

MINUTES
PLANNING COMMISSION REGULAR MEETING
September 7, 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 6:00 p.m. by Chair Hamerly at the Donahue Council Chambers, 27215 Base Line, Highland, California.

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

Absent:	Vice Chair	Chandra Thomas
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Staff Present:	Lawrence Mainez, Community Development Director
	Kim Stater, Assistant Community Development Director
	Angela Tafolla, Assistant Planner
	Matt Bennett, Assistant Public Works Director
	Matt Wirz, Building Official
	Camille Goritz, Administrative Assistant III
	Scott Rice, City Landscape Architect

The Pledge of Allegiance was led by Chair Hamerly.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None

CONSENT CALENDAR

1. Minutes from the August 17, 2021 Regular Meeting.

A MOTION was made by Commissioner Miller, seconded by Commissioner Amaya, to approve the minutes, as submitted. Motion carried, 3-0-1, with Vice Chair Thomas absent.

PUBLIC HEARING

2. Conditional Use Permit (CUP 21-005) to convert an existing commercial building into a vehicle tow yard and office. (25003 5th Street, APN No. 0279-141-07)

Assistant Community Development Director Stater presented the staff report.

Chair Hamerly opened the public hearing.

Commissioner Sutorus asked are the trucks going to be towing after the hours of 8:00 am to 5:00 pm?

Assistant Community Development Director Stater stated my understanding is the trucks will not be operating after 5:00 pm, but we might want to have the applicant confirm that.

Kevin Kent, the Applicant's Representative stated the business will be from 8:00 am to 5:00 pm and there will be a tenant at the property if there was an emergency with the Police Department to bring a vehicle to the site. There is no operation after 5:00 pm.

Commissioner Amaya stated some tow yards in San Bernardino get very crowded in the back, what will you do in the event if you get overflow?

Kevin Kent stated the owners understanding that this is the site plan that we are proposing to the City. I understand your question, but he understands that for Fire Department requirements and for the City approval that he is to follow the rules as far as the parking requirements.

Chair Hamerly stated when you hit the capacity of 27 spaces there would be no additional vehicles accepted onto this site or they would just shut down operations?

Kevin Kent stated that is the proposal.

Javier Gonzalez, Applicant stated we have the same similar situation in our other facilities. We two other facilities in the City Upland and Fontana which are very large properties, they could fit 200 cars there. We do move the cars there when it gets crowded. If the car stays and if no one claims the car, we leave it which takes 30 days, and then we move the car to Fontana. We try to keep our facilities clean.

Chair Hamerly asked how are the vehicles stored in the back? Are they driven in there and parked or they dropped off the truck?

Javier Gonzalez stated we pick it up with the forklift, bring it, and drop it in the slot. At that point, the owner of the vehicle knows you know either contact insurance and insurance picks up the car right away within 2-3 days.

Chair Hamerly asked so most of cars are delivered with a truck and lowered into this space?

Javier Gonzalez stated yes. For example, law enforcement impounds, a car, or other various reasons and then the person comes and picks up the car the next day.

Commissioner Miller asked how many of these types of facilities do we currently have permitted in the city?

Community Development Director Mainez stated I think we have three and then two of them are within a mile or two outside our boundaries.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner Amaya, seconded by Commissioner Sutorus, to:

- 1) Adopt Resolution No. 2021 - 016, approving Conditional Use Permit (CUP 21-005) to establish a vehicular tow yard and office, subject to the Conditions of Approval and Findings of Fact; and
- 2) Direct Staff to file a Notice of Exemption with the County Clerk of the Board of Supervisors. Motion carried, 4-0, with Vice Chair Thomas absent.

RESOLUTION NO. 2021 – 016

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP 21-005) TO CONVERT AN EXISTING COMMERCIAL BUILDING INTO A VEHICLE TOW YARD AND OFFICE ON A 0.63 ACRE PARCEL LOCATED AT 25003 5TH STREET. ASSESSOR'S PARCEL NUMBER: 0279-141-07.

3. Tentative Parcel Map No. TPM-18-001 and Design Review Application No. DRA 18-006 for the subdivision of the one parcel into four and the construction of four (4) detached single-family residences. (APN No. 1200-401-80)

Assistant Community Development Director Stater presented the staff report.

Chair Hamerly opened the public hearing.

Commissioner Miller asked questions regarding item number 3 on the Engineering Conditions. Looking at the impervious calculations on the grading plan, those calculations identify that the pad and the porch, it looks like they did pervious pavement on the driveways to try to keep that impervious number under 10,000 square feet. Is it the understanding for this project that it's supposed to be exempt from Water Quality Management Plan (WQMP) requirements?

Assistant Public Works Director Bennett stated they have gone through their development years ago and made that estimation for impervious areas being less than 10,000 square feet on this new development. Considering that, then the project looked at low impact development opportunities, and that's what you see within the preliminary grading plan. The pervious concrete was intentionally put in to lessen the footprint and as far as overall drainage, it's just taken away. It's not actually an infiltration center. It is just negating that impervious area, so the conditions were written that way for low impact development.

Commissioner Miller stated when I look at the site plan, I see for the impervious number shown that they don't include the driver approaches and the imperviousness associated with the wall. I think if those impervious numbers which are associated with the project we're taking into account, we'd be over the 10,000. I think if we looked at the priority development project category definitions, we would see in the definitions that it says collectively and to me collectively means both private and public improvements

Assistant Public Works Director stated ok, understood.

Commissioner Miller stated it was mentioned of water efficient landscaping, but the plans call out grass sod for landscaping and I didn't think grass sod is considered water efficient landscaping.

Assistant Community Development Director Stater stated our Landscape Architect noticed the same thing and that was one of his preliminary comments. There's a requirement that the turf not exceed a certain percentage, and that they're the during plan check that's going to be addressed. On page 32 of the staff report and it goes over some of those water efficient requirements which is number 18 and then the actual materials will be modified to those that are called out in item number 19 that are more appropriate for the site.

Commissioner Amaya stated I wanted to thank the owner and staff because I think just to have the opportunity to build more homes in the City of Highland for families. When the homes are built will they be affordable where they are located?

Jacob Lucero the Applicant's Representative stated yes, our plan is to make it super competitively affordable, so that's kind of the whole point of us developing the new properties. We do want it to be very competitive as far as price point. Ideally it would be the same price as everything else in the area.

Chair Hamerly asked a couple of questions regarding the acoustics. Was there a check list of suggestions that they made because there's a high separation in elevation? I am guessing it sits up 40-50 feet above the freeway. Even though people are coming down the hill as they go from eastbound to southbound, were there options for attenuating the noise within the units that included not only buffers at the property line, but specific techniques within the building technology to reduce these sound levels within the residents?

Jacob Lucero stated when we did the noise study, they did make plenty of recommendations. Some of the things like the dual pane windows offset as well as some of the landscaping in the backyard.

Assistant Community Development Director Stater stated there were 7 conditions that were recommended by the study, so there are Planning Conditions 24 through 30 and Building Conditions 22 through 28.

Chair Hamerly stated there is two things, one is, the wall is going to do a lot of good because mass is your friend when you're trying to address acoustic mitigation. The second would be two-fold that you get, you have a huge exposure of western sun because there's a big clearing that's a couple 100 feet wide so, you're going to get the low afternoon sun. One suggestion to help reduce the energy use and give you a little bit more noise mitigation would be maybe sprinkling some trees or hedge elements within that rear yard area. I know that's above and beyond from what you would see in a typical development, they usually leave that to the new homeowner, but that might be a suggestion to think about to give you some more shading and similar noise reduction. The dual pane windows are going to help. Another thing to consider is not all caulking is the same. They do have acoustic caulking that is a little denser and so it's better at knocking out noise. The suggestion would be on that condition that's recommending the

sealant around the openings penetrations and the walls did it that it be acoustical sealant and not just a regular infiltration.

Jacob Lucero stated our contractor also recommended there is a type of insulation that they can put inside of the brick wall to help mitigate that as well. That is one option that we're also considering trying to move forward on.

Chair Hamerly asked would that be a foam in place?

Jacob Lucero stated yes.

Chair Hamerly stated it would almost eliminate the need for this extra sealant around the window because those windows and doors expand to fill all the available voids. There is another product that works in tandem with that. They have an embedded mesh that gives you a little bit more density. You're going to pay about 20% more for those higher density jet bored products.

Chair Hamerly stated in lieu of sod, would there be an option of doing an artificial turf that would be water neutral?

Assistant Community Development Director Stater stated yes.

Chair Hamerly stated ok, that's a big yard and it's ideal for playing in that area, but the irrigation budget would be astronomical. So that might be something to consider in lieu of a 25% turf if they went to an artificial.

Scott Rice City Landscape Architect stated the 25% number is limited. It's based on the front yard, so I think this is the large area side backyard. So, we wouldn't apply it, but only the front yard landscaping is required.

Chair Hamerly stated understood.

Commissioner Amaya asked questions regarding the grading plan, the slope wasn't very steep, right?

Assistant Community Development Director Stater stated correct.

Chair Hamerly asked was there much modification because it looks like the natural tendency would be to drain pretty much down and onto the freeway. So, are they modifying it so that it drains onto the street?

Assistant Public Works Director Bennett stated I have seen various plans and this current plan was to drain each individual house to the front of the property. Some of the precise grading plans were having challenged to get all the drainage out to the to the front yard, but I do believe the latest plans were all draining to the front individually per lot.

Chair Hamerly stated regarding the color boards and the teton blue, my big concern is that between the weather white and then the dry stack stone or both kind of warm colors. The teton blue could shift towards the cool and I am worried depending on the time of day. That might even shift into kind of a lavender tone. You may want to think about a

warmer gray that's going to compliment the stone and make the stone read a little warmer because it looks like that's where the color palettes going.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner Amaya, seconded by Commissioner Sutorus, to:

- 1) Adopt Resolution No. 2021 - 017 to Approve Tentative Parcel Map No. TPM-18-001 to subdivide one parcel, 1.04 acres in area, into four parcels for the purposes of constructing four single-family residences;
- 2) Adopt Resolution No. 2021 - 018 to Approve Design Review Application No. DRA 18-006 for the related Site Plan Layouts, Grading Plan, Building Elevations and Conceptual Landscape Plan for four (4) single-family residences, subject to the Conditions of Approval, and Findings of Fact; and
- 3) Direct Staff to file a Notice of Exemption with the County Clerk of the Board. Motion carried, 4-0, with Vice Chair Thomas absent.

RESOLUTION NO. 2021-017

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING TENTATIVE TRACT MAP 19959 (NO. TPM-18-001) FOR THE SUBDIVISION OF ONE, 1.04 ACRE PARCEL INTO FOUR (4) PARCELS TO ACCOMMODATE THE CONSTRUCTION OF FOUR (4) SINGLE FAMILY RESIDENCES LOCATED ON THE WEST SIDE OF LAPRAIX STREET, 1000 FEET SOUTH OF PACIFIC STREET (APN NO.: 1200-401-80)

RESOLUTION NO. 2021-018

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING A DESIGN REVIEW APPLICATION (DRA NO. 18-006) FOR THE CONSTRUCTION OF FOUR (4) DETACHED SINGLE-FAMILY RESIDENCES LOCATED ON APPROXIMATELY 1.04 ACRES ON THE WEST SIDE OF LAPRAIX STREET, SOUTH OF PACIFIC STREET (APN NO.: 1200-401-80)

ANNOUNCEMENTS

The next Planning Commission meeting is scheduled September 21, 2021.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 6:44 p.m.

Submitted by:

Approved by:

Camille Goritz, Administrative Assistant III
Community Development Department

Randall Hamerly, Chair
Planning Commission