

CITY OF HIGHLAND PLANNING COMMISSION STUDY SESSION AGENDA

MEMBERS

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

STUDY SESSION

December 20, 2022

3:50 p.m.

27847 Greenspot Road
(Lowe's parking lot at
northwest corner)

Reconvene at City Hall
Council Chambers after
completion of "Flag Test"
Highland, California

STAFF

Lawrence A. Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Ashiq Syed, Associate Planner
Angela Tafolla, Assistant Planner
Angelica Martinez, 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

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance, please contact the City Clerk's office at (909) 864-6861, ext. 226, at least 72 hours prior to the meeting for any requests for reasonable accommodation to include interpreters.

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.

**PLANNING COMMISSION
STUDY SESSION AGENDA
December 20, 2022
3:50 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.

ITEM FOR DISCUSSION

1. Study Session to conduct a Flag Test for a Freeway Oriented Sign. (APN No. 1201-331-01, 1201-341-01, -08, and -09, TREH Partners, LLC)
RECOMMENDATION: Staff recommends the Planning Commission participate and provide comments on the Flag Test.

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 15th of December 2022 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: December 15, 2022



Camille Goritz, Administrative Assistant III



STAFF REPORT

TO THE PLANNING COMMISSION STUDY SESSION

DATE: December 20, 2022

FROM: Lawrence A. Mainez, Community Development Director

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

PREPARED BY: Angela Tafolla, Assistant Planner *AT*

SUBJECT: Study Session to conduct a Flag Test for a Freeway Oriented Sign.

LOCATION: The project site is located on four (4) vacant parcels of approximately 20.37-acres, north of Greenspot Road and east of 210 Freeway within the Greenspot Village & Marketplace Specific Plan. Assessor's Parcel Numbers: 1201-331-01, 1201-341-01, -08, and -09

REPRESENTATIVE: Tom Robinson, TREH Partners, LLC

RECOMMENDATION: Staff recommends the Planning Commission participate and provide comments on the Flag Test.

FISCAL IMPACT: The Applicant submitted the required deposit fee for processing an Accessory Sign Review Application. Staff time spent working on the application will be charged to this fee.

PUBLIC NOTICE: As required by the City Council, notice of the Study Session was posted at the City's three designated posting locations. In addition, the notice was mailed to property owners within three-hundred (300) feet of the project site. No further notice is required.

BACKGROUND: The proposed Sign is part of a Mixed-Use Development project located within the Greenspot Village and Marketplace Specific plan. The project has been approved by City Council to construct an 85,316 square foot retail shopping center that will include, restaurants, retail service, a gas station with a convenience store and drive-thru car wash and the construction of 200 residential units.

On June 8, 2021, the City Council as part of Specific Plan Revision (SRP 06-01A) approved an Accessory Sign Review Application (ASR 20-013). The commercial portion of the sign

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

program included two (2) double-sided freeway oriented signs; one (1) double-sided freestanding sign; one (1) double-sided multi-tenant monument signs; and one (1) double-sided fuel pricing sign. The residential portion will include four (4) residential gateway signs. The Applicant is proposing to construct one of the two freeway oriented signs originally proposed. The second freeway oriented sign will also require a flag test and Planning Commission and City Council approval prior to installation.

In accordance with the Greenspot Village & Marketplace Specific Plan, Section 6.5.1 (Freeway Oriented Sign) a 'Flag Test' must be conducted to determine the maximum height and location. The Planning Commission will review and approve the height and location of the freeway sign.

The Site is part of what the City's General plan recognizes as the Golden Triangle Policy Area which is generally bordered by the SR- 210 Freeway on the west, Greenspot Road on the south and Boulder Avenue to the East.

The Planning Commission will also review the height, location and aesthetics of the Sign at its December 20th Planning Commission meeting.

ANALYSIS: Pursuant to the City of Highland Land Use and Development Code Section 16.56.150.(N), the Applicant is required to conduct a Flag Test for their proposed ninety (90) foot tall Freeway Oriented Sign.

Staff recommends the Planning Commissioners park in the Lowe's parking lot. A crane/lift with a flag or similar item will be visible to identify the bottom height of the freeway oriented sign advertisement panel area. The existing freeway sign on the south side of Greenspot Road will provide a visual comparison for the proposed sign height.

During the Study Session, the Planning Commissioners will be directed to drive the following routes to obtain various perspectives:

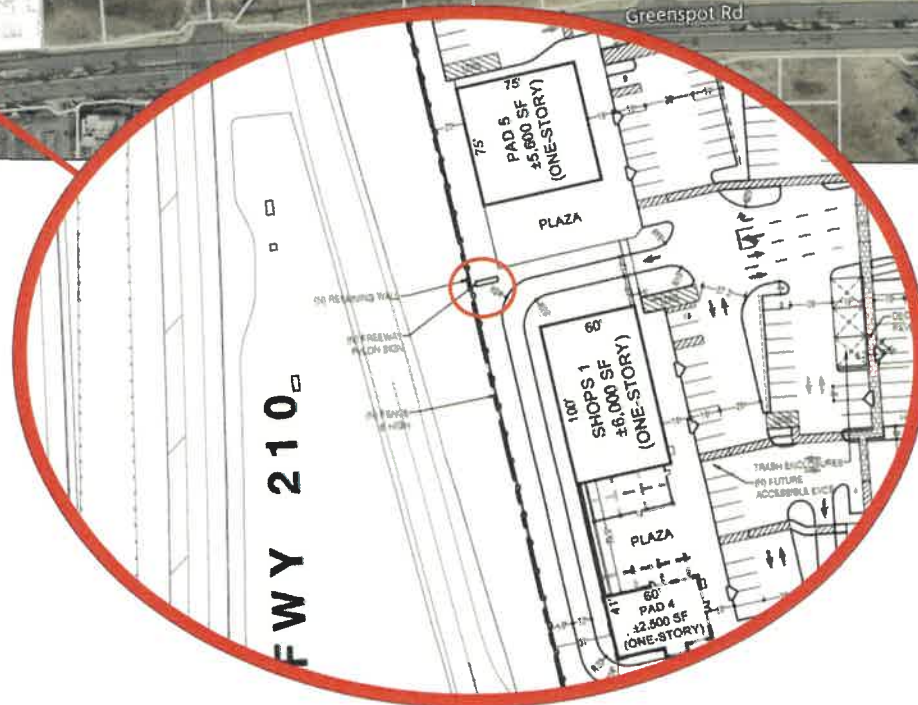
1. From Greenspot Rd. enter SR210 freeway going south and exit San Bernardino Ave.
2. Enter from San Bernardino Ave. on SR210 going north.
3. Exit SR210 at Base Line.
4. At Base Line enter SR210 going south.
5. Exit San Bernardino Ave.
6. Enter SR210 at San Bernardino Ave. proceed north to Base line off-ramp and proceed to City Hall.

At the conclusion of the driving portion of the Study Session, Planning Commission will reconvene at the City Hall Council Chambers to share their observations about the proposed location and height of the Sign.

ATTACHMENTS:

1. Area Map
2. Site Plan / Freeway Oriented Sign
3. Freeway Oriented Sign Elevation

Attachment 1:
Area Map

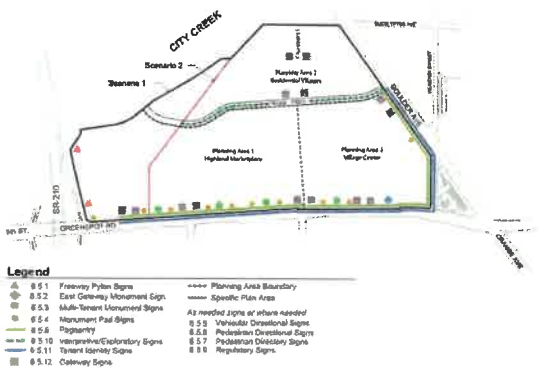


Attachment 2:
Site Plan / Freeway Oriented Sign

SITE PLAN (NOT TO SCALE)



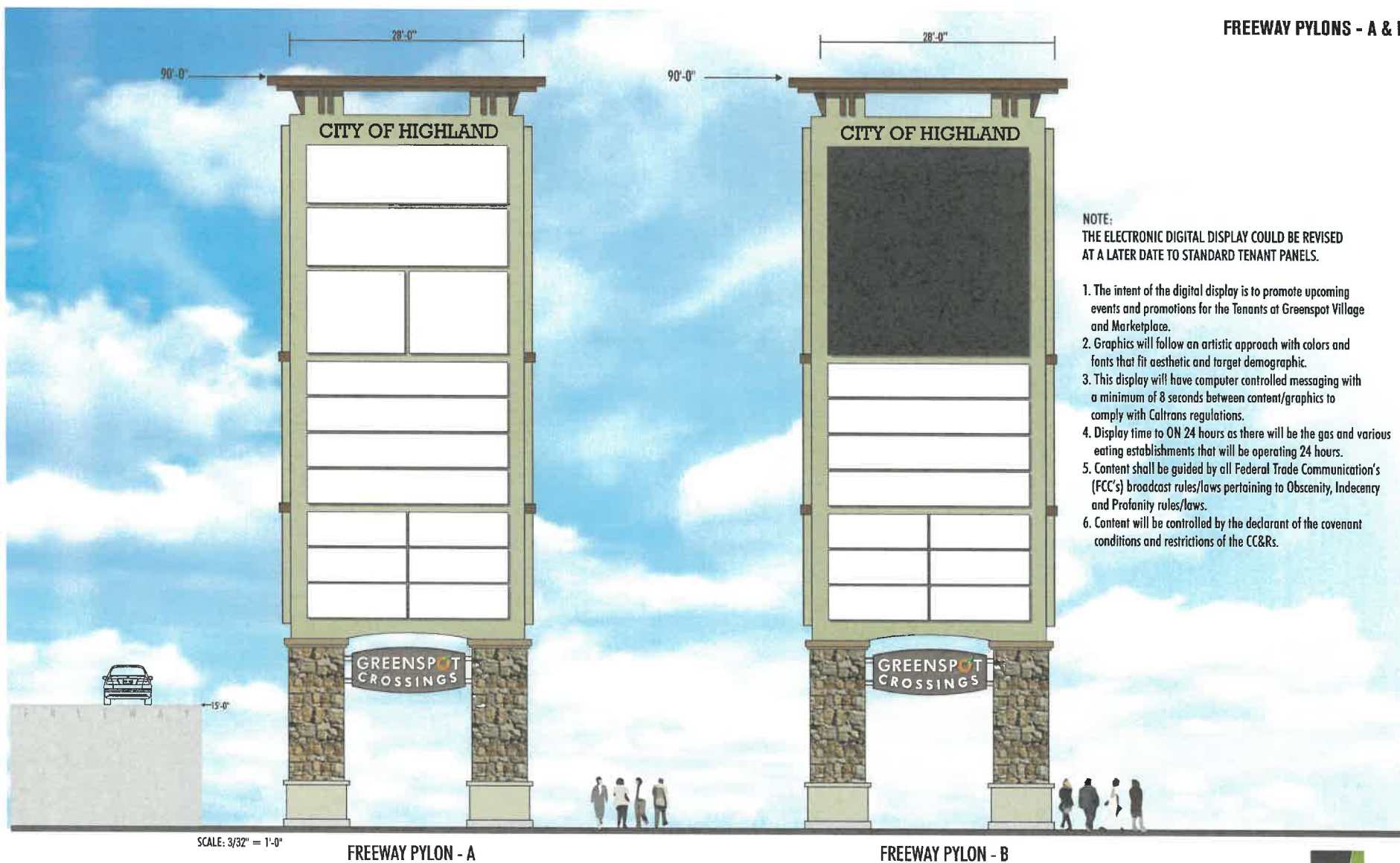
DESIGN GUIDELINES



Sign locations are representative and are subject to change.

Attachment 3:
Freeway Oriented Sign Elevation

FREEWAY PYLONS - A & B



GREENSPOT
CROSSINGS

ADS
COMPANIES



PHOTO SIMULATION OF FREEWAY PYLON SIGNS - TRAVELING NORTH
LOCATION TO BE DETERMINED BY FIELD SURVEY



PYLON SIGNS IN CONTEXT WITH THE EXISTING HIGHLAND MARKETPLACE PYLON SIGN