of two (2) parcels totaling approximately 1.14 acres. The "L-shaped" parcel contains two (2) buildings; a multi-tenant strip-center and a freestanding building. The "L-shaped" multi-tenant commercial building is approximately 10,098 square-feet and it currently has a donut shop, healthy lifestyle & dance, nail salon, 99 cent store, and meat market. The freestanding building is approximately 1,294 square feet and was previously occupied by the MPS Unicorn bar, with a Type 48 ABC license. As stated above, when the bar went out of business, the Type 48 license was cancelled by ABC.

PROJECT REVIEW: The Applicant submitted a CUP Application on March 4, 2020 to establish a cocktail lounge with live entertainment. The S & S Cocktail Lounge will operate a full service bar to sell beer, wine, and distilled spirits. The cocktail lounge will have live entertainment with groups of 2 to 3 piece band on a 7' X 6' stage area. The proposed use will require the Applicant obtain a Type 48 license from ABC. Pursuant to ABC a Type 48 license is defined as follows:

"(Bar, Night Club) Authorizes the sale of beer, wine and distilled spirits for consumption on the premises where sold. Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are not allowed to enter and remain (see Section 25663.5 for exception, musicians). Food service is not required."

The zoning for this site is Planned Commercial (PC) which permits alcohol sales with the approval of a CUP.

	Existing Use	General Designation	Plan Zoning Designation
Site	Neighborhood Shopping Center	Planned Commercial	Planned Commercial (PC)
North	Gas Station/ Neighborhood Shopping Center	Mixed Use	Mixed Use (MU)
South	Vacant Parcel	Planned Commercial	Planned Commercial (PC)
East	Previously occupied Automotive Repair Shop and Liquor Store	Planned Commercial	Planned Commercial (PC)
West	Vacant Parcel	Planned Commercial	Planned Commercial (PC)

ANALYSIS: The Applicant is requesting a Conditional Use Permit to serve alcohol and provide live entertainment at the subject location (S & S Cocktail Lounge).

The proposed interior modifications to the building include updating the restrooms to be ADA compliant, adding tables and chairs, and develop a stage area (7' X 6') for the live entertainment.

The Applicant is proposing to operate the S & S Cocktail Lounge from 10:00 a.m. to 2:00 a.m. Monday through Sunday and the live entertainment will be Friday, Saturday and major holidays from 7:00 p.m. to 1:00 a.m. The Conditional Use Permit entitlement has been conditioned with these hours of operation.

The proposed S & S Cocktail Lounge is located within the boundary of Census Tract 76.01, which ABC authorizes a maximum of five (5) "on sale" licenses for this geographic area. As of 2020, the number of businesses with "on sale" licenses is one (1). The existing ABC license is as follows:

Business Name	Address	License Type	License Description
Mariscos Espinoza	25755 Base Line	Type 41	On-Sale Beer & Wine

Since the census tract is not over concentrated, the Planning Commission is not required to make a finding for public convenience or necessity. The approval of this CUP permit will increase the total number of ABC licenses to two (2) in the census tract.

The Sherriff's Department provided a crime report for the Police District (District HI009) where the business is located. The total calls for service within the time frame of June 2018 through June 2020 was 2,508. However, the Sherriff's Department received only

33 calls for service for this shopping center during the above-referenced time frame. Based on the number of calls for service, the Sherriff's Department did not provide staff with any written comments in the opposition on the cocktail lounge.

Additionally, the site is appropriate for the proposed use because it has operated in a similar fashion with live entertainment until February 2019. Staff recommends approval of the subject CUP for the proposed S &S Cocktail Lounge. However, should the Applicant lose their State ABC License or should there arise any significant issues, the Conditional Use Permit may be revoked by action of the Planning Commission.

Exhibits:

- A. Project Location Aerial Map
- B. Site Plan
- C. Floor Plan

Attachments:

- 1. Project Resolution No. _____ with Conditions of Approval
- 2. Police Data – Crime Report and Calls For Service
- 3. Photos of the Existing Commercial Building

Exhibit “A”

Project Location Aerial Map

26485 Base Line

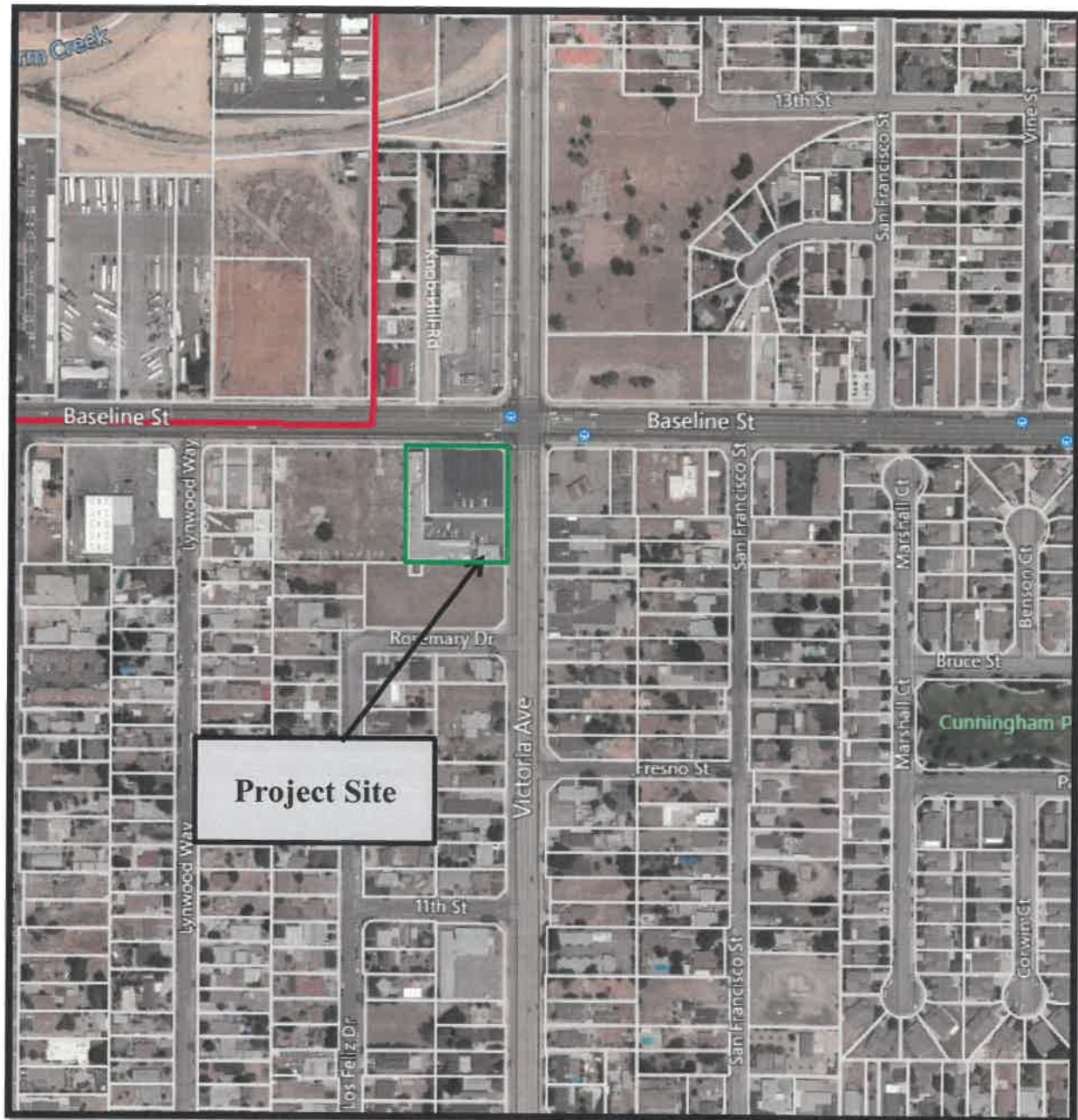


Exhibit “B”

Site Plan

GENERAL NOTES

SEE SHEET A1 FOR DEMO PLAN
SEE SHEET A1 FOR FLOOR PLAN

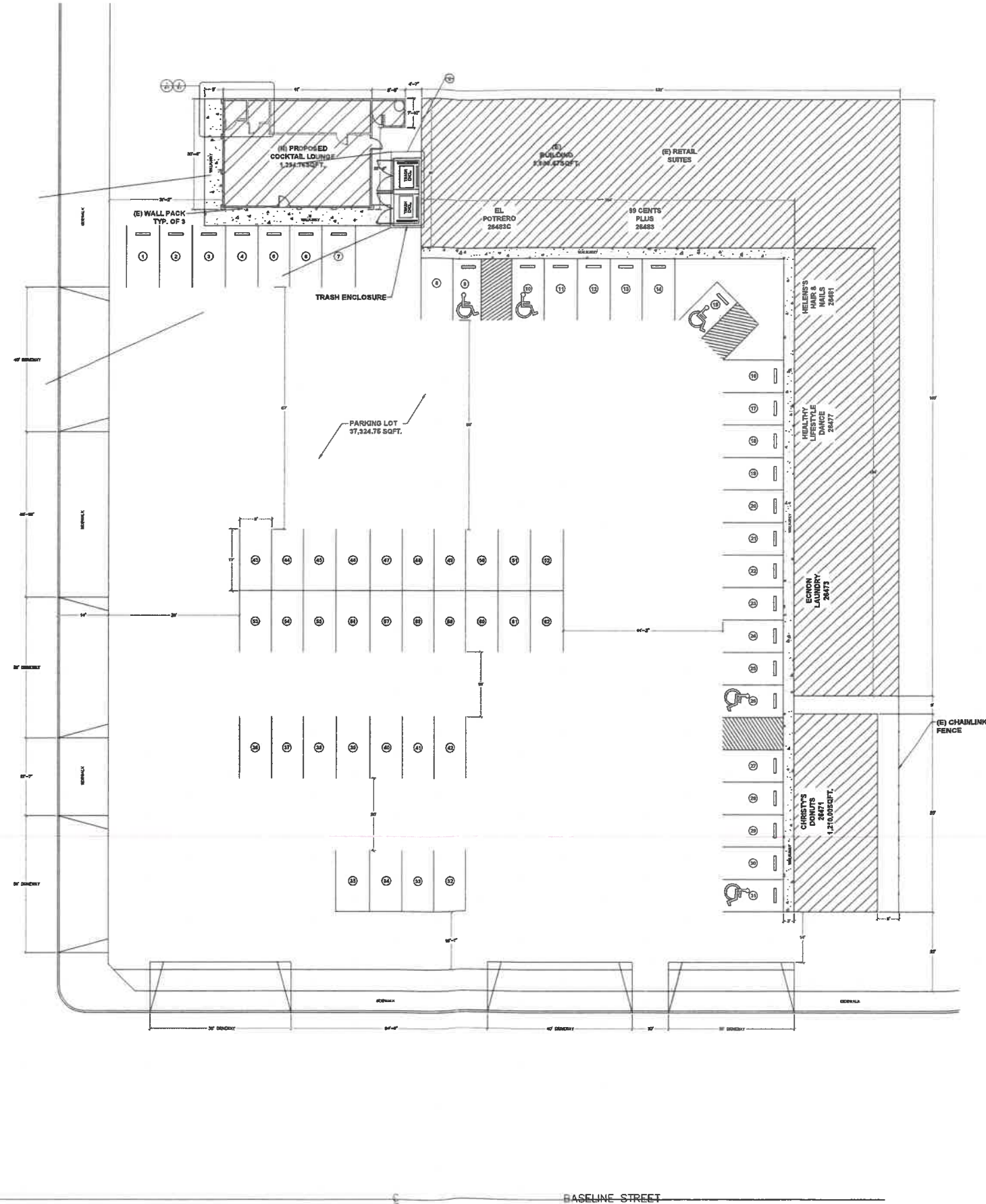


(E) TRASH ENCLOSURE

VICTORIA AVE

SITE PLAN

SCALE: 1/16"=1'-0"



BASELINE STREET

SHEET INDEX

T-1 SITE PLAN
A-1 DEMO PLAN & FLOOR PLAN
A-2 ELEVATIONS

PROJECT DESCRIPTION

CONDITIONAL USE PERMIT:

TYPE 48
FOR COCKTAIL LOUNGE

APN# 1192-101-02 & 1192-101-03
LOT# 02 & 03

ASSESSORS MAP BOOK 1192
PAGE 10
COUNTY OF SAN BERNARDINO

(E) SHOPPING CENTER SQFT. = 10,098.67 SQFT.
(N) PROPOSED LOUNGE SQFT. = 1,294.76 SQFT.
PARKING LOT SQFT. = 37,324.75 SQFT.

TOTAL NUMBER OF PARKING SPACES: 62
TOTAL NUMBER OF ADA PARKING SPACES: 5

HOURS OF OPERATION
10:00AM TO 2:00AM SUNDAY THROUGH SATURDAY

CONSULTANT

DICK EVITT

ALL STAR REALTY
5905 WINNCLIFF DR.
RIVERSIDE, CA 92509
909-821-6426

VICINITY MAP



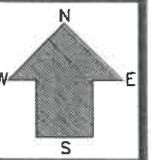
VISIONARY ADVANCEMENT

Aaron Duchane
2807 DENTON ST.
RIVERSIDE, CA 92507

SITE PLAN

COCKTAIL LOUNGE

BOB SINGH
26485 BASELINE ST.
HIGHLAND, CA 92346



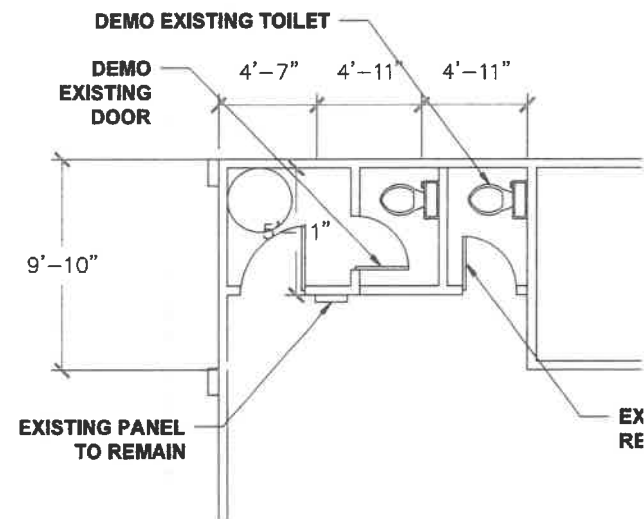
SHEET NO.

T-1

OF SHEETS

Exhibit “C”

Floor Plan



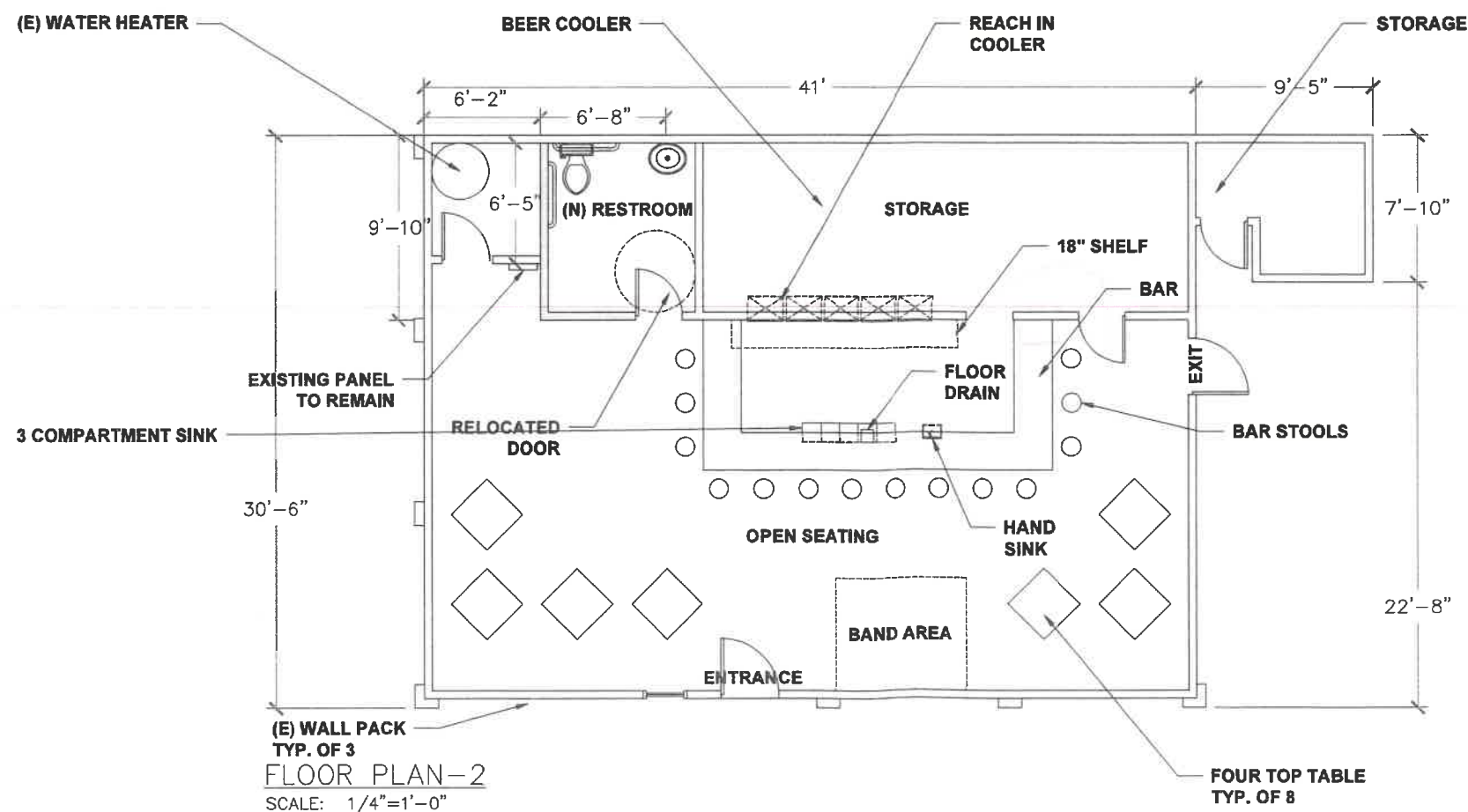
RR DEMO FLOOR PLAN-1
SCALE: 1/4"=1'-0"

DEMOLITION NOTES:

1. EXISTING URINAL TO BE DEMOLITIONED.
 2. EXISTING TOILET TO BE DEMOLITIONED.
 3. EXISTING SINK TO BE DEMOLITIONED.
- EXISTING WALL TO BE REMOVED.

NEW CONSTRUCTION NOTES:

1. NEW ADA TITLE 24 RESTROOM ALL SEX.
- NEW WALL TO BE INSTALLED.



PROJECT DESCRIPTION

CONDITIONAL USE PERMIT:

TYPE 48
FOR COCKTAIL LOUNGE

APN# 1192-101-02 & 1192-101-03
LOT# 02 & 03

ASSESSORS MAP BOOK 1192
PAGE 10
COUNTY OF SAN BERNARDINO

CONSULTANT

DICK EVITT

ALL STAR REALTY
5905 WINNCLIFF DR.
RIVERSIDE, CA 92509
909-821-6426

VICINITY MAP



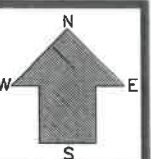
VISIONARY ADVANCEMENT

Aaron Duchane
2807 DENTON ST.
RIVERSIDE, CA 92507

FLOOR PLAN

COCKTAIL LOUNGE

for
BOB SINGH
28485 BASELINE ST.
HIGHLAND, CA 92346



SHEET NO. 10

A-1

OF SHEETS

Attachment No. 1

Project Resolution No. 20-____ with Conditions of Approval

RESOLUTION NO. 2020-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP) NO. 20-002 FOR THE ESTABLISHMENT OF AN APPROXIMATE 1,294 SQUARE-FOOT COCKTAIL LOUNGE WITH A STATE OF CALIFORNIA DEPARTMENT OF ALCOHOL BEVERAGE CONTROL (ABC) TYPE 48 (ON-SALE GENERAL – PUBLIC PREMISES) LICENSE AND ESTABLISH LIVE ENTERTAINMENT (S & S COCKTAIL LOUNGE) IN AN EXISTING COMMERCIAL SHOPPING CENTER, LOCATED AT 26485 BASE LINE (APN NOS.: 1192-101-02 & -03)

A. RECITALS

1. On March 4, 2020, the Applicant, Dick Evitt, applied for a Conditional Use Permit (CUP No. 20-002) to establish an approximate 1,294 square-foot cocktail lounge with a Alcohol Beverage Control Type 48 (On-Sale General – Public Premises) License and establish live entertainment within a cocktail lounge in a freestanding building (vacant) within a commercial shopping center, located at 26485 Base Line, Highland, CA.
2. All legal prerequisites to the adoption of this resolution have occurred.
3. Pursuant to California Environmental Quality Act (CEQA), the Project is Categorically Exempt per the CEQA Guidelines, Section 15301, Class No. 1 (Existing Facilities). There is no further environmental review required.

B. RESOLUTION

NOW THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Highland as follows:

- Section 1. The Planning Commission finds that all of the facts set forth in the Recitals, Part “A” of this Resolution, are true and correct.
- Section 2. Based upon substantial evidence presented to the Planning Commission during the November 3, 2020, Public Hearing, including public testimony and written and oral staff reports, the Planning Commission finds as follows:
- a. All necessary Public Hearings and opportunities for public testimony and comment have been conducted in compliance with State Law and the Municipal Code of the City of Highland.

Section 3. Findings of Fact (Conditional Use Permit)

- a. Highland Municipal Code (HMC) Section 16.08.050.E.1, the proposed use is permitted within the subject district pursuant to the provisions of this section, and complies with all of the applicable provisions of this title; and is consistent with the goals, policies, and objectives of the Highland General Plan, and the applicable development policies and standards of the city.

Response: The cocktail lounge (with a Type 48 ABC license) and the live entertainment are conditionally permitted in the Planned Commercial (PC) zoning district. The current application, Conditional Use Permit No. 20-002 is requesting to establish a cocktail lounge with a Type 48 (On-Sale General – Public Premises) ABC license to permit the sale and on-site consumption of all types of alcoholic beverages and establish live entertainment within an existing 1,294 square-foot vacant commercial building in an existing commercial shopping center. The center was grandfathered in and the structure and use is similar to the previous use, therefore no other on-site improvement will be required as would be triggered if the structure and/or use were proposed to expand 50%. The site will continue as a multi-tenant commercial shopping center, as a much-desired use in the zone and the City. All policies related to the establishment of live entertainment and the ABC license will be satisfied with the conditions of approval.

- b. HMC Section 16.08.050.E.2, the proposed use would not impair the integrity and character of the district in which it is to be established or located.

Response: As noted above, the existing vacant commercial building could be used as a cocktail lounge (sale of alcoholic beverage) with live entertainment. The proposed use is permitted with the approval of a CUP within the Planned Commercial (PC) zoning district. The proposed use will not be in conflict with the surrounding uses in the commercial center in which it is located. The surrounding uses in the shopping center include a meat market, laundromat, 99 cent store, donut shop, healthy lifestyle & dance, nail shop and similar small retail businesses. The Planned Commercial district is meant to support and foster uses such as the proposed use with a CUP. There has been a cocktail lounge that was previously established in the County of San Bernardino until it close down in 2019. The center was grandfathered in and the

structure and use would not impair the integrity and character of the shopping center.

- c. HMC Section 16.08.050.E.3, the site is suitable for the type and intensity of use or development which is proposed.

Response: The 1.14 acre parcels have an existing “L-shaped” multi-tenant commercial building with suitable commercial and complimentary uses. The site was developed prior to the City of Highland being incorporated. The site is grandfathered in due to the fact the commercial center was constructed prior to the City's incorporation. In addition, no other on-site improvement will be required as would be triggered if the structure and/or use were proposed to expand beyond 50%.

- d. HMC Section 16.08.050.E.4, there are adequate provisions for water, sanitation, and public utilities and services to ensure public health and safety.

Response: The project site is currently served by water, sewer, public utilities, and by the City of Highland Fire and Police Departments. There are adequate provisions for water, sanitation, and public utilities and services to ensure public health and safety.

- e. HMC Section 16.08.050.E.5, the proposed use will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity.

Response: The establishment of a cocktail lounge with a Type 48 ABC license and live entertainment within the cocktail lounge in an existing commercial building is not anticipated to cause any damage or harm to the properties or improvements in the area. The use will not change from what was previously approved and occupied. It will continue to blend with the existing commercial center, complementing the adjoining businesses and providing an opportunity where patron can have an late alcoholic drink during the hours of operation as established in the conditions of approval. Should the ABC license and live entertainment for a cocktail lounge be found to be problematic in the future, the CUP may be revoked upon action by the Planning Commission. Also, the Fire and Police Station are approximately ½ mile away from the project site which will reduce the response time for anyone in need of help.

- f. HMC Section 16.08.050.E.6, the proposed use would not result in a significant effect on the environment.

Response: The use will be contained within an existing freestanding building on an existing developed site. The establishment of a cocktail lounge and live entertainment within an existing building will not result in a significant effect on the environment, and therefore is Categorically Exempt per Section 15301, Class No. 1 (Existing Facilities), of the California Environmental Quality Act (CEQA).

Section 4. Based on the findings of fact and conclusions set forth above, the Planning Commission approves CUP No. 20-002 to establish a cocktail lounge with a Type 48 (On-Sale General – Public Premises) ABC License and live entertainment within an existing freestanding commercial building, located at 26485 Base Line (APN Nos.: 1192-101-02 and -03) by adopting the conditions of approval attached hereto and incorporated herein by reference as Exhibit “A-C”.

C. ADOPTION OF RESOLUTION.

The City Clerk shall certify to the adoption of this Resolution and shall cause the same to be published or posted in the manner prescribed by law.

PASSED, APPROVED AND ADOPTED this 3rd day of November, 2020.

ATTEST:

TBD, Chair
Planning Commission

Lawrence A. Mainez
Community Development Director

EXHIBIT “A”

CITY OF HIGHLAND PLANNING DIVISION CONDITIONS OF APPROVAL

Date: November 3, 2020
Applicant: S & S Cocktail Lounge, Dick Evitt (Applicant)
Project No: Conditional Use Permit (CUP) No. 20-002
Proposal: The Applicant is requesting for the establishment of a cocktail lounge with a State of California Alcohol Beverage Control (ABC) license, Type 48 (On-Sale General - Public Premises – Bar/Nightclub) for the sale and consumption of beer, wine, and distilled spirit and live entertainment for a cocktail lounge located in an existing building within a commercial shopping center.
Location: 26485 Base Line. Located on the southwest corner of Base Line and Victoria Avenue.

PLANNING CONDITIONS

These conditions of approval represent the Planning Divisions conditions of approval and are meant to be one part of overall conditions of approval that may include, Engineering, Public Works, Building and Safety, Fire Department, and other agency conditions of approval.

The conditions below are continuing conditions. Failure of the applicant and/or operator to comply with any or all said conditions at any time shall result in the revocation of this permit granted to use the subject property.

1. This Conditional Use Permit approval shall become null and void:
 - a. Unless all conditions have been complied with and the occupancy or use of the land or existing structures authorized by such conditional use permit approval has occurred within twelve (12) months from the approval date of said conditional use permit.
 - b. Where circumstances beyond the control of the applicant cause delays which do not permit compliance within the time limitation established in this section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional twelve (12) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the Planning Division a minimum of thirty (30) calendar days prior to the expiration of the conditional use permit approval. Such application shall be filed together with the city's processing fee, as established by the City Council.

2. This approval is for a cocktail lounge with a Type 48 (On-Sale General – Public Premises) ABC License and live entertainment within the cocktail lounge (S & S Cocktail Lounge).
 - a. Hours of operation for the sale and consumption of alcohol shall be limited between the hours of 10:00 a.m. to 2:00 a.m., seven (7) days a week.
 - b. The business owner/licensee or management may allow incidental live entertainment only between the hours of 7:00 p.m. and 1:00 a.m. on Friday, Saturday, and major Holidays. Live Entertainment is defined as having a 2-3-piece band on a 7'x6' stage. The incidental live entertainment may be a solo artist, duo, trio or group to provide background music for the cocktail lounge. The incidental live entertainment shall not be used as a promotional event but shall be intended solely for the enjoyment of cocktail lounge patrons. The incidental live entertainment shall be allowed on the platform (7' X 6') area only and shall not be moved or relocated without the express written permission of the Planning Department.
 - i. Amplified music shall not be audible outside the walls of the business establishment so as to disturb the peace, pursuant to the guidelines of Chapter 8.50 (Noise Control).
3. After a six (6) months review of the operation of the CUP, the Community Development Director may bring a status report to the Planning Commission, identifying impacts or failure to comply with the conditions of approval.
4. Litter shall be removed daily from the premises, including adjacent public sidewalks and all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis to control debris.
5. "Loitering is Prohibited" Signs shall be posted on and around the subject premises. Size and location shall be approved by the Property Owner and the City of Highland Planning Division.
6. The applicant and business owners of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective.
7. Current and future property owners, business managers, operators, etc. shall be responsible for ensuring and complying with all conditions of approval contained herein.
8. The applicant shall agree to defend, at his sole expense, any action brought against the city, its agents, officers, or employees, because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the city, its agents, officers, or employers, for any court costs and

attorney's fees which the city, its agents, officers or employees may be required by a court to pay as a result of such action. The city may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of his obligations under this condition.

9. All requirements of the Department of Alcohol and Beverage Control (ABC) shall be complied with and such requirements shall become part of these conditions of approval by reference.
10. Any revisions, modifications to the ABC License, as prepared by the State of California Department of Alcoholic and Beverage Control or any modifications to any conditions listed herein, must be submitted to the Planning Division; additional review and approval may be required by the Planning Commission.
11. Prior to issuance and approval of the Type 48 License by State Department of Alcohol and Beverage Control (ABC), the Applicant shall comply with Section 16.40.480 Video Monitoring Systems, of the City of Highland Land Use and Development Code.
12. Should at any time, the ABC License issued to the applicant by the State of California be surrendered or abandoned, this Conditional Use Permit shall automatically become null and void.
13. Graffiti shall be removed from the premises and all parking lot areas under the control of the licensee within 48 hours. The color of the paint used to cover the graffiti shall be of a similar color to the building surface.
14. The sign(s) identifying the business shall comply with the City of Highland sign requirements. All signs shall be reviewed under a separate Accessory Sign Review (ASR) application. An ASR application shall be approved and a permit issued prior to the installation of any sign.
15. The exterior of the premises, including all entrances, walkways, adjacent public sidewalks and all parking lots under the control of the licensee shall be illuminated at a minimum of one (1) foot candle of light during all hours of darkness during which the premises are open for business in a manner, so that persons standing in those areas at night are identifiable by law enforcement personnel. All luminaries utilized are required to have vandal resistant light fixtures.
16. No alcoholic beverages shall be consumed outside of the building of an on-sale retail establishment.
17. The side doors shall be kept closed at all times during operation of the premises except in the case of emergency or to permit deliveries. Panic hardware on doors shall comply with all City and Fire Agency code requirements.

18. At any time the Community Development Director may bring a status report to the Planning Commission identifying impacts or failure to comply with conditions resulting from the Conditional Use Permit (CUP) approval. Such status report may contain a police report regarding calls for service at the location. Nothing herein shall modify or limit the City's authority to regulate the business or modify or revoke the permit upon the City's determination that the business is being operated in a manner adverse to the public's health, safety, and welfare.
19. The operation of the business shall not violate any federal, state, or local laws or ordinances, including the rules, regulations and orders of the California Department of Alcoholic Beverage Control (ABC) and all conditions of approval within the City of Highland's Conditional Use Permit. Failure to comply with these requirements shall constitute grounds for revocation of the CUP.
20. Any revisions, modifications to the live entertainment or any modifications to any conditions listed herein, must be submitted to the Planning Division; additional review and approval may be required by the Planning Commission.
21. The Applicant shall provide a California licensed, uniformed security guard(s) during the operation of the Live Entertainment (Friday, Saturday and major holidays from 7:00 p.m. to 1:00 a.m.).
22. The applicant shall obtain a building permit for any interior and exterior modifications to the existing building.

PUBLIC WORKS CONDITIONS

23. The property owner and/or applicant shall construct a trash enclosure per the satisfaction of the City Engineer, Community Development Director and State of California.

Attachment No. 2

Crime Report and Calls for Service

POLICE DATA

CRIME REPORT			
Time frame – June 2018 - June 2020			
Shopping Center Data			
DISTRICT	PART I	PART II	Total
HI009	8	9	17

CALLS FOR SERVICE			
Time Frame - January 2019 - May 2020			
DISTRICT	Shopping Center	District Total	Percentage
HI009	33	2,508	Less than .01%

- Part I Crimes include homicide, rape, robbery, burglary, larceny, arson, aggravated assault, and auto theft.
- Part II Crimes are all other crimes including, but not limited to forgery, counterfeiting, fraud, sex offenses, drug abuse, vandalism, vagrancy, and other minor offenses.

Attachment No. 3

Photos of the Existing Commercial Building

Facing the Parking Lot



Facing Victoria Avenue





STAFF REPORT

TO THE PLANNING COMMISSION

DATE: November 3, 2020

FROM: Lawrence A. Mainez, Community Development Director

REVIEWED BY: Kim Stater, Assistant Community Development Director *KS*

PREPARED BY: Salvador Quintanilla, Associate Planner *SNQ*

SUBJECT: Accessory Sign Review Application (ASR) No. 20-006 is a request to amend the 7-Eleven Sign Program previously approved by the Highland Planning Commission on August 21, 2018. The new proposal would increase the height and the overall sign area of two future monument signs which identify the gas station and future tenants along Greenspot Road and Boulder Avenue.

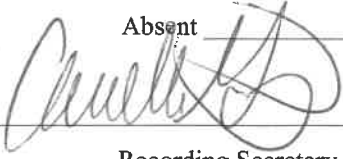
LOCATION: 28359 Greenspot Road (APN: 1201-361-28)

OWNER: Boulder Holdings, LLC, Jian Torkan

REPRESENTATIVE: Warner LeMenager with TNT Electric Sign Group

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution No. 2020-___ to approve Accessory Sign Application (ASR) No. 20-006 to amend the previously approved 7-Eleven Sign Program to increase the height and sign area of two (2) monument signs, subject to the Conditions of Approval, and Findings of Fact; and
2. Direct Staff to file a Notice of Exemption with the County Clerk of the Board.

Approved _____	Motion _____	Second _____	Agenda Item No. <u>6</u>
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		
 Recording Secretary		 Community Development Director	

FISCAL IMPACT: The Applicant submitted the required flat fee for processing a Sign Review Application.

ENVIRONMENTAL REVIEW: Amendment of the Sign Program & installation of the proposed signs is Categorically Exempt from environmental proceedings pursuant to Section 15311, Class No. 11 (Accessory Structures). The placement of a monument sign qualifies as a construction or placement of minor structures accessory to (appurtenant to) an existing commercial, industrial, or institutional facilities, including: (a) On-premise signs.

PUBLIC NOTICE: As required by City Council Resolution, notice of the public meeting was posted at the City's three (3) designated posting locations. In addition, the notice was posted on the City's website, and mailed to property owners within 300 feet of the project site. No further notice is required.

PUBLIC COMMENT: Staff received one public comment, which stated that the proposed 17-foot sign is too big and it should 5 to 6 feet tall. Also, the gas station is decreasing the property values of our home. (See Attachment No. 1 – Public Comment Letter)

DESCRIPTION OF SITE: The project site is located on the southwest corner of Greenspot Road and Boulder Avenue. The site is composed of a single parcel of approximately 3.82 acres (See Exhibit A. – Project Aerial Map). This site will have the future 7-Eleven convenience store with a gas station and a retail building. Pursuant to the previously approved sign program, the 7-Eleven building, canopy, and future retail building will have walls signs and two monument signs. One monument sign faces Boulder Avenue and the second faces Greenspot Road. The project site has a General Plan Land Use Designation and Zoning Designation of Planned Development (PD) and is within the Golden Triangle Policy Area.

PREVIOUS ACTION:

On August 21, 2018, the Planning Commission adopted Resolution No. 2018-012, approving Conditional Use Permit No. 17-002, Design Review Application No. 17-005, Accessory Sign Review No. 18-011, and Tentative Parcel Map No. 19824 for the construction of a 3,100 square-foot 7-Eleven Convenience Store with a six-pump fueling station with canopy, sign program, parking, landscaping, and off-site improvements on 1.41 acre portion of an approximate 3.82 acre site.

PROJECT REVIEW:

The project proposes to amend the Sign Program, Accessory Sign Review (ASR No. 18-011) by increasing the height of the two monument signs from 10'-6" to 17-feet tall and 11-feet tall (along Boulder Avenue and Greenspot Road) and increase the overall sign area for the monument signs from 96 to 106 square feet. The previously approved sign

program for the 7-Eleven center illustrates the design and development standards of the monument signs. The remaining signs within the previously approved sign program will not be modified.

ANAYLSIS:

Monument Signs

The project proposes the installation of two (2) monument signs. Monument Sign A is 11 foot tall by 12 foot wide with a 106 square foot sign area, installed on the east side of the main entrance along Greenspot Road. Monument Sign B is a 17 foot tall by 12 foot wide (with six (6) foot base) with an overall sign area of 106 square foot it identifies the 7-Eleven building, gas prices, and tenants in the future stand-alone building. Based on the visibility constraints along Boulder Avenue with a 2:1 slope, the monument sign is proposed to be 17-foot high which includes a six (6) foot high base to place the sign area portion of the sign at street level. Both monument signs will be double-sided (See Exhibit B Monument Sign & Planter). The sign is fabricated all in one piece. The pricing sign will be fabricated and painted (red) as separate piece. The 7-Eleven logo and text letters of the sign will be painted onto the Lexan vinyl panel. The base and frame will incorporate stone veneer and colors complementing the 7-Eleven building. The monument signs are internally illuminated with LED lighting. Staff has conditioned the color of the concrete based to be painted with a color that matches the 7-Eleven building. (Planning Condition No. 8)

The site has a frontage of approximately 125 feet along Greenspot Road and approximately 308 feet along Boulder Avenue and will be approximately 288 feet apart. The monument signs will be located within the new landscape planters that are being constructed as part of the overall development of the 7-Eleven.

CONCLUSION:

The 7-Eleven development has two freestanding signs along the combined street frontages. The proposed amendment is to increase the height of the previously approved monument signs from 10'-6" to 17 feet and 11 feet and increase the overall sign area from 96 to 106 square feet. This will assist in identifying the 7-Eleven building, gas prices, and the future tenants of the retail building. These signs will direct patrons of this business to the most direct access point into the development. Installation of these monument signs will not conflict with the line of sight, other street frontage signs nor contribute to an overabundance of signs along the street. Therefore, staff recommends the Planning Commission approve Accessory Sign Review Application (ASR) No. 20-006, subject to the Conditions of Approval and Findings of Facts

Exhibits:

- A. Project Location Aerial Map
- B. Previously Monument Sign
- C. Proposed Monument Sign (Sign Package Under Separate Cover)

Attachments:

- 1. Public Comment Letter
- 2. Resolution No. 2020-_____

Exhibit “A”

Project Location Aerial Map

28359 Greenspot Road



Exhibit “B”

Previously Approved Monument Sign (As Part of the Previously Approved Sign Program)

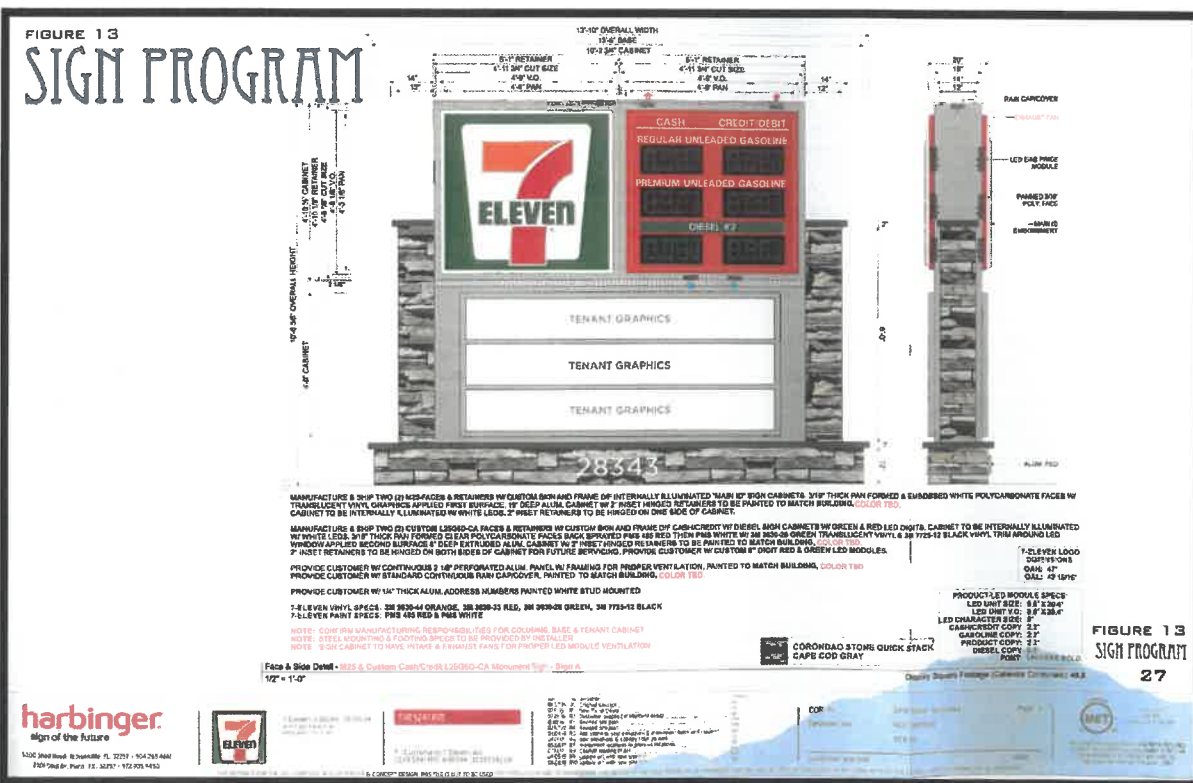
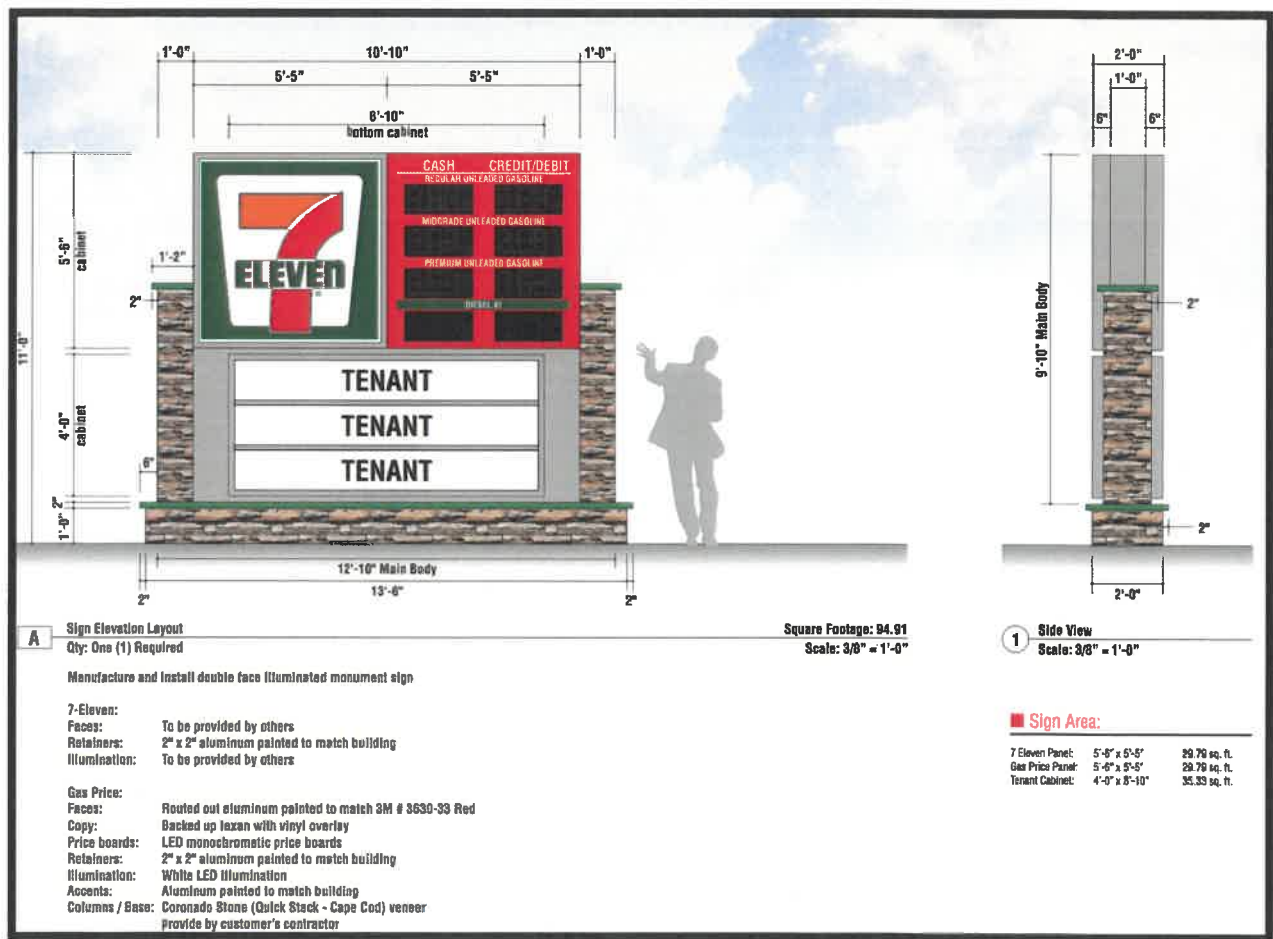


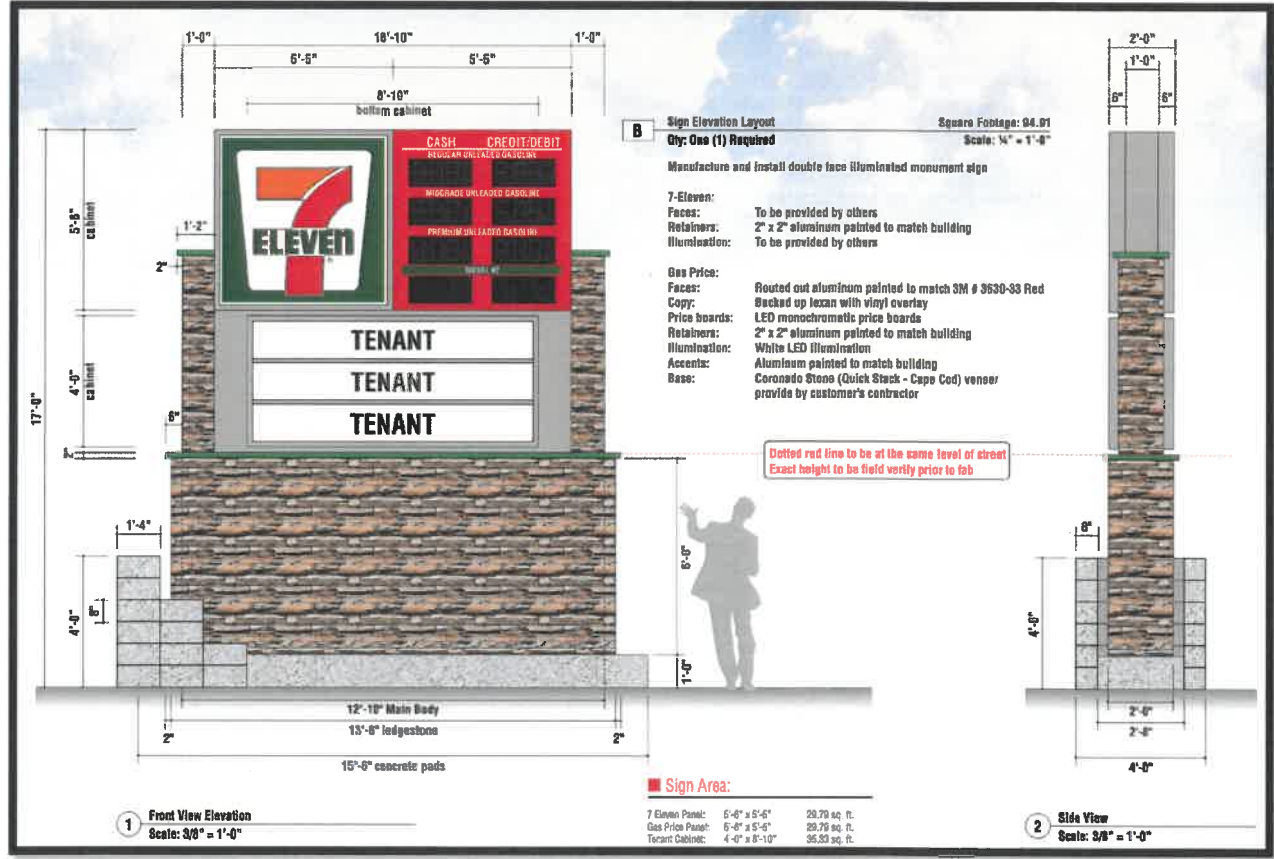
Exhibit “C”

Proposed Monument Signs Along Greenspot Road and Boulder Avenue (Sign Package Under Separate Cover)

Monument Sign A Along Greenspot Road



Monument Sign B along Boulter Avenue



Attachment No. 1

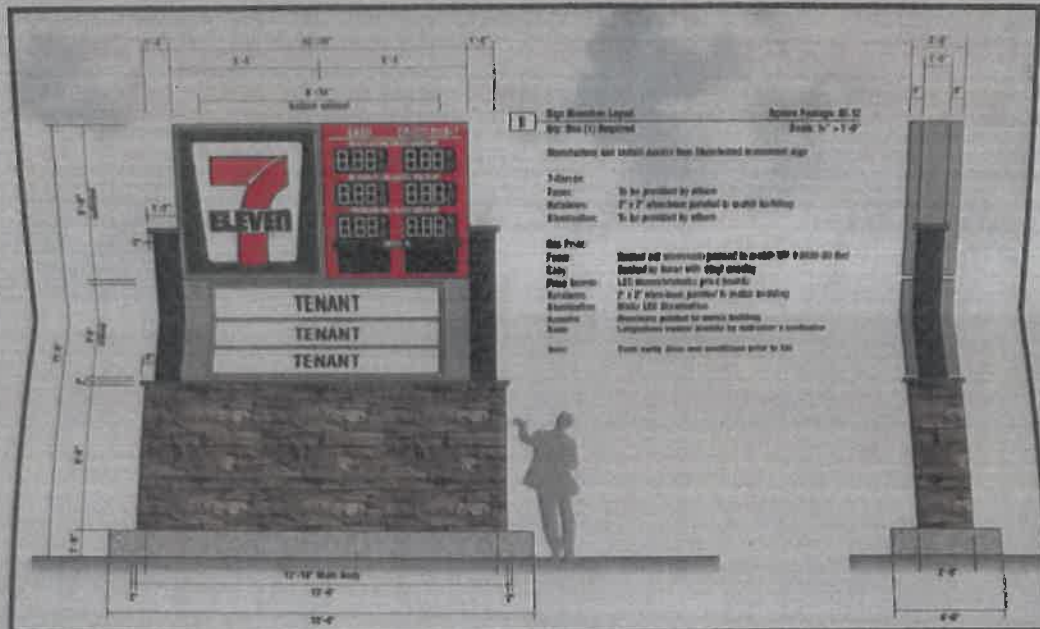
Public Comment Letter

City of Highland

27215 Base Line, Highland, CA. 92346

Phone: (909) 864-6861 x 259 Fax: (909) 862-3180

Contact: Salvador Quintanilla, Associate Planner, squintanilla@cityofhighland.org



Your comments must be received by this office no later than **August 18, 2020**. Comments received after that date may not be considered in the decision. Please refer to this project by the File Number ASR No. 20-006. If you have no comment, no reply is necessary. The Planning Commission is tentatively scheduled to make a decision regarding this proposal on September 15, 2020.

These heights are way to big! Why not make it 5 or 6 feet like the gas stations on the same street! It's bad enough this gas station is so close to our house driving down property value. Why weren't we notified for this building at all. Is it to late for that?

Terminio Pessoa
 PRINTED NAME

8/14/2020
 DATE

[Signature]
 SIGNATURE

Attachment No. 2
Resolution No. 2020-_____

RESOLUTION NO. 2020-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING ACCESSORY SIGN REVIEW NO. 20-006, AN AMENDMENT TO THE 7-ELEVEN SIGN PROGRAM PREVIOUSLY APPROVED BY THE HIGHLAND PLANNING COMMISSION ON AUGUST 21, 2018 BY RESOLUTION NO. 2018-012. TO INCREASE THE HEIGHT AND THE OVERALL SIGN AREA OF TWO MONUMENT SIGNS. THE SITE IS LOCATED AT 28359 GREENSPOT ROAD (APN: 1201-361-28).

OWNER: BOULDER HOLDINGS, LLC, JIAN TORKAN

A. RECITALS

1. On August 21, 2018, the Planning Commission approved Resolution No. 2018-012, Conditional Use Permit No. 17-002, Design Review Application No. 17-005, Accessory Sign Review No. 18-011, and Tentative Parcel Map No. 19824 for the construction of a 3,100 square-foot 7-Eleven Convenience Store (with a Type 20 Alcohol Beverage License) with a six-pump fueling station with canopy, sign program, parking, landscaping, and off-site improvements on 1.41 acre portion of an approximate 3.82 acre site.
2. On July 14, 2020, the Applicant submitted an Accessory Sign Review Application (ASR No. 20-006) to amend ASR No. 18-011 to increase the height and the overall sign area of two future monument signs.
3. The two (2) monument signs will be located along Greenspot Road (Monument Sign A) and Boulder Avenue (Monument Sign B) within the project site landscape area.
4. On November 3, 2020, the Planning Commission of the City of Highland, conducted a Public Meeting on the subject Application and concluded the Meeting on that date.
5. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

NOW THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Highland as follows:

- Section 1. The Planning Commission finds that all of the facts set forth in the Recitals, Part "A" of this Resolution, are true and correct.
- Section 2. Based upon substantial evidence presented to the Planning Commission during the November 3, 2020, Public Meetings, including public testimony and written and oral Staff Reports, the Planning Commission finds as follows:
- a. All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the Municipal Code of the City of Highland.

Section 3. Findings of Fact (Accessory Sign Review Application)

- a. The Signs allowed by the comprehensive sign program will not adversely affect other nearby properties.

Response: Based on the review of the surrounding development, the amended sign program will not adversely affect nearby properties such as Carino Plaza, Highland Crossings, Highland Crossroads, Glenrose Ranch and other commercial and residential developments. The proposed double-sided monument signs have been conditioned by staff to ensure that the sign will not have any adverse impact on the health safety and welfare of the surrounding community. The proposed signs are reflective of the size, height, quantity, placement, location and materials of those located in the vicinity.

- b. The comprehensive sign program is consistent with the General Plan and the Highland Municipal Code.

Response: The comprehensive sign program is consistent with the City of Highland General Plan, Community Design Element, specifically Goal 10.11 to "Promote attractive, appropriately scaled and well-coordinated signs." The proposed monument signs are modern in materials and compliment the future buildings by using polycarbonate faces, metal trims, and rock veneer. The overall size of the signs, and their copy area are in scale with the size of the site and proportional to the street frontages of Greenspot Road and Boulder Avenue.

- c. The comprehensive sign program achieves the purpose of the City of Highland Land Use and Development Code, Chapter 16.56 (Sign Regulations).

Response: The intent of Chapter 16.56.180 (Comprehensive Sign Program) is to integrate its signs with the overall design of the site and provide a unified architectural statement. Signs programs are meant to provide the means for flexible application of signs regulations so long as it continues to reflect the purpose of the guidelines. The amendment to the previously approved sign program meets or significantly exceeds the standards of the code. The exceptions are two monuments signs, Monument Sign A is approximately one foot taller and 10 square-foot larger than the previously approved sign face but it's meets the overall height of 11 feet and Monument Sign B is six (6) feet taller and 10 square-foot larger than the permitted sign face because it will be installed on a 2:1 slope (landscape area) along Boulder Avenue.

- d. It will not constitute the granting of a special privilege nor provide more visibility or exposure than is available to similarly situated properties.

Response: The proposed amendment to the previously approved sign program will not constitute a granting of a special privilege. It meets almost all Code standards for non-program signage. The deviations requested are not significant and are in keeping with the size, height, number, and overall theme of

signage in the area. Additionally, the proposed double-sided monument signs are similar to the signs in the nearby shopping center.

Section 4. Based on the Findings and Conclusions set forth above, the Planning Commission Approves Resolution No. 2020- ____ for Accessory Sign Review (ASR) No. 20-006 to amend the 7-Eleven Sign Program previously approved by the Highland Planning Commission on August 21, 2018. The new proposal would increase the height and the overall sign area of two future monument signs. The signs identify the 7-Eleven gas station and future tenants along Greenspot Road and Boulder Avenue, subject to the Conditions of Approval (Conditions of Approval and Sign Plan attached).

C. ADOPTION OF RESOLUTION.

The City Clerk shall certify to the adoption of this Resolution and shall cause the same to be published or posted in the manner prescribed by law.

PASSED, APPROVED AND ADOPTED this 3rd day of November, 2020.

ATTEST:

TBD, Chair
Planning Commission

Lawrence A. Mainez
Community Development Director

CITY OF HIGHLAND
Planning Commission

PLANNING DIVISION CONDITIONS OF APPROVAL

Date: November 3, 2020
Applicant: Warner Lemenager, TNT Electric Sign Company
File/Index: Accessory Sign Review (ASR) No. 20-006
Proposal: The Applicant is requesting to amend the 7-Eleven Sign Program previously approved by the Highland Planning Commission on August 21, 2018. The new proposal would increase the height and the overall sign area of two future monument signs. The signs identify the 7-Eleven gas station and future tenants along Greenspot Road and Boulder Avenue.
Location: 28359 Greenspot Road, (APN: 1201-361-28)

PLANNING CONDITIONS OF APPROVAL

Note: These Conditions represent Planning Division Conditions only and are meant to be only one part of the Project's overall Conditions that may include Engineering, Fire Department and Building and Safety Conditions of Approval. All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy, except where noted.

Accessory Sign Review Application (ASR) No. 20-006 is conditionally approved, subject to compliance with the requirements as specified below. The Conditions listed below are continuing Conditions; failure of the Applicant and/or operator to comply with any / all Conditions at any time shall result in initiating revocation of the subject permit.

1. This Accessory Sign Review Application shall become null and void:
 - a. Unless all Conditions have been complied with and the occupancy or use of the land or existing structures authorized by such Sign Review has taken place within twelve (12) months after the approval of said Sign Review.
 - b. Where circumstances beyond the control of the Applicant causes delays which do not permit compliance with the time limitation established in this Section, the reviewing authority may grant an Extension of Time for a period of time not to exceed an additional twelve (12) months. Applications for such Extension of Time must be set forth, in writing; the reasons for this Extension shall be filed together with a fee, as established by the City Council, with the Planning Division thirty (30) calendar days before the expiration of the Planning Commission approval.
2. In compliance with City Ordinance, the Applicant shall agree to defend, at the Applicant's sole expense, any action brought against the City, its agents, officers, or employees, because of the issuance of such approval. The Applicant shall reimburse

the City, its agents, officers, or employees for any court costs and attorney's fees, which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at his own expense in the defense of any such action, but such participation shall not relieve Applicant of his obligations under this Condition.

3. This Sign Review Application is for two (2) double-sided monument signs, Monument Sign A is for a 11-foot by 12-foot wide with a 106 square-foot overall sign area along Greenspot Road. and Monument Sign B 17-foot tall by 12-foot wide, with 106 square feet of overall sign area, proposed along Boulder Avenue
4. The design and finish of this sign shall be consistent with plan presented and approved by the Planning Commission.
5. The landscape planter area around the sign shall be maintained in an esthetically pleasing fashion at all times.
6. Revisions, modifications, or deletions of this Plan must be submitted to the Planning Division and/or approving authority for review and approval. Revisions may require additional review by the Planning Commission.
7. Obtain appropriate installation permits from Building and Safety Division for proposed monument sign prior to installation.
8. The concrete base of the monument sign shall be painted with a color that matches the 7-Eleven building.
9. The Building and Safety Conditions are attached for your reference.
10. The Conditions of Approval under Resolution No. 2018-012 (CUP No. 17-002, DRA No. 17-005, ASR No. 18-011, TPM No. 19824) shall apply.