

CITY OF HIGHLAND REGULAR MEETING OF THE PLANNING COMMISSION AGENDA

MEMBERS

Randall Hamerly, Chair
Chandra Thomas, Vice Chair
Edward Amaya, Commissioner
Jarrod Miller, Commissioner
Jessica Sutorus, Commissioner

REGULAR MEETING

May 4, 2021
6:00 p.m.
City Hall
Donahue Council Chambers
27215 Base Line
Highland, California

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

CITY OF HIGHLAND • 27215 BASE LINE • HIGHLAND, CALIFORNIA 92346 • (909) 864-6861 ☎ • (909) 862-3180 📠

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 Ext. 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.

This meeting is being held in person. Please be advised, facial coverings or masks must be worn in the Council Chambers. If you do not have a facial covering or mask, one will be provided to you. The number of persons permitted in the Council Chambers will be limited to the available seats in order to adhere to social distancing guidelines. Temperature checks will be taken prior to entering the Council Chambers.

If there are no available seats in the Council Chambers, accommodations will be made for members of the public to listen to the meeting outside the Council Chambers. Seating will not be provided outside the Council Chambers.

Submission of Public Comments: To limit the number of persons in the Council Chambers, the public is encouraged to make public comments by email rather than in person. For those wishing to make public 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 May 4, 2021 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.

Members of the public will be permitted to make public comments in person.

**PLANNING COMMISSION
REGULAR MEETING AGENDA
May 4, 2021 - 6:00 P.M.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

To address the Planning Commission, please complete a speaker form located at the entrance and give it to the Administrative Assistant prior to the beginning of the meeting.

Your name will be called when it is your turn to speak. Individual speakers are limited to three minutes each.

Comments received via email by May 4, 2021, 5:00 p.m., will be read into the record, provided that the reading shall not exceed three (3) minutes.

CONSENT CALENDAR

1. Minutes from the April 20, 2021 Regular Meeting.
RECOMMENDATION: That the Planning Commission approve the minutes, as submitted.

PUBLIC HEARING

2. Conditional Use Permit (CUP 19-001) and Design Review Application (DRA 19-009) for the construction of a 22,000 square foot shopping center with retail, office, and dining space on a 1.96-acre parcel. (6909 Victoria Avenue, APN: 1191-351-01) (Continued from April 20, 2021)

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution No. 2021-____, approving Conditional Use Permit (CUP 19-001) and Design Review Application (DRA 19-009) for the construction of a 22,000 square foot shopping center, subject to the Conditions of Approval and Findings of Fact;
 2. Direct Staff to file a Notice of Exemption with San Bernardino County Clerk of the Board of Supervisors
3. Specific Plan Revision (SPR) No. 06-01A is an amendment to the Greenspot Village & Marketplace Specific Plan (SPR No. 06-001) to adjust the boundaries of Planning Area No. 1 (Highland Marketplace) and the boundaries area of Planning Area No. 2 (Residential Village), eliminate the Village Paseo from Scenario No. 1 and eliminate the requirement of private open space for studio units; Design Review Application (DRA) No. 20-012 for the construction of approximately 85,316 square feet of commercial (Greenspot Crossings) and 200 attached residential unit complex with a 6,214 square-foot clubhouse; Conditional Use Permit (CUP) No. 20-006 (ABC License) for the establishment of three (3) off-sale alcohol licenses (ABC Type 20 and 21) and five (5) on-sale alcohol licenses (ABC Type 41 and 47) for a commercial retail center; Conditional Use Permit (CUP) No. 20-007 for the construction of gas station with eight fuel pumps, convenience store, and carwash; Tentative Parcel Map No. (TPM) No. 20-002 to increase the number of parcels from four (4) parcels to eight (8) parcels; and Accessory Sign Review (ASR) No. 20-013 (Sign Program) to establish a Sign Program for the commercial development within the Greenspot Village & Marketplace Specific Plan (GVMSF). (APN: 1201-331-01, 1201-341-01, -08, and -09)

RECOMMENDATION: Staff recommends the Planning Commission continue the item to the May 18, 2021 Planning Commission meeting to give staff and the Applicant additional time to finalize the Conditions of Approval.

ANNOUNCEMENTS

ADJOURN

I, Camille Goritz, Administrative Assistant III of the City of Highland, California, certify that I caused to be posted this agenda on or before the 29th of April 2021 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: April 29, 2021



Camille Goritz Administrative Assistant III



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: May 4, 2021

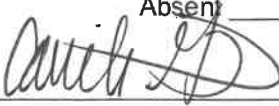
FROM: Lawrence Mainez, Community Development Director

PREPARED BY: Camille Goritz, Administrative Assistant III 

SUBJECT: Minutes from the April 20, 2021 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>1</u>
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		
 Recording Secretary		 Community Development Director	

**MINUTES
PLANNING COMMISSION REGULAR MEETING
April 20, 2021 – 6:00 P.M.**

CALL TO ORDER

The regular meeting of the Planning Commission of the City of Highland was called to order at 6:01 p.m. by Chair Hamerly at the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present:	Chair	Randall Hamerly
	Vice Chair	Chandra Thomas
	Commissioner	Edward Amaya
	Commissioner	Jarrold Miller
	Commissioner	Jessica Sutorus

Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Ash Syed, Associate Planner
Matt Bennett, Assistant Public Works Director
Matt Wirz, Building Official
Camille Goritz, Administrative Assistant III

The Pledge of Allegiance was led by Chair Hamerly.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None

CONSENT CALENDAR

1. Minutes from the March 16, 2021 Regular Meeting.

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

PUBLIC HEARING

2. Request for a one-year Extension of Time (EXT 20-002) for Tentative Tract Map No. 20090 (TTM 17-001) and Tentative Parcel Map No. 19958 (TPM 17-002), and entitlements related to the 137-unit Blossom Trails housing development in the East Highlands Ranch. (Southwest corner of Church Street & Greenspot Road, APN: 1201-401-02, 1201-431-61)

Associate Planner Syed presented the Staff Report.

Commissioner Amaya stated covering the timeline, the City Council's first approval was in 2006 and there was a gap until 2017, was that due to market conditions?

Associate Planner Syed stated that is correct.

Commissioner Amaya stated since the Kangaroo Rat is an engaged species in California, is there a chance that is going to slow this development even more?

Associate Planner Syed stated the applicant was trying to obtain an Incidental Take Permit (ITP) required by the mitigation measures.

Commissioner Amaya asked how long does that take?

Associate Planner Syed stated it would be done within this year, which is why the applicant is applying for a one-year extension.

Commissioner Miller asked following up on the Kangaroo Rat, do we know if there is any mitigation land available to be used to offset the impacts for this project?

Camille Bahri, Applicant stated in 2006 that was a land use change based on City recommendations. When the market changed, and we went through the Recession we found what is more appealing for Highland is small lots and it would reduce our density by 60 percent to the map that was presented today. In 2017 we applied and received the approvals for this map in early 2018, but in September 2017 we thought the trapping on the property would not catch the Kangaroo Rats, but unfortunately, we caught four Kangaroo Rats. What slowed the process down was the agencies, we started with the United States Fish and Wildlife Service (USFWS) and we were very close to an ITP. The state has been petitioned to adopt the species as endangered. The latest challenge is now to get through the hurdle of California Department of Fish and Wildlife (CDFW), and we are close for the federal ITP, however the other one can happen anytime. Both agencies have identified the Santa Ana Wash Plan which is preferred as the mitigation land and that has not been spoken for or set aside for mitigation of Kangaroo Rat for any other activities in the wash plan.

Chair Hamerly asked since the onsite accommodation for the Kangaroo Rat is not an option, is it going to be out in the wash in the areas that are not designated for the mining operation?

Camille Bahri stated that is correct, and the incorrect part is that there is an onsite accommodation which is the Metropolitan Water District (MWD) area. There will be a block wall to the back of the property between the development, the projects footprint and MWD area. There is an onsite and an offsite mitigation.

Chair Hamerly asked if the MWD land is just at the extreme southwest corner of the property, correct? It does affect the overall design concept of lot M.

Camille Bahri stated that is a good point to clarify. The MWD area that is a part of our property is shown in purple, which is 90 feet wide, almost the whole length of the project. On the southwest corner that is not shaded in purple is about 100 by 150-foot area which used to be owned by the East Valley Water District and MWD bought the land.

Chair Hamerly what kind of exclusionary fencing?

Camille Bahri stated the agency is talking about a mesh material and I do not find it permanent. It does not have the structural integrity to be there for a long time, however we thought the vinyl fencing would work, because it is very smooth, and the agency is

asking for an additional couple of feet of the mesh. It would be the fence and something extending at an angle that prevents the animals from jumping over. That is what is described in our draft ITP with the CDFW.

Commissioner Miller asked will we have an Engineer take the time to do the analysis offsite to ensure that drainage does not worsen for this property owner or any of the adjacent property owners?

Assistant Public Works Director Bennett stated correct. The evaluation was done preliminarily to allow for this change.

Commissioner Miller stated in 2010 or 2011 we had some big rains and this property flooded and the water came out of Church Street and spilled through the property over to Greenspot Road located by East Valley Water District. It has had some historically flooding challenges; are those plans to be addressed?

Assistant Public Works Director Bennett stated those have been under design and will be completed by San Bernardino County Flood Control. The elimination of the catch basin on Greenspot Road is a minor pick up that was not related to those drainage impacts, and it is a minor impact conveying the flow currently along Greenspot Road on the southside of the road along the existing curb and gutter.

Chair Hamerly opened the public hearing.

Gary Leobold, General Manager for East Highland Ranch stated I started in 2015 and this project had some whiskers at that time. We would like to see this developed; this is the last vacant piece of land within the ranch boundaries which some parts are 36 years old. At some point it would be nice to complete the development, Camille's project also has a pool area that we will add to the amenities for the ranch overall. We support the project, we all like the Kangaroo Rats, however it seems like a minor item to hold up a development like this.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner Amaya, seconded by Commissioner Thomas, to approve:

1. Adopt Resolution No. 2021 – 004, approving Extension of Time application (EXT 20-002) for a one (1) year extension of Tentative Parcel Map No. 19958 (TPM 17-002), and
2. Adopt Resolution No. 2021 – 005, approving Extension of Time application (EXT 20-002) for a one (1) year extension of Tentative Tract Map No. 20090 (TTM 17-001), subject to the amended Conditions of Approval and Findings of Fact. Motion carried, 5-0.

RESOLUTION NO. 2021 – 004

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND
RECOMMENDING THE APPROVAL OF EXTENSION OF TIME APPLICATION
(EXT 20-002) FOR A ONE (1) YEAR EXTENSION OF TENTATIVE PARCEL MAP
NO. 19958 (TPM 17-002) RELATED TO THE PROPOSED 137-UNIT BLOSSOM
TRAILS HOUSING DEVELOPMENT IN THE EAST HIGHLANDS RANCH.**

RESOLUTION NO. 2021 – 005

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND
RECOMMENDING THE APPROVAL OF EXTENSION OF TIME APPLICATION (EXT 20-
002) FOR A ONE (1) YEAR EXTENSION OF TENTATIVE PARCEL MAP NO. 19958 (TPM
17-002) RELATED TO THE PROPOSED 137-UNIT BLOSSOM TRAILS HOUSING
DEVELOPMENT IN THE EAST HIGHLANDS RANCH.**

3. Conditional Use Permit (CUP 19-001) and Design Review Application (DRA 19-009) for the construction of a 22,000 square foot shopping center with retail, office, and dining space on a 1.96-acre parcel. (6909 Victoria Ave, APN:1191-351-01)

Associate Planner Syed presented the Staff Report.

Commissioner Sutorus asked if there were any Electric Vehicle (EV) infrastructure since it is a requirement.

Associate Planner Syed replied it was not discussed on the initial submittal, however that can be implemented during plan check.

Commissioner Amaya asked why is the Architect submitting the list of permitted uses? Looking at the Municipal Code there is 150, which seems to be a lot.

Associate Planner Syed stated this site is zoned Planned Development and the applicant is applying to use Planned Commercial Development standards. The use that the applicant has suggested is dining, retail, and office space which are on the list and included in the staff review.

Commissioner Amaya stated yes, and for example it has staff review as what is permitted and we want to make sure that is going to be approved here that would be possible use down the road.

Assistant Community Development Director Stater stated certain uses are subject to a CUP. What is being approved tonight is retail, office, and restaurant, and if they change tenants in the future would be subject to these standards. If the use specifies CUP, we will bring it back for Planning Commission approval.

Commissioner Amaya asked does the City normally have the City of Highland sign for a commercial development?

Associate Planner Syed replied no; however, it is a corner statement and for such a prominent intersection and it is usually preferred. The name of the shopping center as well as advertisement for the city is a good idea.

Commissioner Sutorus gave suggestions regarding the trash enclosure.

Chair Hamerly stated I noticed on the renderings there was not a cover on the trash enclosures, and I believe that is a requirement for water quality.

Associate Planner Syed stated correct.

Chair Hamerly asked assuming all the drainage on the property was going to drain towards Pacific Street and Victoria Avenue which would be north and west, right now it looks like the site is sloping on the opposite direction. What is the grade separation proposed at the southern property line?

Assistant Public Works Director Bennett stated I do not know the exact grade separation where the southwest corner will discharge its overflow. That is the natural drainage pattern for that site coming down south along Victoria Avenue.

Chair Hamerly stated at the southeast corner was also a low point. It looked like to get everything to drain from the east to the west or from the south to the north is the case maybe towards Pacific Street. That could lead to a significant vertical separation between the southern property, adjacent property, and the subject property. What is that separation?

Assistant Public Works Director Bennett stated the various plans I have seen had shown retaining cases along the perimeter on the southside. I have not seen in detail the southernly perimeter wall. There could be a great impact to the southside, I would not know how that is described in his floor plan.

Chair Hamerly stated the reason why I am asking is more to do with context than the technical aspects of drainage.

Jonathan Zane, Architect for Applicant stated the covers on the trash enclosures will be on there as well as the same red color that we are using on the building, they just were not shown on the renderings. The drainage on this property was a problem and, in my career, I have not had as much trouble passing a Water Quality Management Plan (WQMP) than this project. It has taken me three Engineers in over a year to get approval. Everything drains down to that southwest corner because of grading, and the southeast corner is being elevated by grading to allow the water to flow towards that corner. We have subterranean water purifiers, because there was not enough room to have a retention basin and we are paying the extra fee to put it under ground. Where that red line is on the lower left-hand corner that is approximately where the chambers go.

Chair Hamerly asked the five-foot fire corridor along the east and south edge of the property, is that within the structure or is that outside?

Jonathan Zane replied that has been a point of contention for us, what we would to do is set the building back five feet and have a five-foot concrete walkway back there. It would be handicap accessible that way if someone needs to use the rear door you can access it from the outside without getting into a corridor. We would build a six-foot concrete block wall and leave it as a concrete alleyway. The reason why we are doing this is because these are very deep and narrow spaces.

Chair Hamerly stated I am assuming that the dining establishment is the large block on the corner, so that would also be pulled back five feet because it looks like the corridor stops at that suite.

Jonathan Zane stated we could just put a door at the end of that five-foot ramp and build that portion on the property line just on the corner.

Chair Hamerly asked if that is a dining establishment, was there any thought given to opening up the plaza that is immediately outside that place that is in the corner?

Jonathan Zane stated on the very corner there is an opportunity for outdoor dining. The sidewalk is not wide enough to allow it, but on the corner is an ideal location.

Vice Chair Thomas asked if the applicant chooses to use those as outdoor dining locations, will they have to come back with new landscape plans?

Associate Planner Syed replied yes, if they are going to modify the part that is decomposed granite and pour concrete that would not be a Planning Commission level decision, it would be with the Building and Safety department.

Chair Hamerly asked if it would be a plan check modification?

Associate Planner Syed stated correct.

Chair Hamerly stated not all the tenants' spaces have access to the parapet elements where you could conceivably conceal rooftop equipment. Some of the parapets on the lower height suites did not look like there was enough room to hide a roof top package. Where would they be located, and would that modify the exterior elevations?

Jonathan Zane stated the rendering is an artist conception and those are minimum 30-inch parapet walls. There are several opportunities that they pop up and we would set the equipment behind the elements that is creating the up and down roof in front. There are opportunities to put them behind those items for them not to be seen. We will make sure they are properly screened.

Chair Hamerly stated the northern most elevation at the end of the building and the most western elevation looks like the facade treatment stops at the corner of the building, and it does not wrap around. If there is anything to do to enhance those elevations and wrap the front facade materials or articulation around that corner would enhance the street presentation.

Jonathan Zane replied we are talking about placing those wall trellises to enhance that. We would need to do some sort of roof element and we would be happy to change that.

Chair Hamerly stated it looks like there is not a lot of depth to the relief along the facade in terms of the pedestrian experience as you are walking through both legs of the complex. Have you entertained any options to enhance the pedestrian experience, and maybe creating additional shading?

Jonathan Zane stated we did consider using the metal trellis that comes out horizontally with tie rods. We would push and pull to create a distance and if we would be allowed to, we could pull them out a little farther to make it a covered walkway.

Community Development Director Mainez suggested if we are going to talk about creating an alleyway, we are going to have to require block wall at the property line. Also, looking at the articulation maybe bring some of the architecture in front of the building to the back of the building. I am assuming there is going to be panic hardware, restriction of the types of doors, overhangs, and drainage that must be addressed.

Chair Hamerly stated on the floor plan view it looked like it was all enclosed which brings in multiple other options, because every one of those tenants are going to use it as additional storage space.

Community Development Director Mainez replied we do have fire inspections regularly. You could continue to have sketches brought back for consideration.

Chair Hamerly stated we have gone through the materials in the packet for both CUP and DRA understanding that the sign program will come back. There was not any indication on the landscape plan where any potential monument signs would be. Was that going to be incorporated into the corner statement or is that going to be at the access points to the site?

Jonathan Zane replied at this point we do want to put the statement on the corner, we are very proud we are in Highland and celebrate the City. We have not hired a sign company, but we picture we are going to use individual letter signs and maybe an entry sign, however we do not have those designed yet. We would rather have an approval tonight than be postponed and we are happy to show the rear elevations within enhancements in the time we come back for the signage.

Chair Hamerly stated the big issue would be the CUP which gives you the entitlement for the intended use. The DRA is just arguing over details and that is the lesser of the approvals in my opinion.

Associate Planner Syed stated what is being presented in one resolution that includes both the CUP and DRA.

Chair Hamerly replied I think it would be appropriate to spilt out the DRA from the CUP and entertain two separate motions because there are elements we have questions about that it sounds like we are going to be reexamining.

Assistant Community Development Director Stater stated the way information that is provided to you in the packet is currently one resolution so the Planning Commission's recommendation would be to direct staff to modify the resolutions of the CUP, separate those and bring them back and continue the public hearing.

Chair Hamerly replied the position that would be actionable would be to adopt Resolution 20-____, approving the CUP 19-001, and strike out DRA section and continuing for the construction 22,000 square foot shopping center subject to conditions of approval and findings of fact.

Assistant Community Development Director Stater replied unfortunately we cannot approve the CUP because the resolution and the conditions have to be modified and brought back to you at the next regular meeting.

Community Development Director Mainez stated it would be a lot easier for the applicant spent 15-30 minutes coming up with concepts for you to look at and bring that back to the next meeting.

Chair Hamerly stated I did not hear any objection to the proposed uses, so the CUP is good to go. It looks like section five is the only thing that is impacted in the resolution.

Jonathan Zane stated another option would be to approve everything tonight and allow me the opportunity to deal with staff on these small items and present the design elements on the rear as well as the facade. Those items we have agreed verbally and its on the record, if we could work it out with them then it would allow approval tonight.

Vice Chair Thomas stated I would like to see the design for the outside areas that can be utilized for outdoor seating for restaurant space.

Jonathan Zane stated I will be back for design review and I would be happy to present it at that the same time.

Chair Hamerly replied it would not be actionable, because it would not be a formal design review for the purposes of elevations and landscape because technically it has already been approved.

A MOTION was made by Chair Hamerly, seconded by Commissioner Sutorus, to continue the project to the next Planning Commission meeting scheduled May 4, 2021. Motion carried, 5-0.

ANNOUNCEMENTS

The next Planning Commission regular meeting is scheduled May 4, 2021.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 7:29 p.m.

Submitted by:

Approved by:

Camille Goritz, Administrative Assistant III
Community Development Department

Randall Hamerly, Chair
Planning Commission



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: May 4, 2021

FROM: Lawrence A. Mainez, Community Development Director

REVIEWED BY: Kim Stater, Assistant Community Development Director 

PREPARED BY: Ash Syed, Associate Planner

SUBJECT: Conditional Use Permit (CUP 19-001) and Design Review Application (DRA 19-009) for the construction of a 22,000 square foot shopping center with retail, office, and dining space on a 1.96 acre parcel. **(Continued from April 20, 2021)**

LOCATION: 6909 Victoria Ave Highland, CA 92346
Southeast corner of Victoria Avenue and Pacific Street
Assessor's Parcel Number: 1191-351-01

APPLICANT: Mike Khorshidi

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution No. 21-____, approving Conditional Use Permit (CUP 19-001) and Design Review Application (DRA 19-009) for the construction of a 22,000 square foot shopping center, subject to the Conditions of Approval and Findings of Fact;
2. Direct Staff to file a Notice of Exemption with San Bernardino County Clerk of the Board of Supervisors.

PUBLIC NOTICE: As required by City Council Resolution, Notice of the Public Hearing was published in the Highland Community News on April 9, 2021. Notice was also posted at the City's three designated locations, on the City's Website, and mailed to

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

interested agencies and property owners within 300 feet of the site on April 8, 2021.

DESCRIPTION OF SITE: The project site is located at the southeast corner of Victoria Avenue and Pacific Street. Consisting of a single parcel spanning 1.96 acres, the site is relatively clear of vegetation and has remained vacant since prior to the City's incorporation in 1987 (Attachment 1 – Area Map).

PROJECT REVIEW: The Applicant is proposing a Conditional Use Permit and a Design Review Application for the construction of a 22,000 square foot commercial shopping center with appropriate parking, landscaping, and on-and-off-site improvements. The Applicant proposes to apply the Municipal Code standards established for the existing "Planned Commercial" Zone (Attachment 2 – Proposed Development Standards).

Conditional Use Permit

The objective of the project is to create a visually appealing commercial center through the application of architectural standards that complement the nearby residential development and provide safe and convenient pedestrian access. As mentioned, the Applicant has proposed to use the standards established for the "Planned Commercial" Zone and provided Staff with a letter that lists each potential use and the corresponding level approval required. Per the Highland Municipal Code, the Planned Commercial Zone does not specify established requirements for lot size, setbacks, building height, or floor area ratio. Thus, the applicant has proposed a site design with said standards for the Planning Commission's review.

Proposed Site Development Standards:

<i>Requirement</i>	<i>Proposed</i>
Site area	1.96 Acres
Site width	285 Feet
Site depth	300 Feet
Front building setback	25 Feet
Street side building setback	25 Feet
Floor area ratio	0.36
Max building height	32 feet

Again, while the Planned Commercial Zone does not specify any of these requirements, the proposed standards are in conformance with the objectives of the City's General Plan, including the City's design goals and principles for commercial development.

Site Plan

The shopping center building is to be positioned along the interior sides of the parcel with the parking lot in front and accessible from both Victoria Avenue and Pacific Street. Constructed in an "L-formation", the west wing of the building is

approximately 255 feet in length while the north wing is 270 feet. Both wings of the shopping center are setback 25 feet from respective property lines to the west and to the north and provide a 5 foot wide fire corridor to the south and to the east property lines (Attachment 3 – Site Plan).

Trash Enclosure

There are three (3) trash enclosures proposed on the site, all located within the interior parking islands. The enclosure to the north features an ADA accessible route from the north wing of the shopping center while the two (2) enclosures within the parking island to the south feature an ADA accessible route from the west wing.

Access

Access to the site will be provided through two (2) proposed 30-foot wide driveways along Victoria Avenue and Pacific Street, respectively. Both driveways will allow left and right turns from and onto each of the roadways as both driveways are located 150 feet from the intersection, satisfying the minimum requirement of 50 feet.

Parking

The use of this site as a commercial shopping center, with retail, office, and dining space, triggers a variety of different parking requirements. The Applicant has proposed a 2,500 square foot restaurant with 750 square feet of designated dining space within the shopping center. Per the City's parking regulations, 1 parking space is required per 75 square feet of dining area. Thus, 10 parking spaces shall be dedicated toward the restaurant use. The Applicant has also proposed approximately 9,750 square feet of retail suites within the shopping center. Per the established parking standards, 1 space is required per 250 square feet of retail area. To satisfy this requirement, 39 spaces shall be appropriately dedicated to retail use. Lastly, the Applicant has proposed the remaining 9,750 square feet of space within the center as office use. Since the parking standards require the dedication of 1 parking space per 250 square feet, the applicant has appropriately dedicated 39 spaces for office use as well. With a total of 94 parking spaces on the site, the requirement for 88 total spaces and loading zones by the three proposed uses has been satisfied by the proposed design. Additionally, per the City's Municipal Code, a landscape island shall be constructed between every eight (8) consecutive parking spaces.

Design Review

The building elevations and landscaping comply with the Planned Development District Land Use Guidelines. The elevations present an aesthetic appeal compatible with adjacent existing and planned land uses and complement natural features around the site.

Building Elevations

The north side and west side of the shopping center, which face Pacific Street and Victoria Avenue respectively, consist of Dunn Edwards brand “Cedar Chest” brown stucco. The storefronts of the individual suites feature a variety of elevations and materials that include “Kraft Paper” beige and “Copper Lake” brown stuccos embellished by Coronado Stone Veneer trims. The storefronts are also accentuated by “Dangerous Robot” off-white colored columns as well as “Roxy Brown” doors and window frames. To provide additional aesthetic variety along the roofline of the building, the “Roxy Brown” roof cornice features “Red Craft” pitch metal roofs atop a select number of suites. While the Victoria Avenue and Pacific Street intersection does not feature any properties that were developed after the City was incorporated in 1987, the color scheme and building elevations proposed by the applicant offer a contemporary/craftsman allure that is appropriate for a new commercial development in this area (Attachment 4 – Elevations).

Conceptual Landscape Plan

The Conceptual Landscape Plan presents a variety of drought-tolerant trees, shrubs and vines, as well as groundcovers will be planted throughout the perimeter and parking lot area. Along the Victoria Avenue frontage, as well as the two rows of parking islands at the interior of the lots, are 24-inch box Holy Oak trees. Meanwhile, along the Pacific Street frontage are a series of 24-inch box Canary Island Pines. Dispersed amongst the landscape planters within the parking lot are Fruitless Chinese Pistache while the south side landscape buffer, driveways from Victoria Avenue and Pacific Street, and corner statement area are decorated with Crape Myrtle trees. The groundcover along the 20-foot perimeter landscape buffer will feature Pidgeon Point Coyote Brush with Lavender Lantana accents around the access points. Lastly, the interior landscape buffers and parking islands will feature a combination of Pink Australian Racer and Decomposed Granite for durability and easier maintenance (Attachment 5 – Landscape Plan).

The Conceptual Landscape Plan has been reviewed by the City's Landscape Architect who provided the following comments:

- (a) Trees planted adjacent to existing overhead utility wires shall be subject to the height and clearance restrictions set in place by the applicable utility providers. Tree species requiring hard pruning to maintain utility clearance once trees are mature shall be avoided.
- (b) Ensure that right-of-way trees are spaced in a manner where they do not obstruct clear sight lines.
- (c) On-site trash enclosures should incorporate overhead trellises (if permitted by the City's Public Services Division). Also, self-clinging vines must be provided at the exterior side of all Trash Enclosure walls.

- (d) Trash enclosures shall be located in a manner that maximizes parking area sight lines and minimizes parking lot crossing distance to accessible entrance point of enclosures.
- (e) Planters between parking lot and storefronts shall be protected from foot traffic by a perimeter curb, or potentially, raised planters at seat wall height.
- (f) Perimeter walls on service side of buildings shall incorporate self-clinging vines facing toward public view or another graffiti deterrent measure acceptable to the City.
- (g) If applicable, landscape layout shall allow full visibility to corner statement signage.

Signs

The Applicant has proposed a corner statement at the Victoria Avenue and Pacific Street intersection that features the "City of Highland" seal and scripture as well as "Victoria Square" in bold lettering (Attachment 6 – Corner Statement). In regard to the building mounted signage, the Applicant has not determined size or surface area limits yet as the size of the interior suites have not been determined. The Applicant will submit elevations and a completed Sign Program application at a later date for review by the Planning Commission.

Photometrics

The applicant provided a comprehensive photometric and lighting fixture plan. Staff's review finds that it meets the City established standards, however the project has been conditioned to require photometric and lighting plans to conform with the commercial shopping center standards (Attachment 7 – Photometric Plan).

PREVIOUS ACTION: At the previous Planning Commission hearing held on April 20, 2021, the Planning Commission reviewed the presentation and Staff Report and brought to the Applicant's and Staff's attention some points of concern about the project and potential solutions. The Planning Commission mentioned that since this is a commercial shopping center with restaurant uses proposed, it would be rather beneficial for the eateries at the interior corner as well as the north and west ends to offer a patio area for outdoor dining/seating options. Additionally, the Planning Commission had some concerns about the design of the trash enclosures on the site. Per the elevations provided, it did not appear that there was a roof proposed on the enclosures. While the project conditions of approval did mention the requirement for a lattice roof, the Commissioners specified that the roof should instead be solid and consist of the same materials and design as the shopping center building. With regard to the sides of the building that face Victoria Avenue and Pacific Street respectively, the Planning Commission expressed concern over the building face being too plain and lacking appropriate aesthetic appeal. The Commissioners recommended that the Applicant

continue the accent column design and add a trellis feature, at the Applicant's suggestion, onto the street-facing sides. Lastly, the Planning Commission brought to Staff's attention some confusion over the five (5) foot wide fire corridor along the south and east facing sides of the building. While the building elevations depict this as an enclosed hallway with access to each of the individual suites through a back entrance, the Applicant clarified that the design was presented in a way for the Planning Commission to provide guidance and approve either the enclosed hallway or an open-air alley way. If the hallway is removed and replaced with an open hallway, the plans should continue the same façade, found on the front of the building, along the backsides. Staff concluded the meeting with a request to continue the item to the next available public hearing date and revise the Staff Report to address the Planning Commission's comments.

ANALYSIS: The Applicant has since provided Staff with updated elevations that depict the requested changes to the north and west facing fascia, include concrete pads next to the suites at the far north, the far west, and interior corner for outdoor dining/seating areas, and illustrate the roof design proposed atop the trash enclosures. Furthermore, the plans depict an enclosed five (5) foot wide corridor along the south and east side of the building with exterior improvements.

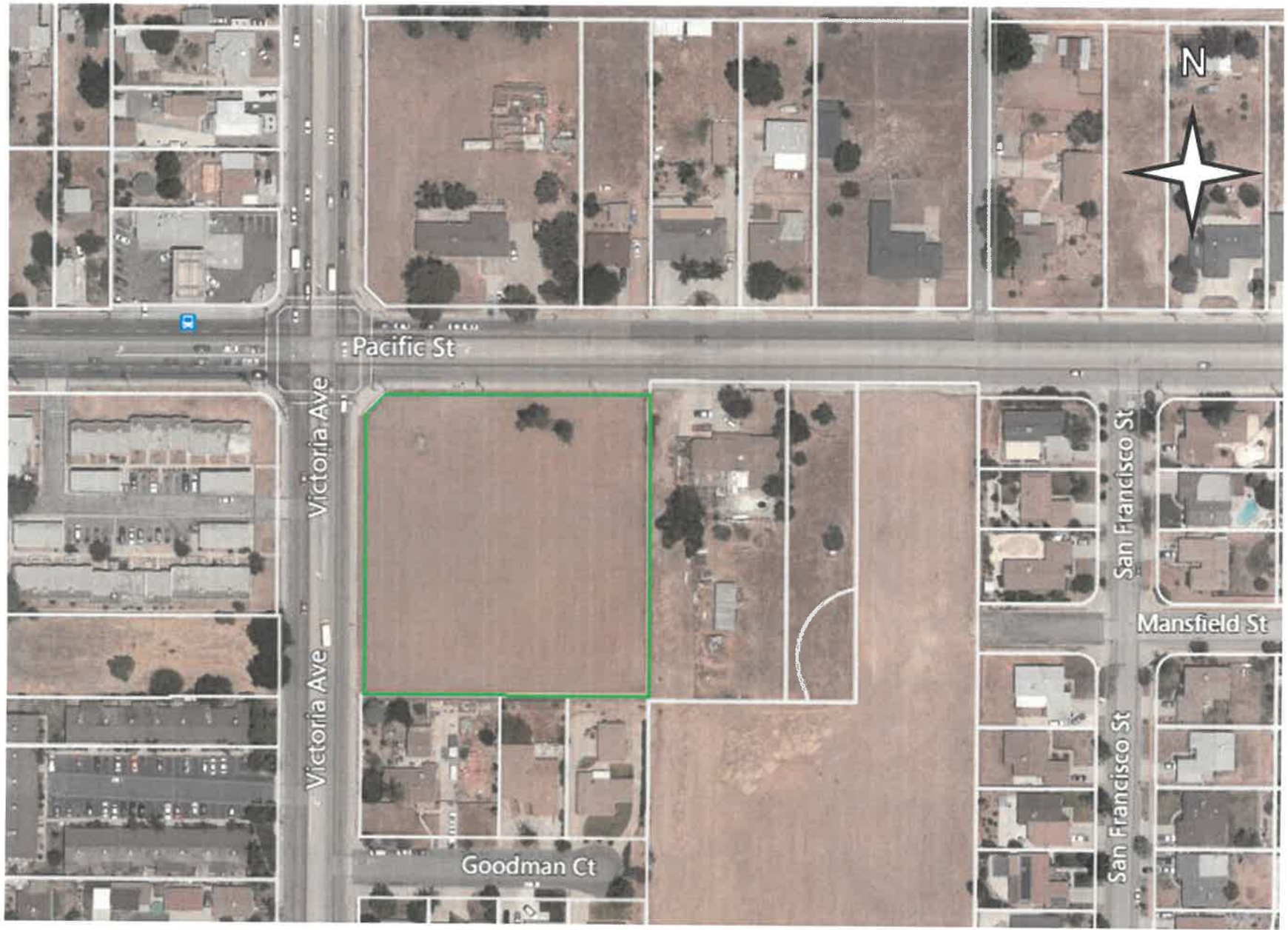
The individual projects applications, which include Conditional Use Permit (CUP 19-001) and Design Review Application (DRA 19-009), meet the City's General Plan vision and Municipal Code requirements. Staff recommends approval of this proposed project, subject to the Conditions of Approval and Findings of Fact.

ATTACHMENTS:

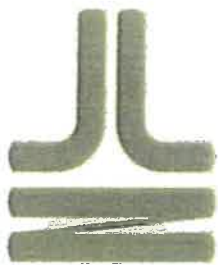
1. Area Map
2. Proposed Development Standards
3. Site Plan
4. Elevations
5. Landscape Plan
6. Corner Statement
7. Resolution No. 2021 – _____ for Conditional Use Permit (CUP 19-001) and Design Review Application (DRA 19-009)
Exhibit A: Conditions of Approval
8. City of Highland Planning Commission Draft Minutes from 4/20/2021

Attachment 1:

Area Map



Attachment 2:
Proposed Development Standards



JONATHAN L. ZANE
ARCHITECT

958 North La Cadena Drive
Colton, CA 92324
(909) 825-7500 (909) 825-7624 fax

August 30th, 2019

6909 Victoria Ave

Highland, CA. 92346

APN: 1191-351-01

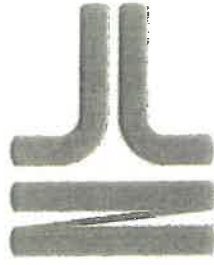
Planning Review- Plan Development

PLAN REVIEWER(S): Ash

Per Highland Municipal Code (HMC), Chapter 16.20, the information provided is regarding the character and location of the commercial uses and developments for a proposed commercial shopping center on 6909 Victoria Ave. Highland, CA. 92346, APN 1191-351-01; This project pertains to the Planned Commercial (PC) District, which provides a means for the development of mixed use commercial/office projects which recognize and accommodate site-specific constraints (HMC 16.20.020). The proposed commercial shopping center includes possible occupancies such as retail, office, and restaurant use. Identified in Table 16.20.030 of the HMC are land uses or activities that are/aren't permitted within the Planned Commercial (PC) District; When the use or activity is permitted within the commercial zone designation it is subject to either staff review(SR) permit application or conditional use(C) permit application. Provided in the next section of this letter is a list of uses and activities permitted/not permitted within the Planned Commercial District. According to the Uses Permitted/Unpermitted List the proposed commercial shopping center on 6909 Victoria Ave. Highland, CA. is permitted to have occupancies such as retail, office, and restaurant use under SR and C Permit application.

Permitted subject to SR application

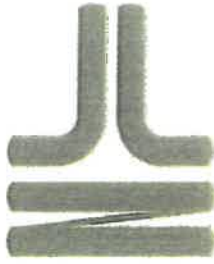
1. Administrative and executive offices
2. Artist and photographic studios; not including the sale of equipment or supplies
3. Artist and photographic studios; including the sale of equipment or supplies
4. Clerical and professional offices
5. Financial services and institutions
6. Medical, dental and related health services for humans, including laboratories, clinics, and the sale of articles clearly incidental to the services provided
7. Prescription pharmacies, when located within a building containing the offices or medical practitioners.
8. Agricultural
9. Adult entertainment (subject to Chapter 16.72 HMC)
10. Antique Shops
11. Apparel stores(sales)
12. Art, music, dance, studios, photographic studios, and supply stores
13. Appliance stores and repair. Large appliances.
14. Application stores and repair, small appliances.



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Colton, CA 92324
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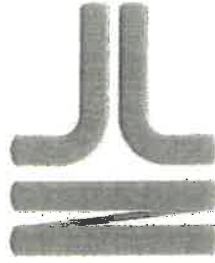
15. Athletic and health clubs
16. Auto repair, minor
17. Auto supply store
18. Automotive washing (full-service)
19. Automotive washing (self-service)
20. Automotive rental agencies (excluding outdoor storage)
21. Automotive-paint and body (major engine overhaul)
22. Automotive and light truck sales /minor repair
23. Auto sales
24. Bakeries(retail)
25. Barber and beauty shops
26. Bicycle shops(nonmotorized)
27. Blueprint and photocopy services
28. Book, gift, and stationary stores
29. Building materials sales (masonry, sand, gravel)
30. Camera shops
31. Candle shops
32. Candy stores and confectioneries
33. Catering establishments
34. Cleaning and pressing establishments
35. Clothing and costume rental
36. Commercial recreational facilities(indoor)
37. Convenient stores (including alcohol sales)
38. Convenient stores (no alcohol sales)
39. Department Stores
40. Drapery and decorating shops
41. Dress-making shops
42. Drugstores/pharmacies
43. Electronic coin-operated games (operated for compensation)-less than five games
44. Floral shops
45. Food stores and supermarkets
46. Floor covering stores (may include incidental repair)
47. Furniture stores, repair, and upholstery
48. General Retail stores
49. Hardware
50. Hobby Shops
51. Home improvement (indoor)
52. Home improvement (outdoor)
53. Hotels and motels
54. Insurance services
55. Investigation services
56. Jewelry stores
57. Kiosks (parking lot film processing and key shops)



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Colton, CA 92324
(909) 825-7500 (909) 825-7624 fax

58. Mortgage services
59. Motorcycle shop (sales and service)
60. Locksmith shops
61. Music stores
62. Newspaper and magazine stores
63. Miniature golf courses
64. Nurseries and garden supply stores (provided all equipment and supplies are kept within a building or fences enclosed area)
65. Office and business machines store
66. Paint stores
67. Pet shops
68. Political or philanthropic headquarters
69. Pottery sales
70. Printing and copy shops (other than newspaper)
71. Plumbing shops and supplies
72. Real estate services
73. Shoes stores(repairs)
74. Service stations (automotive, without convenience sales)
75. Sporting goods stores
76. Shoes stores(sales)
77. Stamp and coin shops
78. Stationary stores
79. Statue shops
80. Sign painting shops within completely enclosed buildings
81. Surveying services
82. Swimming pool supplies
83. Tailor shops
84. Taxidermists (no processing)
85. Television (radio sales and repair)
86. Tire sales and services
87. Toy stores
88. Travel agencies
89. Trophy store
90. Upholstery shops (automotive)
91. Variety stores
92. Veterinary offices and animal hospitals excluding exterior kennels, pens, or runs.
93. Wall covering store
94. Weight reduction center
95. Fire and police stations
96. Public administration buildings and civic centers
97. Public libraries and museums
98. Public Parks and recreation facilities (public or private)



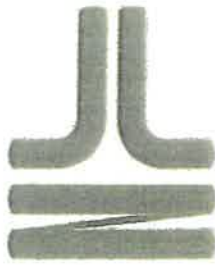
JONATHAN L. ZANE
ARCHITECT

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(909) 825-7500 (909) 825-7624 fax

99. Public utilities and public service substations, reservoirs, pumping plants and similar installations not including public utility offices
100. Post offices
101. Public utility services offices (residential mixed uses)
102. Attached mixed use structures (accessory uses)
103. Accessory structures and uses located on the same site as a permitted use subject to issuance of a department review permit.
104. Temporary uses as prescribed in HMC 16.08.120 are permitted subject to issuance of a temporary use permit.

Permitted subjected to C Application

1. Auto Repair Major (engine overhaul)
2. Automotive paint and body (major engine overhaul)
3. Automotive and light truck sales/minor repair
4. Auto sales (major repair)
5. Cemetery (human)
6. Cocktail lounges/bars, including upgrading an existing ABC license (e.g., beer and wine to a hard liquor license)
7. Communication and telecommunication facilities (radio and television, not including wireless telecommunication facilities)
8. Commercial recreational facilities (outdoor)
9. Driving schools
10. Extreme value detail
11. Fast food restaurants
12. All other drive-in/thru businesses including theatres
13. Fixed price retail
14. Liquor stores
15. Massage establishments
16. Mortuaries
17. Mini storage (for public use)
18. Odd-lot/close-out retail
19. Parking facilities(off-site)
20. Restaurants other than fast foods:
 - a. With entertainment and/or serving alcoholic beverages, including upgrading and existing ABC license (e.g., beer and wine to hard liquor license.
 - b. Without entertainment and/or serving alcoholic beverages
 - c. Shopping centers
21. Service stations (automotive, w/ convenience store, w/ or w/o alcoholic
22. Theatres, including both motion picture and live performing arts (excludes open air)
23. Transportation facilities
24. Veterinary offices and animal hospitals including exterior kennels, pens or runs.
25. Wireless telecommunication facilities (Major and Minor)
26. Auditoriums
27. Day nurseries, nurse schools, and childcare facilities in CG (General Commercial District), subject to a commercial use permit.



JONATHAN L. ZANE
ARCHITECT

958 North La Cadena Drive
Colton, CA 92324
(909) 825-7500 (909) 825-7624 fax

- 28. Hospitals
- 29. Convalescent homes
- 30. Convention Halls, tradeshow, exhibit buildings with incidental food services.
- 31. Community facilities and religious institutions
- 32. Clubs, lodges, fraternities and sororities
- 33. Communication and telecommunication facilities (not including radio and television)
- 34. Educational institutions (including public or private vocational schools)
- 35. Residential care facilities (per state law)
- 36. Accessories structures and uses located on the site as conditional use (temporary uses)

Activities not permitted in Zone

- 1. Ambulance Service
- 2. Arcades
- 3. Auction Houses
- 4. Bail Bond Services
- 5. Boat and camper (sales only)
- 6. Check Cashing
- 7. Dairy Product Stores
- 8. Feed Tack Stores
- 9. Ice Machines
- 10. Janitorial Services and supplies
- 11. Laundry pick-up and delivery agencies and self-service laundries (includes diaper services)
- 12. Meat Markets
- 13. Recycling collections facilities: reverse vending machines, small collection facilities (refer to HMC 16.44.170)
- 14. Secondhand stores/pawn shops
- 15. Swimming pool sales/services, outdoor display
- 16. Telegraph offices

END OF RESPONSE

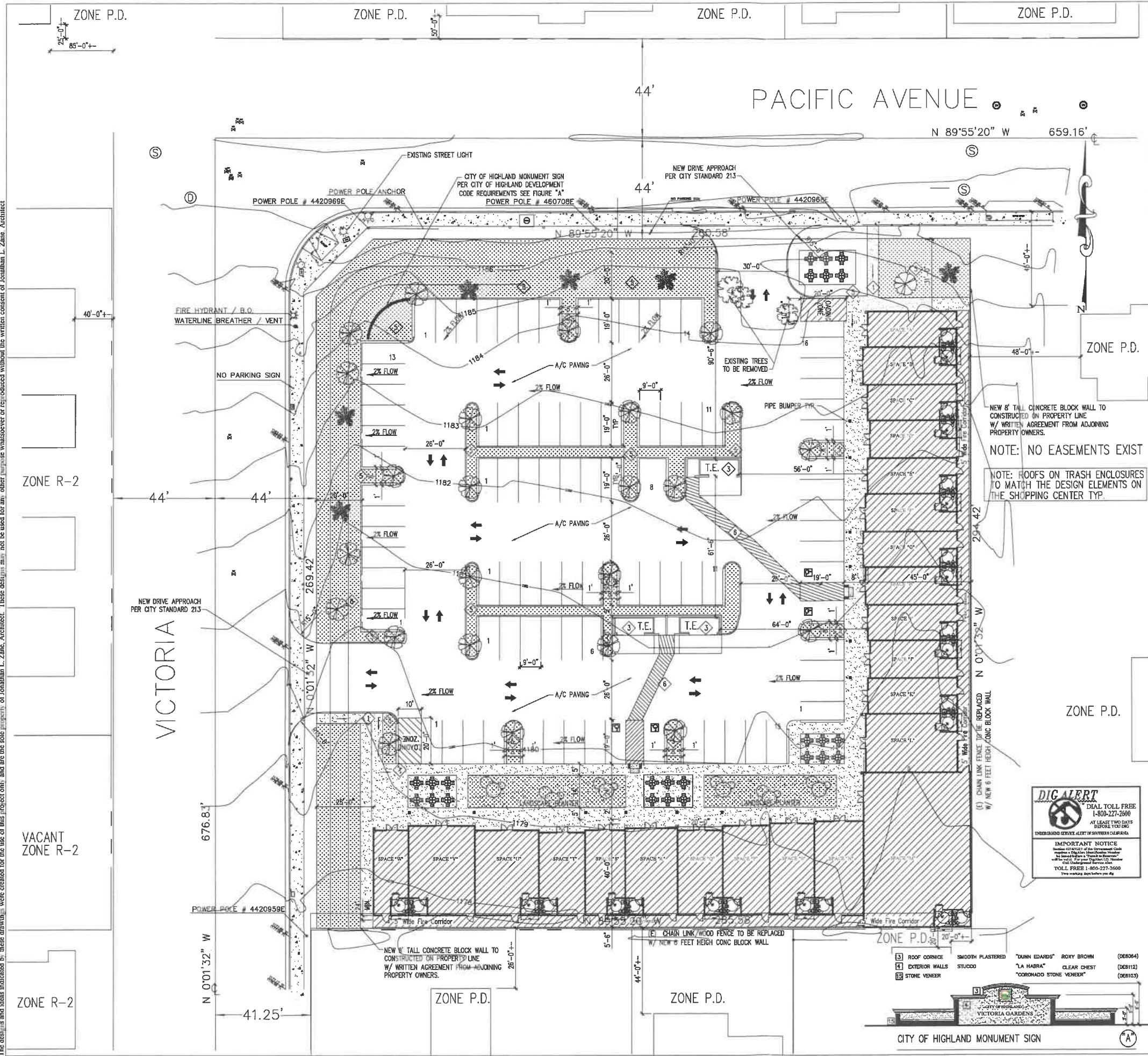
Thank You,

Jonathan L. Zane, Architect
C-11,046

Attachment 3:

Site Plan

NOTICE: The designs and ideas indicated by these drawings were created for the use of this project only, and are the sole property of Jonathan L. Zane, Architect. These designs may not be used for any other purposes whatsoever or reproduced without the written consent of Jonathan L. Zane, Architect.



VICINITY MAP

ASSESSOR'S PARCEL NUMBER: 1191-351-01
SITE ADDRESS: S.E. CORNER OF VICTORIA BLVD. AT PACIFIC STREET
6909 VICTORIA
HIGHLAND, CA
OWNER: MIKE KHORSHIDI (310) 272-4445 AND KAM KHORSHIDI (310) 892-4852
MAILING ADDRESS: 8080 LOMA VISTA
BEVERLY HILLS, CA. 90210
LEGAL DESC: LOT 1, BOOK 1191 PAGE 35, M.B.I. / 53, SAN BERNARDINO COUNTY
OCCUPANCY: A-3, M, B
TYPE OF CONSTRUCTION: V-B SPRINKLERED
RETAIL / OFFICE BUILDING / RESTAURANT: 22,034 SQ. FT.
NUMBER OF STORIES: 1

SITE DATA

PARKING CALCULATION:
TOTAL BUILDING AREA: 22,034 SQ. FT.
RESTAURANT (W/O DRIVE THRU) 1 SPACE PER 75 SQ. FT. DINING AREA
2,500 SQ.FT. RESTAURANT; 30X DINING AREA = 750 SQ.FT.
750 SQ.FT. / 75 = 10 PARKING SPACES REQUIRED
RETAIL: 1 SPACE PER 250 SQ. FT.
9767 / 250 = 39 PARKING SPACES REQUIRED.
OFFICE: 1 SPACE PER 250 SQ.FT.
9767 SQ. FT. / 250 = 39 SPACES REQUIRED.
TOTAL PARKING REQUIRED: 88 PARKING SPACES REQUIRED.
TOTAL PARKING PROVIDED: 94 PARKING SPACES (9FT. X 19FT MIN.)
INCLUDING 4 H/C ACCESSIBLE SPACES & PLUS 1 10'x20' LOADING ZONES

PARKING CALCULATION

- 1 ACCESSIBLE PATH OF TRAVEL FROM PUBLIC RIGHT OF WAY.
- 2 ACCESSIBLE PARKING
- 3 TRASH ENCLOSURE PER HIGHLAND CITY STANDARD.
- 4 LOADING ZONE 10'x20'.
- 5 LANDSCAPE PLANTERS.
- 6 ACCESSIBLE PATH OF TRAVEL TO TRASH ENCLOSURE.

KEYNOTES

NOTES:

- ANY CONSTRUCTION OR UTILITY INSTALLATIONS WITHIN PUBLIC RIGHT OF WAY REQUIRES PERMITS FROM CITY OF HIGHLAND ENGINEERING DEPARTMENT.
- DESIGNS FOR PUBLIC IMPROVEMENTS INCLUDING SIDEWALKS, DRIVE APPROACH WITH CURB RETURNS, AND ACCESS RAMPS TO BE IN ACCORDANCE WITH STATE OF CALIFORNIA ACCESSIBILITY STANDARDS, TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE.
- INSTALL STREET NAME SIGNS, TRAFFIC CONTROL SIGNS, NO PARKING SIGNS, AND PAVEMENT MARKINGS, WITH LOCATIONS AND TYPES AS APPROVED BY THE CITY ENGINEER.

LANDSCAPING CALCULATION:
LOT SIZE: 83,649 SQ. FT.

BUILDING AREA: = 21,769 SQ. FT. = 26%
OPEN AREA: = 61,880 SQ. FT.
LANDSCAPING AREA: = 14,818 SQ. FT. = 17%
CONC./IMPERVIOUS AREA: = 47,062 SQ. FT. = 43%
MONUMENT SIGN AREA = 62 SQ. FT.

14,818 / 83,649 = 17% LANDSCAPING PROVIDED

East Valley Water District 3654 Highland Avenue
Highland CA 92346
909-889-6501
Southern California Gas Company 1981 West Lugonia Avenue
Redlands CA 92374
Phone 800-427-2200
Southern California Gas Company 155 South G Street
San Bernardino CA 92410
Phone 800-427-2200

UTILITY PURVEYORS

NOTES

REVISIONS

DATE:	BY:
00/00/19	blr

JONATHAN L. ZANE ARCHITECTURE

ARCHITECT - CA. LIC. #C-11,046
JONATHAN L. ZANE, ARCHITECT - CA. LIC. #C-11,046
958 NORTH LA CADENA DRIVE
COLTON, CA 92324 (909) 528-4620

VICTORIA SQUARE

A NEW SHOPPING CENTER
LOCATED AT:
S.E. CORNER OF VICTORIA BLVD. AT PACIFIC STREET
HIGHLAND, CA
A.P.N. 1191-351-01

APPLICABLE CODES:

Model Code:	State Code:
2019 IBC	2019 CEC
2018 IBC	2018 CEC
2015 IBC	2015 CEC
2012 IBC	2012 CEC
2009 IBC	2009 CEC
2006 IBC	2006 CEC
2003 IBC	2003 CEC
2000 IBC	2000 CEC

DATE: 08/15/2018
SCALE: 1" = 20'-0"
DRAWN:
JOB: 1827
SHEET: C-1

Attachment 4:

Elevations



Consultant
Address
Address
Phone
Fax
e-mail

Consultant	
Address	
Address	
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Fax	
e-mail	

Consultant
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e-mail



4 West
1:100



① East
1 : 100



2 North
1 : 100



3 South
1 : 100

[illegible]

Owner
MIKE
KORSHIDI
VICTORIA &
PACIFIC

Project number	Project Number
----------------	----------------

Date	Issue Date
------	------------

Drawn by	Author
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Checked by	Checker
------------	---------

A

Scale 1 : 100

2/27/2021 3:18:39 PM











Attachment 5:

Landscape Plan

Vertical Evergreen Conifer

Botanical name: *Pinus canariensis*
Common Name: Canary Island Pine
Graceful, slender, arching needles. Vertical conifer. Medium green with reddish-brown bark. Moderate to low water requirements, drought resistant and long lived tree with ease of maintenance. Native hybrid understory groundcover- 'Pidgeon Point' Coyote brush. Low growing ground cover up to 24" bright green color, extremely drought resistant easy to maintain and a fast prostrate grower.

Flowering Deciduous Canopy

Botanical name: *Lagerstroemia hybrid 'Commanche'*
Common Name: Commanche Crape Myrtle
Broad Dome summer flowering deciduous trees to provide shade, deep coral pink flowers, orange to red to purple fall foliage color. Non invasive root system causing no damage to driveways. Medium to low water requirements, drought resistant, long lived tree and ease of maintenance. Low growing Lantana groundcover (purple) to provide a colorful low maintenance, low water use groundcover.

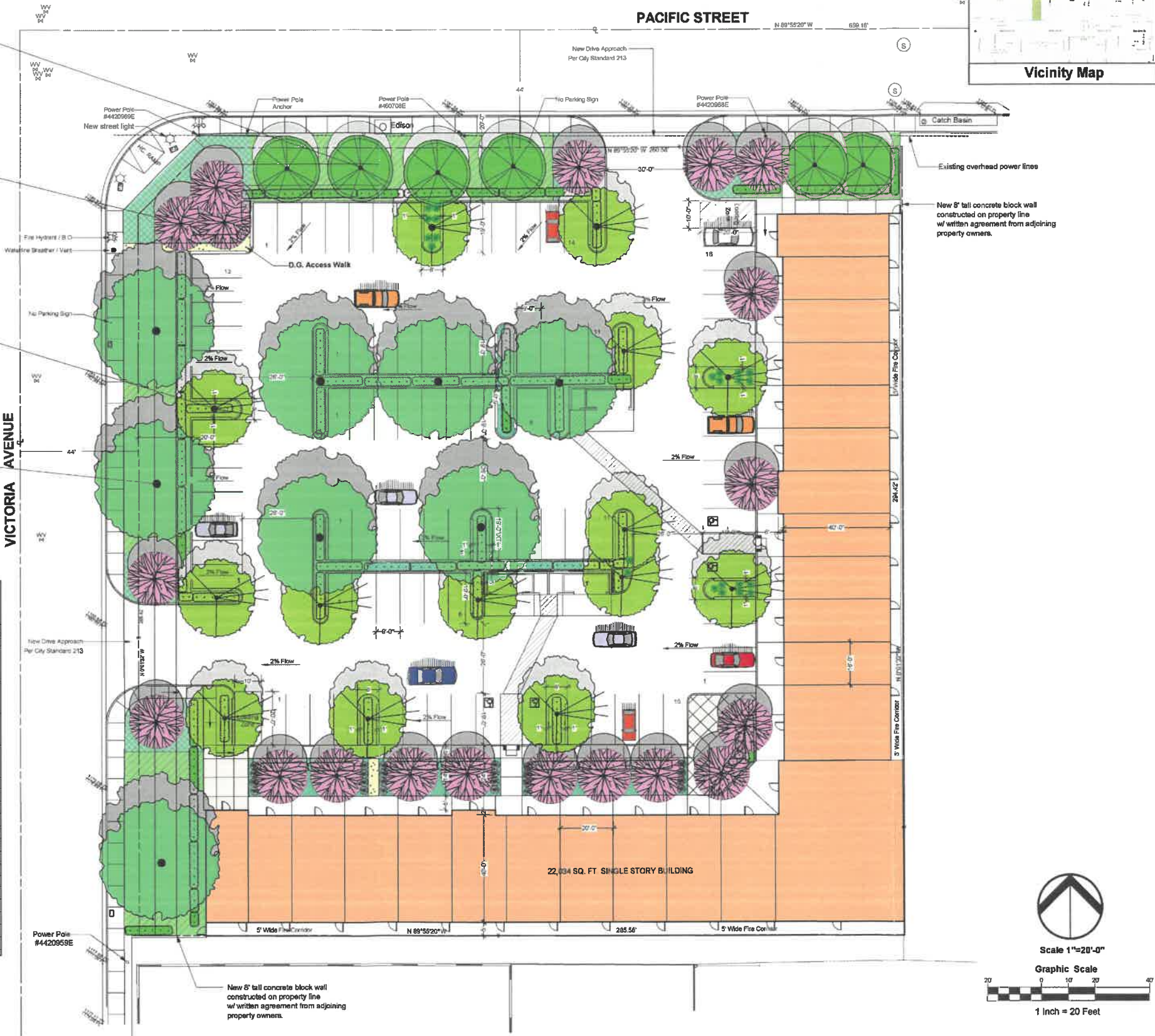
Deciduous Canopy

Botanical name: *Pistacia chinensis 'Keith Davey'*
Common Name: Chinese Pistache
Colorful deciduous tree. Umbrella-like crown. Autumn leaf colors range from brilliant orange-crimson to scarlet. Non-fruiting variety. Deep rooted. Drought tolerant, requires little water. Low maintenance and pest free. Understory groundcovers- Purple Lantana, Australian Pink Racer.

Broad Dome Evergreen Shade Canopy

Botanical name: *Quercus ilex*
Common Name: Holly Oak
Evergreen shade street trees with glossy dark green upper leaves with white underleaf. Deep rooted and strong branching tree and fast grower. Moderate to low water requirements, drought resistant and long lived tree with ease of maintenance. Native hybrid understory groundcover- 'Pidgeon Point' Coyote brush. Low growing ground cover up to 24" bright green color, extremely drought resistant easy to maintain and a fast prostrate grower.

Plant Legend					Sunset Zone 18 WUCOL Region No. 4 CIMIS ETo zone 9 ET0-55.1
Symbol	Botanical Name	Common Name	Size	WUCOLS	
(T-L) Trees					
T-L	<i>Lagerstroemia indica x fauriei 'Natchez'</i>	Crape Myrtle	24" Box	M	
T-PC	<i>Pinus canariensis</i>	Canary Island Pine	24" Box	M	
T-P	<i>Pistacia chinensis 'Keith Davey'</i>	Fruitless Chinese Pistache	24" Box	M	
T-Q	<i>Quercus ilex</i>	Holly Oak	24" box	L	
(A) Shrubs					
A	<i>Agapanthus 'Storm Cloud' (blue flower)</i>	Storm Cloud Agapanthus	5 gal.	M	
D	<i>Dietes indicodes 'John's Runner'</i>	African Lily	5 gal.	M	
L	<i>Lavandula angustifolia 'Hidcote Blue'</i>	Lavender (Purple flower)	5 gal.	L	
M	<i>Myrtus communis 'Compacta'</i>	Myrtle	5 gal.	M	
N	<i>Nandina domestica 'Compacta'</i>	Heavenly Bamboo	5 gal.	M	
R	<i>Rhamnus indica 'Ballerina'</i>	Indian Hawthorn	5 gal.	M	
(V-M) Vines					
V-M	<i>Macadyena unguis-cati</i>	Cat's Claw Vine	1 gal.	L	
(G-B) Groundcovers					
G-L	<i>Becharis ptilaris 'Pidgeon Point'</i>	'Pidgeon Point' Coyote Brush	flats	L	
G-L	<i>Lantana montevidensis</i>	Lavender Lantana	flats	L	
G-M	<i>Myoporum parvifolium 'Pink' (prostratum)</i>	Pink Australian Racer	flats	L	
G-DG	Decomposed Granite 'Brinstone'	cy			



REVISIONS

DATE	BY

PROJECT LOCATION

VICINITY MAP

REGISTERED LANDSCAPE ARCHITECT

GARY W. MALONE

CA-1951

7/30/2021

EXPIRES

Owner(s):

Mike Khorshidi

8060 Loma Vista

Beverly Hills, CA 90210

Project:

A New Shopping Center

Victoria Square

S.E. Corner of Victoria Blvd. at Pacific Street

Highland, CA

A.P.N.: 1191-351-01

Sheet Title:

Landscape Concept Plan

Job:

#1621907

Date:

8-5-2019

Scale:

As Noted

Drawn:

LS/KS

Reviewed by:

Sheet:

LC

of: 1

Pacific Landscape Design

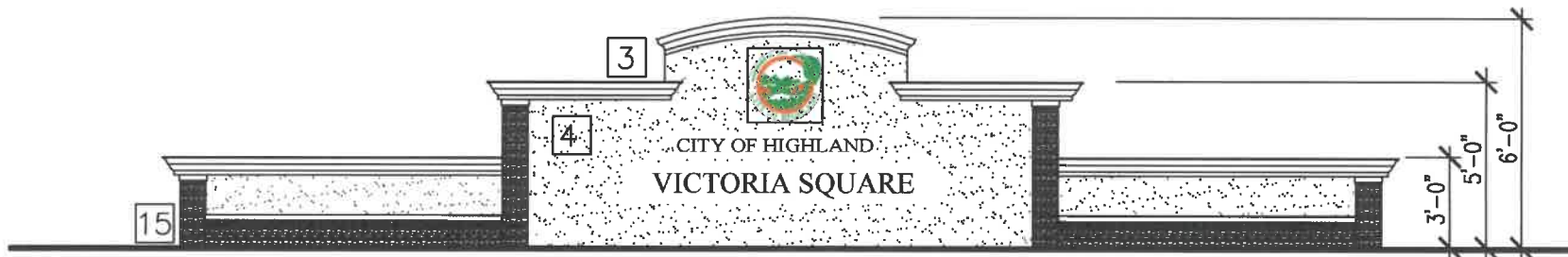
Landscape Architects, LLC #1931

27031 Hoffman Ln. Menlo Park, CA 94025

T: (650) 321-1121 F: (650) 331-3229

Attachment 6:
Corner Statement

3	ROOF CORNICE	SMOOTH PLASTERED	"DUNN EDARDS"	ROXY BROWN	(DE6064)
4	EXTERIOR WALLS	STUCCO	"LA HABRA"	CLEAR CHEST	(DE6112)
15	STONE VENEER		"CORONADO STONE VENEER"		(DE6103)



CITY OF HIGHLAND MONUMENT SIGN

"A"

Attachment 7:

**Resolution No. 2021 – _____ for
Conditional Use Permit (CUP 19-001) &
Design Review Application (DRA 19-009)**

RESOLUTION NO. 2021 – _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP 19-001) AND DESIGN REVIEW APPLICATION (DRA 19-009) FOR THE CONSTRUCTION OF A 22,000 SQUARE FOOT SHOPPING CENTER WITH RETAIL, OFFICE, AND DINING SPACE ON A 1.96 ACRE PARCEL SOUTHEAST CORNER OF VICTORIA AVENUE AND PACIFIC STREET. ASSESSOR PARCEL NUMBERS: 1191-351-01

PROPERTY OWNER/APPLICANT: MIKE KHORSHIDI

A. RECITALS

1. The Applicant filed applications with the City of Highland requesting approval of Conditional Use Permit (CUP 19-001) and Design Review Application (DRA 19-009) for the construction of a 22,000 square foot shopping center with retail, office, and dining space on a 1.96 acre parcel within the Planned Development land use designation and zone.
2. Pursuant to the California Environmental Quality Act, the project is Categorically Exempt from environmental proceedings pursuant to Section 15301, Class 32, In-Fill Developments, of the California Environmental Quality Act (CEQA) Guidelines, since:
 - (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.
3. The subject site is located at 6909 Victoria Ave Highland, CA 92346. Assessor's Parcel Number: 1191-351-01.
4. On April 20, 2021, the Planning Commission conducted a public hearing for the project at Highland City Hall Council Chambers in Highland, California, at 6:00 p.m., and concluded the hearing 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. Pursuant to Title 14, California Code of Regulations, Section 15061(b)(3), the City of Highland Planning Commission hereby certifies that the Notice of Exemption prepared for the project has been completed in compliance with the California Environmental Quality Act (CEQA) and that the Planning Commission has reviewed and considered the information contained in the document, and the comments received during the public review process, prior to approving the project.

Section 3. Based upon substantial evidence presented to the Planning Commission during the April 20, 2021 Public Hearing, 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 4. Findings of Fact for Conditional Use Permit (CUP 19-001)

- a. 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 with the applicable development policies and standards of the city:

Response: The proposed project is a 22,000 square foot commercial shopping center with retail, office, and dining space. The development complements the surrounding vicinity and residential areas. According to the General Plan, the Planned Development zone does not have any fixed development standards. Thus, the project will implement the established standards for the City’s “Planned Commercial” zone. Within the Planned Commercial zone, shopping centers are permitted with the approval of a Conditional Use Permit. More specifically, as mentioned in the report, the uses proposed within the shopping center, retail, dining, and office space, are all permitted with the approval of a 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 proposed project is a commercial shopping center on a 1.96 acre vacant parcel. The majority of the developments, both residential and commercial, in this area were constructed in the 1950s and 60s, well before the City's incorporation in 1987. The color scheme and building elevations proposed by the applicant offer a contemporary/craftsman allure that is appropriate for a new commercial development in this area. With regard to the proposed uses within the shopping center, the dining, general retail, and office space are all permitted with the approval of a design review application and provide much need access to commercial goods and services to the adjacent residences. There is also adequate access from Victoria Avenue and Pacific Street as well as parking onsite to meet the requirement for each of the proposed uses.

- c. The site is suitable for the type and intensity of use or development which is proposed;

Response: The proposed project is located at the southeast corner of Pacific Street and Victoria Avenue. Currently, the site is vacant and has remained so since prior to the City's incorporation in 1987. According to the General Plan, the vision for the Victoria Avenue corridor is for residential complexes mid-block with medium size commercial developments at the prominent intersections. This proposed shopping center will provide a variety of retail shops, small offices, and dining options within walking distance for many of the nearby homes and apartment complexes. There is also left and right turn access from and onto both Victoria Avenue and Pacific Street as well as an appropriate number of parking spaces onsite to satisfy the parking requirement for each of the proposed retail, dining, and office uses within the shopping center.

- d. There are adequate provisions for water, sanitation, and public utilities and services to ensure public health and safety;

Response: The project site will require provisions for water, sewer, public utilities, and public health and safety. As required by the Highland Municipal Code, a will-serve letter from the water and sanitation provider must be submitted prior to deeming a proposed application complete for processing. In addition, the project site will be served by the City of Highland Fire and Police Departments. As conditioned, the Applicant/Developer is required to pay development impact fees which contribute to the additional costs associated with providing these services to the development. Furthermore, as conditioned, the Applicant/Developer will be required to coordinate with the gas and electricity purveyors to ensure that the project site is adequately serviced. As such, there will be adequate provisions for water, sanitation, and public utilities and services to ensure public health and safety.

- e. 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 proposed project has been reviewed by Planning, Engineering, Building and Safety, Fire, and the Police Department. With implementation of certain conditions of approval that are necessary to safeguard and protect the public health, safety, and welfare, the approval of this conditional use permit for the proposed project is warranted.

- f. The proposed use would not result in a significant effect on the environment.

Response: Pursuant to the California Environmental Quality Act, this project is Categorically Exempt from environmental proceedings pursuant to Section 15301, Class 32, In-Fill Developments, of the California Environmental Quality Act (CEQA) Guidelines, since:

- (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; and
- (e) The site can be adequately served by all required utilities and public services.

Section 5. Findings of Fact for Design Review Application (DRA 19-009)

- a. The proposed project is consistent with the general plan or specific plan:

Response: The proposed project is located at the southeast corner of Pacific Street and Victoria Avenue. Currently, the site is vacant and has remained so since prior to the City's incorporation in 1987. According to the General Plan, the vision for the Victoria Avenue Policy Area is for residential complexes mid-block with medium size commercial developments at the prominent intersections. This proposed shopping center at the Pacific Street and Victoria Avenue intersection will provide a variety of retail shops, small offices, and dining options within walking distance for many of the nearby homes and apartment complexes.

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

Response: As mentioned above, according to the General Plan, the vision for the Victoria Avenue corridor is for residential complexes mid-block with medium size commercial developments at the prominent intersections. This proposed shopping center at the Pacific Street and Victoria Avenue intersection will provide a variety of retail shops, small offices, and dining options within walking distance for many of the nearby homes and apartment complexes.

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

Response: The project site is currently vacant and has been since prior to the City's incorporation in 1987. At 1.96 acres in size, the parcel is appropriate for a medium size shopping center. As mentioned in the Staff Report, there is appropriate parking, landscaping, setbacks, and access to the site from both Victoria Avenue to the west and Pacific Street to the north. While the Victoria Avenue and Pacific Street intersection or nearby vicinity does not feature any properties that were developed after the City was incorporated in 1987, the color scheme and building elevations proposed for this project offer a contemporary/craftsman allure that is appropriate for a new commercial development in this area.

- 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 proposed project has been reviewed by Planning, Engineering, Building and Safety, Fire, and the Police Department. With implementation of certain conditions of approval that are necessary to safeguard and protect the public health, safety, and welfare, the approval of this design review application for the proposed project is warranted.

Section 6. Based on the Findings of Fact and Conclusions set forth above, the Planning Commission recommends approval of Conditional Use Permit (CUP 19-001) and Design Review Application (DRA 19-009).

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 4th day of May, 2021

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez
Community Development Director

Exhibit A:

Conditions of Approval

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date: May 4, 2021

Applicant: Mike Khorshidi

File/Index: Conditional Use Permit (CUP 19-001) & Design Review Application (DRA 19-009)

Proposal: Construction of a 22,000 square foot shopping center with retail, office, and dining space on a 1.96 acre parcel.

Location: 6909 Victoria Ave Highland, CA 92346
Southeast corner of Victoria Avenue and Pacific Street
Assessor's Parcel Number: 1191-351-01

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 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.

This Conditional Use Permit and Design Review Application are 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 Conditional Use Permit and Design 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 Conditional Use Permit has taken place within thirty-six (36) months after the approval 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 every subsequent twelve (12) months, not to exceed thirty-six (36) months in total. Applications for such extensions of time must be set forth, in writing, by reasons for this extension and shall be filed together with a fee as established by the City Council, with the Planning Department sixty (60) calendar days before the expiration of the Conditional Use Permit.

- 2) The subject Conditional Use Permit and Design Review Application permit the construction of a 22,000 square foot shopping center with retail, office, and dining space. Design Review approval includes the Site Plan, Building Elevations, and Conceptual Landscape Plan attached hereto and modified per the conditions of approval
- 3) The project shall implement the development standards and uses currently established for the "Planned Commercial" zoning designation.
- 4) No storage of materials outside an enclosed building may be permitted unless expressly designed for such purpose and approved as a part of the site approvals.
- 5) The shopping center shall feature a minimum of 15 percent of the site shall be landscaped including a 25 foot setback area along Victoria Avenue and Pacific Street. Landscape planters shall be surrounded by masonry or concrete curbs and so arranged as to prevent motor vehicles from driving onto or over them.
 - a. Trees planted adjacent to existing overhead utility wires shall be subject to the height and clearance restrictions set in place by the applicable utility providers. Tree species requiring hard pruning to maintain utility clearance once trees are mature shall be avoided.
 - b. Ensure that right-of-way trees are spaced in a manner where they do not obstruct clear sight lines.
 - c. Trash enclosures shall be located in a manner that maximizes parking area sight lines and minimizes parking lot crossing distance to accessible entrance point of enclosures.
 - d. Planters between parking lot and storefronts shall be protected from foot traffic by a perimeter curb, or potentially, raised planters at seat wall height.
 - e. Perimeter walls on service side of buildings shall incorporate self-clinging vines facing toward public view or another graffiti deterrent measure acceptable to the City.
 - f. If applicable, landscape layout shall allow full visibility to corner statement signage.
- 6) The trash enclosure shall be screened on at least three sides from public view by a solid decorative wall not less than five feet in height as well as a solid roof. Permanent opaque panel gates shall be installed on all openings to the trash area. Exterior finish materials shall match those of the approved building elevations.
 - a. All trash shall be deposited in the trash area and the gates leading thereto shall be maintained in working order and shall remain closed except when in use.

- b. Trash areas shall not be used for storage. The premises shall be kept in neat and orderly condition at all times and all improvements shall be maintained in a condition of reasonable repair and appearance.
- 7) Permanent automobile parking spaces shall be paved with asphalt, or concrete and painted with clearly painted lines.
 - a. Each permanent parking space shall be no less than nine (9) feet wide and nineteen (19) feet deep, with adequate provisions for ingress and egress by a standard American passenger vehicle, except where compact car spaces have been authorized as follows:
 - b. Compact car parking spaces shall be not less than seven and a half (7.5) feet wide and less than fifteen (15) feet deep and shall be clearly marked and/or posted with signs stating "Compact Cars Only". Compact spaces shall not exceed 25% of the required parking.
 - c. All parking areas shall be provided with nighttime security lighting. Lighting shall be shielded and directed to reflect away from neighboring properties. Lighting should not exceed 0.5 foot candles of illumination beyond the property boundary.
 - d. The handicapped parking spaces shall be properly signed and striped per the Americans with Disabilities Act.
 - e. Loading Zones shall be properly striped and signed.
- 8) 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.
- 9) All rooftop mounted mechanical equipment 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.
- 10) Lighting shall meet the following HMC standards from Table 16.40.160.A for medium activity commercial uses or other similar Standards, as approved by the Planning Commission:
 - a. In no case should illumination exceed 0.5 footcandles measured at the property line.
 - b. All lighting fixtures shall be adjusted or designed to shine downwards to avoid spillover and glare on the surrounding community.

- c. No floodlights or other up-lighting shall be permitted to be attached to parking lot standards for the purpose of illuminating the building.
 - 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. No lighting shall blink, flash, or be of unusually high intensity or brightness.
 - f. Parking lot light standards and building mounted fixtures shall not extend above building eaves.
- 11) 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.
- a. All landscaping shall be provided with a permanently maintained irrigation system.
 - b. The plants selected and planting methods used shall be suitable for the soil and climatic conditions of the Site.
 - c. Landscape Plans shall exhibit any proposed walls 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.
- 12) All trees in planter islands, or within six feet (6) of hardscape, shall be planted with root barriers.
- 13) Shrubs located in front of parking stalls shall be planted approximately two feet (2) from the curb face to prevent possible damage from vehicle overhang.
- 14) Outdoor dining/seating areas shall be provided outside/adjacent to the north-most, west-most, and interior corner suites.
- 15) North-facing and west-facing facia along Pacific Street and Victoria Avenue respectively shall incorporate design features like accent columns and trellises with vines.
- 16) South-facing and east facing facia (along rear-side of property) shall feature design elements that match the architectural design found along the storefronts.
- 17) The Development Impact Fees shall be calculated and paid in accordance with City policy.

- 18) Prior to the issuance of Building Permits, a copy of the Utility Plan shall be submitted for review and approval. The Utility Plan shall show the location of all proposed above ground electrical transformers, utility cabinets, back flow devices, fire department detector check valves, etc.
- 19) 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.
- 20) 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.

Attachment 8:
City of Highland Planning Commission
Draft Minutes from 4/20/2021

MINUTES
PLANNING COMMISSION REGULAR MEETING
April 20, 2021 – 6:00 P.M.

CALL TO ORDER

The regular meeting of the Planning Commission of the City of Highland was called to order at 6:01 p.m. by Chair Hamerly at the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present:	Chair	Randall Hamerly
	Vice Chair	Chandra Thomas
	Commissioner	Edward Amaya
	Commissioner	Jarrold Miller
	Commissioner	Jessica Sutorus

Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Ash Syed, Associate Planner
Matt Bennett, Assistant Public Works Director
Matt Wirz, Building Official
Camille Goritz, Administrative Assistant III

The Pledge of Allegiance was led by Chair Hamerly.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None

CONSENT CALENDAR

1. Minutes from the March 16, 2021 Regular Meeting.

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

PUBLIC HEARING

2. Request for a one-year Extension of Time (EXT 20-002) for Tentative Tract Map No. 20090 (TTM 17-001) and Tentative Parcel Map No. 19958 (TPM 17-002), and entitlements related to the 137-unit Blossom Trails housing development in the East Highlands Ranch, (Southwest corner of Church Street & Greenspot Road, APN: 1201-401-02, 1201-431-61)

Associate Planner Syed presented the Staff Report.

Commissioner Amaya stated covering the timeline, the City Council's first approval was in 2006 and there was a gap until 2017, was that due to market conditions?

Associate Planner Syed stated that is correct.

Commissioner Amaya stated since the Kangaroo Rat is an engaged species in California, is there a chance that is going to slow this development even more?

Associate Planner Syed stated the applicant was trying to obtain an Incidental Take Permit (ITP) required by the mitigation measures.

Commissioner Amaya asked how long does that take?

Associate Planner Syed stated it would be done within this year, which is why the applicant is applying for a one-year extension.

Commissioner Miller asked following up on the Kangaroo Rat, do we know if there is any mitigation land available to be used to offset the impacts for this project?

Camille Bahri, Applicant stated in 2006 that was a land use change based on City recommendations. When the market changed, and we went through the Recession we found what is more appealing for Highland is small lots and it would reduce our density by 60 percent to the map that was presented today. In 2017 we applied and received the approvals for this map in early 2018, but in September 2017 we thought the trapping on the property would not catch the Kangaroo Rats, but unfortunately we caught four Kangaroo Rats. What slowed the process down was the agencies, we started with the United States Fish and Wildlife Service (USFWS) and we were very close to an ITP. The state has been petitioned to adopt the species as endangered. The latest challenge is now to get through the hurdle of California Department of Fish and Wildlife (CDFW), and we are close for the federal ITP, however the other one can happen anytime. Both agencies have identified the Santa Ana Wash Plan which is preferred as the mitigation land and that has not been spoken for or set aside for mitigation of Kangaroo Rat for any other activities in the wash plan.

Chair Hamerly asked since the onsite accommodation for the Kangaroo Rat is not an option, is it going to be out in the wash in the areas that are not designated for the mining operation?

Camille Bahri stated that is correct, and the incorrect part is that there is an onsite accommodation which is the Metropolitan Water District (MWD) area. There will be a block wall to the back of the property between the development, the projects footprint and MWD area. There is an onsite and an offsite mitigation.

Chair Hamerly asked if the MWD land is just at the extreme southwest corner of the property, correct? It does affect the overall design concept of lot M.

Camille Bahri stated that is a good point to clarify. The MWD area that is a part of our property is shown in purple, which is 90 feet wide, almost the whole length of the project. On the southwest corner that is not shaded in purple is about 100 by 150-foot area which used to be owned by the East Valley Water District and MWD bought the land.

Chair Hamerly what kind of exclusionary fencing?

Camille Bahri stated the agency is talking about a mesh material and I do not find it permanent. It does not have the structural integrity to be there for a long time, however we thought the vinyl fencing would work, because it is very smooth, and the agency is

asking for an additional couple of feet of the mesh. It would be the fence and something extending at an angle that prevents the animals from jumping over. That is what is described in our draft ITP with the CDFW.

Commissioner Miller asked will we have an Engineer take the time to do the analysis offsite to ensure that drainage does not worsen for this property owner or any of the adjacent property owners?

Assistant Public Works Director Bennett stated correct. The evaluation was done preliminarily to allow for this change.

Commissioner Miller stated in 2010 or 2011 we had some big rains and this property flooded and the water came out of Church Street and spilled through the property over to Greenspot Road located by East Valley Water District. It has had some historically flooding challenges; are those plans to be addressed?

Assistant Public Works Director Bennett stated those have been under design and will be completed by San Bernardino County Flood Control. The elimination of the catch basin on Greenspot Road is a minor pick up that was not related to those drainage impacts, and it is a minor impact conveying the flow currently along Greenspot Road on the southside of the road along the existing curb and gutter.

Chair Hamerly opened the public hearing.

Gary Leobold, General Manager for East Highland Ranch stated I started in 2015 and this project had some whiskers at that time. We would like to see this developed; this is the last vacant piece of land within the ranch boundaries which some parts are 36 years old. At some point it would be nice to complete the development, Camille's project also has a pool area that we will add to the amenities for the ranch overall. We support the project, we all like the Kangaroo Rats, however it seems like a minor item to hold up a development like this.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner Amaya, seconded by Commissioner Thomas, to approve:

1. Adopt Resolution No. 2021 – 004, approving Extension of Time application (EXT 20-002) for a one (1) year extension of Tentative Parcel Map No. 19958 (TPM 17-002), and
2. Adopt Resolution No. 2021 – 005, approving Extension of Time application (EXT 20-002) for a one (1) year extension of Tentative Tract Map No. 20090 (TTM 17-001), subject to the amended Conditions of Approval and Findings of Fact. Motion carried, 5-0.

RESOLUTION NO. 2021 – 004

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND RECOMMENDING THE APPROVAL OF EXTENSION OF TIME APPLICATION (EXT 20-002) FOR A ONE (1) YEAR EXTENSION OF TENTATIVE PARCEL MAP NO. 19958 (TPM 17-002) RELATED TO THE PROPOSED 137-UNIT BLOSSOM TRAILS HOUSING DEVELOPMENT IN THE EAST HIGHLANDS RANCH.

RESOLUTION NO. 2021 – 005

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND RECOMMENDING THE APPROVAL OF EXTENSION OF TIME APPLICATION (EXT 20-002) FOR A ONE (1) YEAR EXTENSION OF TENTATIVE PARCEL MAP NO. 19958 (TPM 17-002) RELATED TO THE PROPOSED 137-UNIT BLOSSOM TRAILS HOUSING DEVELOPMENT IN THE EAST HIGHLANDS RANCH.

3. Conditional Use Permit (CUP 19-001) and Design Review Application (DRA 19-009) for the construction of a 22,000 square foot shopping center with retail, office, and dining space on a 1.96-acre parcel. (6909 Victoria Ave, APN:1191-351-01)

Associate Planner Syed presented the Staff Report.

Commissioner Sutorus asked if there were any Electric Vehicle (EV) infrastructure since it is a requirement.

Associate Planner Syed replied it was not discussed on the initial submittal, however that can be implemented during plan check.

Commissioner Amaya asked why is the Architect submitting the list of permitted uses? Looking at the Municipal Code there is 150, which seems to be a lot.

Associate Planner Syed stated this site is zoned Planned Development and the applicant is applying to use Planned Commercial Development standards. The use that the applicant has suggested is dining, retail, and office space which are on the list and included in the staff review.

Commissioner Amaya stated yes, and for example it has staff review as what is permitted and we want to make sure that is going to be approved here that would be possible use down the road.

Assistant Community Development Director Stater stated certain uses are subject to a CUP. What is being approved tonight is retail, office, and restaurant, and if they change tenants in the future would be subject to these standards. If the use specifies CUP, we will bring it back for Planning Commission approval.

Commissioner Amaya asked does the City normally have the City of Highland sign for a commercial development?

Associate Planner Syed replied no; however, it is a corner statement and for such a prominent intersection and it is usually preferred. The name of the shopping center as well as advertisement for the city is a good idea.

Commissioner Sutorus gave suggestions regarding the trash enclosure.

Chair Hamerly stated I noticed on the renderings there was not a cover on the trash enclosures, and I believe that is a requirement for water quality.

Associate Planner Syed stated correct.

Chair Hamerly asked assuming all the drainage on the property was going to drain towards Pacific Street and Victoria Avenue which would be north and west, right now it looks like the site is sloping on the opposite direction. What is the grade separation proposed at the southern property line?

Assistant Public Works Director Bennett stated I do not know the exact grade separation where the southwest corner will discharge its overflow. That is the natural drainage pattern for that site coming down south along Victoria Avenue.

Chair Hamerly stated at the southeast corner was also a low point. It looked like to get everything to drain from the east to the west or from the south to the north is the case maybe towards Pacific Street. That could lead to a significant vertical separation between the southern property, adjacent property, and the subject property. What is that separation?

Assistant Public Works Director Bennett stated the various plans I have seen had shown retaining cases along the perimeter on the southside. I have not seen in detail the southernly perimeter wall. There could be a great impact to the southside, I would not know how that is described in his floor plan.

Chair Hamerly stated the reason why I am asking is more to do with context than the technical aspects of drainage.

Jonathan Zane, Architect for Applicant stated the covers on the trash enclosures will be on there as well as the same red color that we are using on the building, they just were not shown on the renderings. The drainage on this property was a problem and, in my career, I have not had as much trouble passing a Water Quality Management Plan (WQMP) than this project. It has taken me three Engineers in over a year to get approval. Everything drains down to that southwest corner because of grading, and the southeast corner is being elevated by grading to allow the water to flow towards that corner. We have subterranean water purifiers, because there was not enough room to have a retention basin and we are paying the extra fee to put it under ground. Where that red line is on the lower left-hand corner that is approximately where the chambers go.

Chair Hamerly asked the five-foot fire corridor along the east and south edge of the property, is that within the structure or is that outside?

Jonathan Zane replied that has been a point of contention for us, what we would to do is set the building back five feet and have a five-foot concrete walkway back there. It would be handicap accessible that way if someone needs to use the rear door you can access it from the outside without getting into a corridor. We would build a six-foot concrete block wall and leave it as a concrete alleyway. The reason why we are doing this is because these are very deep and narrow spaces.

Chair Hamerly stated I am assuming that the dining establishment is the large block on the corner, so that would also be pulled back five feet because it looks like the corridor stops at that suite.

Jonathan Zane stated we could just put a door at the end of that five-foot ramp and build that portion on the property line just on the corner.

Chair Hamerly asked if that is a dining establishment, was there any thought given to opening up the plaza that is immediately outside that place that is in the corner?

Jonathan Zane stated on the very corner there is an opportunity for outdoor dining. The sidewalk is not wide enough to allow it, but on the corner is an ideal location.

Vice Chair Thomas asked if the applicant chooses to use those as outdoor dining locations, will they have to come back with new landscape plans?

Associate Planner Syed replied yes, if they are going to modify the part that is decomposed granite and pour concrete that would not be a Planning Commission level decision, it would be with the Building and Safety department.

Chair Hamerly asked if it would be a plan check modification?

Associate Planner Syed stated correct.

Chair Hamerly stated not all the tenants' spaces have access to the parapet elements where you could conceivably conceal rooftop equipment. Some of the parapets on the lower height suites did not look like there was enough room to hide a roof top package. Where would they be located, and would that modify the exterior elevations?

Jonathan Zane stated the rendering is an artist conception and those are minimum 30-inch parapet walls. There are several opportunities that they pop up and we would set the equipment behind the elements that is creating the up and down roof in front. There are opportunities to put them behind those items for them not to be seen. We will make sure they are properly screened.

Chair Hamerly stated the northern most elevation at the end of the building and the most western elevation looks like the facade treatment stops at the corner of the building, and it does not wrap around. If there is anything to do to enhance those elevations and wrap the front facade materials or articulation around that corner would enhance the street presentation.

Jonathan Zane replied we are talking about placing those wall trellises to enhance that. We would need to do some sort of roof element and we would be happy to change that.

Chair Hamerly stated it looks like there is not a lot of depth to the relief along the facade in terms of the pedestrian experience as you are walking through both legs of the complex. Have you entertained any options to enhance the pedestrian experience, and maybe creating additional shading?

Jonathan Zane stated we did consider using the metal trellis that comes out horizontally with tie rods. We would push and pull to create a distance and if we would be allowed to, we could pull them out a little farther to make it a covered walkway.

Community Development Director Mainez suggested if we are going to talk about creating an alleyway, we are going to have to require block wall at the property line. Also, looking at the articulation maybe bring some of the architecture in front of the building to the back of the building. I am assuming there is going to be panic hardware, restriction of the types of doors, overhangs, and drainage that must be addressed.

Chair Hamerly stated on the floor plan view it looked like it was all enclosed which brings in multiple other options, because every one of those tenants are going to use it as additional storage space.

Community Development Director Mainez replied we do have fire inspections regularly. You could continue to have sketches brought back for consideration.

Chair Hamerly stated we have gone through the materials in the packet for both CUP and DRA understanding that the sign program will come back. There was not any indication on the landscape plan where any potential monument signs would be. Was that going to be incorporated into the corner statement or is that going to be at the access points to the site?

Jonathan Zane replied at this point we do want to put the statement on the corner, we are very proud we are in Highland and celebrate the City. We have not hired a sign company, but we picture we are going to use individual letter signs and maybe an entry sign, however we do not have those designed yet. We would rather have an approval tonight than be postponed and we are happy to show the rear elevations within enhancements in the time we come back for the signage.

Chair Hamerly stated the big issue would be the CUP which gives you the entitlement for the intended use. The DRA is just arguing over details and that is the lesser of the approvals in my opinion.

Associate Planner Syed stated what is being presented in one resolution that includes both the CUP and DRA.

Chair Hamerly replied I think it would be appropriate to spilt out the DRA from the CUP and entertain two separate motions because there are elements we have questions about that it sounds like we are going to be reexamining.

Assistant Community Development Director Stater stated the way information that is provided to you in the packet is currently one resolution so the Planning Commission's recommendation would be to direct staff to modify the resolutions of the CUP, separate those and bring them back and continue the public hearing.

Chair Hamerly replied the position that would be actionable would be to adopt Resolution 20-____, approving the CUP 19-001, and strike out DRA section and continuing for the construction 22,000 square foot shopping center subject to conditions of approval and findings of fact.

Assistant Community Development Director Stater replied unfortunately we cannot approve the CUP because the resolution and the conditions have to be modified and brought back to you at the next regular meeting.

Community Development Director Mainez stated it would be a lot easier for the applicant spent 15-30 minutes coming up with concepts for you to look at and bring that back to the next meeting.

Chair Hamerly stated I did not hear any objection to the proposed uses, so the CUP is good to go. It looks like section five is the only thing that is impacted in the resolution.

Jonathan Zane stated another option would be to approve everything tonight and allow me the opportunity to deal with staff on these small items and present the design elements on the rear as well as the facade. Those items we have agreed verbally and its on the record, if we could work it out with them then it would allow approval tonight.

Vice Chair Thomas stated I would like to see the design for the outside areas that can be utilized for outdoor seating for restaurant space.

Jonathan Zane stated I will be back for design review and I would be happy to present it at that the same time.

Chair Hamerly replied it would not be actionable, because it would not be a formal design review for the purposes of elevations and landscape because technically it has already been approved.

A MOTION was made by Chair Hamerly, seconded by Commissioner Sutorus, to continue the project to the next Planning Commission meeting scheduled May 4, 2021. Motion carried, 5-0.

ANNOUNCEMENTS

The next Planning Commission regular meeting is scheduled May 4, 2021.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 7:29 p.m.

Submitted by:

Approved by:

Camille Goritz, Administrative Assistant III
Community Development Department

Randall Hamerly, Chair
Planning Commission



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: May 4, 2021

FROM: Lawrence A. Mainez, Community Development Director

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

PREPARED BY: Salvador Quintanilla, Associate Planner *SNQ*

SUBJECT: Specific Plan Revision (SPR) No. 06-01A is an amendment to the Greenspot Village & Marketplace Specific Plan (SPR No. 06-001) to adjust the boundaries of Planning Area No. 1 (Highland Marketplace) and the boundaries area of Planning Area No. 2 (Residential Village), eliminate the Village Paseo from Scenario No. 1 and eliminate the requirement of private open space for studio units; Design Review Application (DRA) No. 20-012 for the construction of approximately 85,316 square feet of commercial (Greenspot Crossings) and 200 attached residential unit complex with a 6,214 square-foot clubhouse; Conditional Use Permit (CUP) No. 20-006 (ABC License) for the establishment of three (3) off-sale alcohol licenses (ABC Type 20 and 21) and five (5) on-sale alcohol licenses (ABC Type 41 and 47) for a commercial retail center; Conditional Use Permit (CUP) No. 20-007 for the construction of gas station with eight fuel pumps, convenience store, and carwash; Tentative Parcel Map No. (TPM) No. 20-002 to increase the number of parcels from four (4) parcels to eight (8) parcels; and Accessory Sign Review (ASR) No. 20-013 (Sign Program) to establish a Sign Program for the commercial development within the Greenspot Village & Marketplace Specific Plan (GVMSPP).

LOCATION: The project site is located on four (4) vacant parcels of approximately 19.81-acres, north of Greenspot Road and east of 210 Freeway. Assessor's Parcel Numbers: 1201-331-01, 1201-341-01, -08, and -09

APPLICANT / REP.: Thomas N. Robinson, TREH Partners XV, LLC.

RECOMMENDATION: Staff recommends the Planning Commission continue the item to the May 18, 2021 Planning Commission meeting to give staff and the Applicant additional time to finalize the Conditions of Approval.

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