

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

March 7, 2023
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
Ash 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

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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.

Submission of Public Comments: For those wishing to make public comments by email, please submit your comments by email to be read aloud at the meeting. Email comments must be submitted by 5:00 p.m. on March 7, 2023 to publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the March 7, 2023 agenda, please identify the agenda item number in the subject line.

For those wishing to make public comments 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 close of the public hearing on the corresponding item to be considered part of the record. Please email your comments at publiccomment@cityofhighland.org.

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

**PLANNING COMMISSION
REGULAR MEETING AGENDA
March 7, 2023 - 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 March 7, 2023, 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 February 7, 2023 Regular Meeting.

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

2. Minutes from the February 21, 2023 Regular Meeting.

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

PUBLIC HEARING

3. Accessory Sign Review (ASR 22-006) to establish a comprehensive sign program for the installation of one (1) 22-foot-long building mounted sign and two (2) 7-foot tall monument signs for a fueling station and convenience store lot. (Continued from December 6, 2022) (8020 Palm Avenue, Ghulam Sarwar)

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution No. 2023-_____ to approve Accessory Sign Review (ASR 22-006) to establish a sign program for a fueling station and convenience store, subject to the Conditions of Approval, and Findings of Fact; and
2. Direct Staff to file a Notice of Exemption with the County Clerk of the Board.

ANNOUNCEMENTS

ADJOURN

I, Camille Goritz, Administrative Assistant III of the City of Highland, California, certify that I caused to be posted this agenda on or before the 2nd of March 2023 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: March 2, 2023



Camille Goritz Administrative Assistant III



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: March 7, 2023

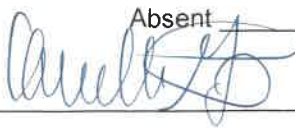
FROM: Lawrence Mainez, Community Development Director

PREPARED BY: Camille Goritz, Administrative Assistant III 

SUBJECT: Minutes from the February 7, 2023 Planning Commission Regular Meeting.

RECOMMENDATION: Staff recommends the Planning Commission approve the revised 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	

.PLANNING COMMISSION REGULAR MEETING MINUTES
February 7, 2023 – 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

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

The Pledge of Allegiance was led by Chair Hamerly.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

Daniel Jivan Jee stated today I came to speak about the Airport Gateway Specific Plan and some of my thoughts and concerns about it. I wanted to share that with you all and to see if you would be willing to make a recommendation to the City Council of Highland. First of all, one of my reasons to be critical of this Airport Gateway Specific Plan that is being put forward by the IVDA is lack of public communication to the public and the constituents that live in that zone between 3rd and 6th Street all the way to the 210 freeway. A lot of people that showed up to the IVDA meeting in January it was information, and from my interactions with just people that live around there, they haven't had much information as to what's going on. I've even heard that developers have made offers to some people that live in the area, but it might have not been the offer that they should have received. Another issues that I have is there's a lot of truck routes are running from Del Rosa Avenue and Central Avenue and there is going to be a heavy increase of truck traffic, not only in Highland, but also some of the warehouse developments in the City of Redlands. One of the other concerns is when I reviewed the IVDA document, I didn't really see any clarity or any guarantees from development fees from property taxes raised from the developments or will they actually be able to cover some of the wear and tear the trucks doing over time over. Will the taxpayers be on the loop? If the trucks are running outside of that development zone on Victoria Avenue and Palm Avenue. Those are my thoughts for this evening, thank you.

Martha Romero stated I am with Community Organizers with Teamsters Local 1932. We are brother part of a collision that is called the San Bernardino Airport Communities, best known as SBAC, a group of organizations that is directly serving and organizing research and advocate for workers, people of color, immigrants, and community members of City of San Bernardino, City of Highland and across the Inland Region as well. The proposed project includes a Specific Plan that is approximately 679 acres area within the cities of San Bernardino and Highland, north

of San Bernardino International Airport, and it expands all the way from 3rd Street to 6th Street, Tippecanoe all the way to the 210 freeway. The project area currently houses an estimate of 2,471 residents within this estimate 760 resident units who will be faced with significant displacement. The Airport Gateway Specific Plan will bring new development and growth to our cities and area. Thus, surrounding area of San Bernardino Airport, we feel that it is essential to ensure that this draft and the planning process is considered of the voices of the communities, stakeholders, and the people most impacted by this Specific Plan project. We strongly believe the Airport Gateway Specific Plan can be set a high road standard for jobs, infrastructure, environmental mitigations, and a strong housing relocation plan for impacted people. To ensure the final program environmental impact report is robust and intentional. City of Highland and San Bernardino are right now in a non-compliant housing element for low-income housing. Our crisis right now is strong, we have seen a high increase in homeless in our areas. With a project like this, we could work together, with community, together with the IVDA, a City of San Bernardino, but please include your residents, who will be affected. Thank you so much.

1. Election of Chair and Vice Chair

The Planning Commission elected Randall Hamerly for Chair and Chandra Thomas for Vice Chair. Motion carried 4-1, with Vice Chair Thomas being absent.

CONSENT CALENDAR

2. Minutes from the January 17, 2023 Regular Meeting.

A MOTION was made by Commissioner Amaya, seconded by Commissioner Miller, to approve as amended. Motion carried, 4-1, with Vice Chair Thomas being absent.

PUBLIC HEARINGS

3. Design Review Application (DRA 22-017) proposing the rehabilitation of an existing 2,184 square foot building into a minor auto repair facility on a 0.6-acre site and related Tentative Parcel Map (TPM 22-009) for the merging of four (4) contiguous parcels. (26654 Base Line) (Joaquin Pelayo)

Associate Planner Syed presented the staff report.

Commissioner Amaya stated there is a shop east of Central Avenue and another shop immediately adjacent to your auto shop. Will there be enough demand for your auto shop?

Applicant Joaquin Pelayo stated I had an idea to open an auto shop for my son and to support him opening a business. Competitions are always there, even having a shop next to you, but your clients are going to keep coming back one way or another. There will be plenty of parking for customers.

Commissioner Amaya stated the concern I had was long term parking that would lead to storage yard.

Applicant Joaquin Pelayo stated it would not be. We are going to keep it in shape and it will be a nice view from the street.

Commissioner Miller asked will there be potentially repairs and maintenance activities that occur in the parking lot?

Applicant Joaquin Pelayo stated right now it will be inside the building, but it depends in time.

Assistant Community Development Director Stater replied that the Highland Municipal Code (HMC) requires the repairs are done inside the building.

Chair Hamerly stated ok, clarification for staff, the services that were described, are those apart of the application that was provided? There was not a discussion of custom modifications.

Associate Planner Syed stated when I spoke with the Applicants Architect, he stated the work that would take place on the site were brake pad replacements, tires, and minor auto maintenance. Welding and custom work was not mentioned in the application.

Chair Hamerly stated my concern is the intended use needs to match what is being reviewed, it needs to be consistent.

Associate Planner Syed stated a painting booth, extensive engine repairs and transmissions are classified as major auto repair.

Applicant Joaquin Pelayo stated my son would work on custom trucks, for example put lights on the top of the truck, upholstery custom, nothing mechanical.

Assistant Community Development Stater stated the HMC permits minor auto repair. It doesn't permit major engine or auto repair without the Conditional Use Permit. The only thing that you could approve this evening is kind of as described with some additional items such as minor interior work, but not body painting and major engine work use. The easiest and most comprehensive for him, is refer the approved use to back to the HMC definitions. Therefore, if we forget to include one or two things in the description, the Applicant does not have to come back to Planning Commission.

Chair Hamerly stated the four parcels are being merged into one and the landscape setback for street frontage is 20 feet. The landscape standard especially along Base Line should be consistent. The wall appears to be 3.5 feet off the property line. Is that wall permitted within that zone and does the landscape need to continue as a 20 foot buffer along the primary frontage of Base Line?

Associate Planner Syed stated regarding the WQMP should not be DG, however it should be landscaped. A grassy portion would satisfy the setback area and if the placements of the CMU wall is technically allowed to be there. If we would like to see the 20-foot landscape setback, we could reposition that wall behind the grassy portion.

Assistant Public Works Director Matt Bennett stated the comments towards the infiltration trench are a number of the perimeter fencing and location. There's some work to be done with the with the final design, and we are going to continue to work with the applicant to make sure it is deliverable.

Commissioner Miller stated regarding the basin, the runoff directly from automotive facility and infiltrating that it does some run some risk of adding contaminants to groundwater. Under the assumptions listed under CEQA, it is stated there is no potential to impact groundwater. It would be great to get some level of pretreatment, such as a media filter fiber roll. Also, concentrated flow to drain over DG will allow erosion to occur and potentially discharge sediment to the receiving street.

Chair Hamerly stated I agree. It looks like the infiltration basin was surface flow only. I didn't see any drains that were taking the eastern part of the site allowing the water to be deposited into that basin.

Chair Hamerly opened the public hearing.

Chair Hamerly stated I did not see it written the conditions; however, it was discussed in the staff report regarding entire site had been paved. Is it part of the conditions or part of the approval process retroactively assigned a permit and a fee?

Assistant Community Development Director Stater stated a permit is not required.

Building Official Matt Wirz stated the flat work for the asphalt pavement would part of the grading plan for landscape improvements. There's an element to the flat work that would be looked at and reviewed with Building and Safety.

INAUDIBLE from 6:53 p.m. – 6:55 p.m.

Meeting paused at 6:55 p.m. to replace audio flash drive, meeting resumed at 6:59 p.m.

Chair Hamerly called back the public hearing meeting.

Associate Planner Syed stated during our break staff discussed with the Applicant off the record and the Applicant is open to re stucco the entire building and reroof the entire roof with shingles.

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

1. Adopt Resolution No. 2023 – 002, approving Design Review Application (DRA 22-017) proposing the rehabilitation of an existing 2,184 square foot building into a minor auto repair facility on a 0.6-acre site and related Tentative Parcel Map (TPM 22-009) for the merging of four (4) contiguous parcels, 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, 4-1, with Vice Chair Thomas being absent.

RESOLUTION NO. 2023 - 002

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING DESIGN REVIEW APPLICATION (DRA 22-017) PROPOSING THE REHABILITATION OF AN EXISTING 2,184 SQUARE FOOT BUILDING INTO A MINOR AUTO REPAIR FACILITY ON A 0.6 ACRE SITE AND RELATED TENTATIVE PARCEL MAP (TPM 22-009) FOR THE MERGING OF FOUR (4) CONTIGUOUS PARCELS LOCATED AT THE NORTHWEST CORNER OF BASE LINE AND VINE STREET. ASSESSOR'S PARCEL NUMBER: 0279-141-07.

4. A Public Hearing to declare the existence of a Public Nuisance in accordance with Title 8, Chapter 8.32, of the Highland Municipal Code, and authorize the abatement thereof, at the Property located at 25222 3rd St., San Bernardino, CA 92410, Tax Assessor's Parcel Number 0279-173-27.

Code Enforcement Officer Chambers presented the staff report.

Commissioner Amaya asked when the last time Code Enforcement Officer was last in contact with the applicant?

Code Enforcement Officer Chambers replied July 13, 2022 was the last time I spoke to him over the phone; however I have emailed him several times as well as voicemails.

Chair Hamerly stated in the conclusion statement summary about what the city is requesting of the property owner for remedy, it states "Or other applicable permits to restore the building/structure to its original approved condition." Given that the structure in its present state would probably be deemed to be non-habitable and will require more than 50% of the structure to either be removed or rehabbed, wouldn't that trigger it couldn't be restored to it is original approved condition? It would have to comply with current code due to the expense and the extent of the renovations. It should be complete demolition because the state it is in.

Code Enforcement Officer Chambers stated it would have to comply with the current code.

Chair Hamerly opened and closed the public hearing.

A MOTION was made by Commissioner Sutorus, seconded by Commissioner Amaya, to adopt Appeals Board Resolution No. 2023 -003, declaring the existence of a public nuisance on the Property located at 25222 3rd St., San Bernardino, CA 92410 and order the abatement thereof. Motion carried, 4-1, with Vice Chair Thomas being absent.

RESOLUTION NO. 2023-003

A RESOLUTION OF THE PLANNING COMMISSION/APPEALS BOARD OF THE CITY OF HIGHLAND, CALIFORNIA, DECLARING THAT A PUBLIC NUISANCE EXISTS ON THE PROPERTY IDENTIFIED AS APN: 0279-173-27, GENERALLY LOCATED AT 25222 3rd ST., SAN BERNARDINO, CA 92410, AND ORDERING THE OWNER(S) OF THE PROPERTY TO ABATE THE NUISANCE CONTAINED THEREON.

ANNOUNCEMENTS

The next regular meeting is scheduled February 21, 2023.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 7:12 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: March 7, 2023

FROM: Lawrence Mainez, Community Development Director

PREPARED BY: Camille Goritz, Administrative Assistant III 

SUBJECT: Minutes from the February 21, 2023 Planning Commission Regular Meeting.

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

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

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

PLANNING COMMISSION REGULAR MEETING MINUTES
February 21, 2023 – 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
	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
Angela Tafolla, Assistant Planner
Matt Bennett, Assistant Public Works Director
Camille Goritz, Administrative Assistant III
Scott Rice, City Landscape Architect

Chair Hamerly led the Pledge of Allegiance.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None.

PUBLIC HEARING

1. Amendment to Design Review Application DRA 21-024 for revised Public Art Piece related to the development of a warehouse approved on August 2, 2022. (Related entitlements: Conditional Use Permit CUP 22-002, Parcel Merger PM 22-002 and Variance 22-001 also approved August 2, 2022) (Northwest corner of Central Avenue and 3rd Street; Assessor's Parcel Numbers 1192-561-11, 1192-561-15 through 21, Patriot USICVI Central 3rd, LLC)

Assistant Planner Tafolla presented the staff report.

Vice Chair Thomas asked the previous version was more a signage for a monument sign, so this new art piece will not have any wording it is just a standalone art with decorative lights?

Assistant Planner Tafolla replied yes, correct.

Commissioner Sutorus stated where is the signage going to be now?

Assistant Planner Tafolla stated if there is signage, it will be on the building.

Chair Hamerly opened the public hearing.

Applicants Representative Kevin Alcantra stated there is color changes up to twelve times a minute, however we want to leave it up to Planning Commission. We can keep the solid

blue. We can change the color during holidays. Currently proposed, we are not having it change any colors. We are very flexible on changing color. It is a very flexible piece of art that can change the LED under the perforated metal.

Chair Hamerly asked what is the thickness of the white enamel coated steel plane?

Kevin Alcantra stated roughly 4 inches I would say. It is not detailed on our plans, but when we have construction plans it will be detailed out.

Chair Hamerly asked regarding the night time shot with the colored rendering, am I looking at up lighting that's housed in the flat concrete base? It looks like the top surface of that is glowing.

Kevin Alcantra stated I believe it is side lighting from the perforated metal. It does look like in the rendering that there could be up lighting. We are open to adding up lighting.

Chair Hamerly asked so the perforated metal based on the rendering, is that two parallel black painted panes? Is it three sided or is it four-sided housing?

Kevin Alcantra stated two sided.

Chair Hamerly stated a concern I had was the level of brightness at that corner. we don't want glowing and lighting up the whole neighborhood. The second concern was more of an attractive nuisance, and might be an attractive nuisance for graffiti. If it is thirteen feet tall, somebody is going to try to bend it. I also would be interested in fewer color changes.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner Miller, seconded by Commissioner Miller to adopt Resolution No. 2023- 004, approving an amendment to Design Review Application DRA 21-024 for revised Public Art Piece in compliance with Planning Department Condition No. 23. Motion carried, 5-0.

RESOLUTION NO. 2023 -004

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING A REVISION TO DESIGN REVIEW APPLICATION (DRA 21-024) TO APPROVE A REVISED PUBLIC ART PIECE FOR A WAREHOUSE LOCATED ON A 3.01 ACRE SITE AT THE NORTHWEST CORNER OF CENTRAL AVENUE AND 3RD STREET.

2. Request for a one-year Extension of Time (EXT 23-001) for Tentative Tract Map No. 20090 (TTM 17-001) and Tentative Parcel Map No. 19958 (TPM 17-002), entitlements related to the 137-unit Blossom Trails housing development in the East Highlands Ranch. (Sunland Communities, LLC)

Assistant Community Development Director Stater presented the staff report.

Chair Hamerly opened the public hearing.

Commissioner Amaya stated regarding the final extension the applicant is able to file permits before October 30, 2024, correct?

Assistant Community Development Director Stater replied March of 2024. The maps will expire in March of 2024 and the East Highlands Ranch agreements in October of 2024.

Commissioner Miller stated it was mentioned previously that the market had dictated a change in land use, currently we are dealing with some market fluctuation. Is the market dictating a change in land use for this project?

Assistant Community Development Director Stater stated we spoke about that change in the market that was noted and brought to us by the developer. So that would be a developer lead initiative if they felt that this density of 137 on the 25 acres wasn't right for the market then they could propose something different.

Chair Hamerly stated at this point that would take a new Conditional Use Permit and CEQA given there would be any type of wholesale change they would have to redesign the project and get it through the entitlement process. Does that work within the existing window, or does that start new because it's now a fresh set of entitlements?

Assistant Community Development Director Stater stated it depends on what they wanted to do and if there were to be a change in density. At the very lowest level, it would require a new tract map to redesign the project itself if they kept within the density that's permitted in the amended East Highlands Ranch PUD document, which would give an approximate range. If it's outside that range, that would be going back, amending the PUD document and a much higher-level review additional CEQA. That is why the staff report discusses the expiration of those East Highlands Ranch agreements.

Applicant Camille Bari stated I want thank staff and the Board to keep addressing this project. It's been since 2004 and it was actually 306 units, the first approvals. It is not only a change in the market because of some fashion of development can come and go. We just felt there was a bit of a resistance for 306 units over about 22 acres. So it's very hard to predict when we go through an economic challenge and the market stops and buyers disappear. People desire the single family detached, but they're not interested in the larger lots that require a lot of maintenance. We would like to preserve our entitlements.

Chair Hamerly closed the public hearing.

A MOTION was made by Vice Chair Thomas, seconded by Commissioner Sutorus to

1. Adopt Resolution No. 2023 – 005, approving Extension of Time application (EXT 23-001) for a one (1) year extension of Tentative Parcel Map No. 19958 (TPM 17-002); and
2. Adopt Resolution No. 2023 – 006, approving Extension of Time application (EXT 23-001) 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.

RESOLUTION NO. 2023 - 005

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND RECOMMENDING THE APPROVAL OF EXTENSION OF TIME APPLICATION (EXT 23-001) FOR A ONE (1) YEAR EXTENSION OF TENTATIVE TRACT MAP NO. 20090 (TTM 17-001) RELATED TO THE PROPOSED 137-UNIT BLOSSOM TRAILS HOUSING DEVELOPMENT IN THE EAST HIGHLANDS RANCH.

RESOLUTION NO. 2023 - 006

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND RECOMMENDING THE APPROVAL OF EXTENSION OF TIME APPLICATION (EXT 23-001) 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.

ANNOUNCEMENTS

The next regular meeting is scheduled March 7, 2023.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 6:40 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: March 7, 2023

FROM: Lawrence A. Mainez, Community Development Director

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

PREPARED BY: Ash Syed, Associate Planner *AS*

SUBJECT: Accessory Sign Review (ASR 22-006) to establish a comprehensive sign program for the installation of one (1) 22-foot long building mounted sign and two (2) 7-foot tall monument signs for a fueling station and convenience store lot. **(Continued from December 6, 2022)**

LOCATION: 8020 Palm Avenue, Highland, CA 92346
Assessor's Parcel Number: 1192-641-01

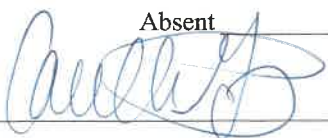
OWNER/ APPLICANT: Ghulam Sarwar

REPRESENTATIVE: Promotion Plus Inc.

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution No. 2023-____ to approve Accessory Sign Review (ASR 22-006) to establish a sign program for a fueling station and convenience store, 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.

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

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

ENVIRONMENTAL REVIEW: The establishment of a new sign program & the installation of onsite signage is Categorically Exempt from environmental proceedings pursuant to Section 15311, Class No. 11 (Accessory Structures). The installation of one (1) building mounted sign and two (2) monument signs are considered minor structures accessory to an existing commercial facility.

PUBLIC NOTICE: As required by City Council Resolution, notice of the public hearing was posted at the City's three designated posting locations. The notice was posted on the City's website, mailed to property owners within 300 feet of the project site and to parties requesting notice. The notice was published in the San Bernardino Sun Newspaper on February 24, 2022.

PUBLIC COMMENT: Staff has not received any public comment letters for the proposed project.

DESCRIPTION OF SITE: The project site is located at the southwest corner of Palm Avenue and 5th Street, a signalized intersection defined by the General Plan as a "major highway" (Exhibit A – Area Map). The property is composed of a single parcel approximately 0.48 acres in size. Currently, the property features a single-story, 5,800 square foot commercial building that was constructed in 1991.

PREVIOUS ACTION: On January 19th, 2021, the Planning Commission adopted Resolution No. 2021-002, approving Conditional Use Permit (CUP 20-003) to redevelop an existing commercial building into a 3,200 square foot convenience store, a 2,600 square foot warehouse facility and add a covered fueling station area. The approval consisted solely of the entitlement for the land use, as the property owner had the intention of selling the property as-is with the approved fueling station use. The conditions of approval for Conditional Use Permit (CUP 20-003) required the submittal of a subsequent Design Review Application with a proposal for development at a future date.

On July 6, 2021, the Planning Commission adopted a Resolution No. 2021-011, approving Design Review Application (DRA 21-006) for the site plan, landscape plan, and elevations related to the land use entitlement approved by Conditional Use Permit (CUP 20-003). The approved design consisted of two (2) fuel canopies housing four (4) fueling pumps each, ten (10) vehicle parking spaces and one (1) electric vehicle charging station.

On December 6, 2022, the Planning Commission reviewed a proposal for a sign program that included the installation of one (1) 22-foot long building mounted sign, two (2) 7-foot tall monument signs, and one (1) 16-foot tall intersection oriented monument sign. The Planning Commission raised some concerns regarding the placement of the intersection oriented sign at the northeast corner of the property as its footprint was not accurately depicted on the site plan. Furthermore, the placement of any monument sign, regardless of its height, oriented perpendicular to the intersection would protrude considerably into the vehicle turning radius on the interior of the site. With vehicle circulation already hindered by the space required for vehicle queuing at the fuel pumps, the Planning

Commission directed the Applicant to consult with the site engineer to ensure that vehicle circulation on the site would not be compromised by the addition of an intersection oriented monument sign. Staff also recommended to the Applicant that the height of the intersection oriented monument sign be reduced from the proposed sixteen (16) feet to seven (7) feet to ensure that the line of sight for vehicles traveling past the site would not be affected. Lastly, the Planning Commission directed the Applicant to repaint the existing building to white, matching the Mobil corporate color scheme for a more cohesive aesthetic, and return with updated plans incorporating the directives.

PROJECT REVIEW: After several discussions with the site engineer regarding overall vehicle circulation at the gas station, the Applicant has decided to forgo the intersection oriented monument sign and proceed solely with the installation of the two (2) 7-foot tall monument signs and the 22-foot long building mounted signs that were previously discussed.

Proposed Monument Signs

The Mobil Gas Station sign program proposes site specific guidelines for two (2) monument signs located by the Palm Avenue and 5th Street drive accesses. At approximately 135 feet and 150 feet in street frontage, respectively, the two (2) monument signs are 7 feet in height and 8 feet in width, inclusive of a 2 foot tall white aluminum base. Each of these monument signs will feature modern LED screens allowing the tenant to monitor fuel pricing electronically. Additionally, there will be two (2) removable faceplates for the “Snack Attack” convenience store as well the potential warehouse/storage tenant who shall occupy the suite to the south in the future.

Proposed Building Mounted Sign

The sign program also proposes site specific guidelines for the building mounted signage above the convenience store. The Applicant is looking to place a new “Snack Attack” sign, spanning approximately 22 feet in width and 2 feet in height, along the eastern frontage of the building above the convenience store entrance. At just under 44 square feet in sign area, the “Snack Attack” building mounted sign is comprised of individual illuminated channel letters and accounts for approximately 5% of the building face. As aforementioned, there is currently no tenant occupying the southern suite that was approved for a warehouse/storage use. Should the Applicant confirm a tenant in the future, the Sign Program will be amended to incorporate additional building mounted signage.

Branding

In addition to the building mounted and monument signs, there is Mobil branding on the two (2) fuel canopies and eight (8) gasoline pumps. The fuel canopies will feature “2’x7” Mobil logos with LED channel letters along with a “Bristol Blue” trim along the upper portions of the canopies. Each of the gasoline pumps will also be finished in “Bristol Blue”

and feature “Fuel Technology Synergy” decals. Additionally, there will be “Fuel Technology Synergy” triangular signs finished in “3M Red” attached to the fuel canopy posts. The existing “Dark Crimson” awning will be refabricated to “Bristol Blue” to match the Mobil corporate color scheme. Per the Planning Commission’s directive, the existing taupe stucco and dark brown trim around the building will be repainted to a white stucco and “Bristol Blue” as well.

ANALYSIS: Per Section 16.56 of the Highland Municipal Code, the Sign Regulations list the following:

- Monument signs located on a commercial property with a property frontage of 100-299 feet are allowed an overall height of 7 feet from finished grade to the top of the sign face along with a maximum sign area of 54 square feet.
- Building mounted signs are allowed one (1) per business, per street frontage, and up to three (3) street frontages. The total aggregate sign area of the building mounted signs, including the area of awning signs or similar signs affixed to the building elevation, shall not exceed 10% of the storefront to which the sign is attached, or 100 square feet, whichever is less. The signs shall also not be mounted above the roof line. Lastly, the sign length shall be no more than 75% of the business frontage.

The proposed Mobil Gas Station sign program satisfies the intent of a comprehensive sign program as explained in the Highland Municipal Code. The sign program identifies site specific guidelines and standards for the a “Snack Attack” building mounted sign as well as the two (2) 7-foot tall monument signs. These signs will provide visibility and foot traffic that is required for the operation of a gas station and convenience store. The installation of the monument signs and building mounted signs will not conflict with the line of sight, other street frontage signs, or contribute to an overabundance of signs along the street and the building. Staff recommends the Planning Commission approve Accessory Sign Review (ASR 22-006), subject to the Conditions of Approval and Findings of Facts.

EXHIBITS:

- A. Area Map
- B. Approved Design Review Application (DRA 21-006) Elevations
- C. Proposed Sign Program

ATTACHMENTS:

1. Minutes from December 6, 2022 Planning Commission Meeting
2. Planning Commission Resolution No. 2023 - ____
Exhibit 1: Conditions of Approval

Exhibit A:

Area Map

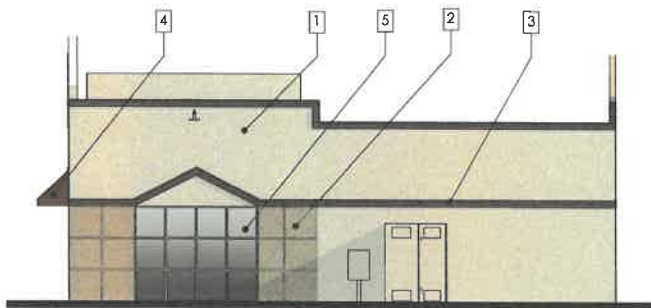


Exhibit B:

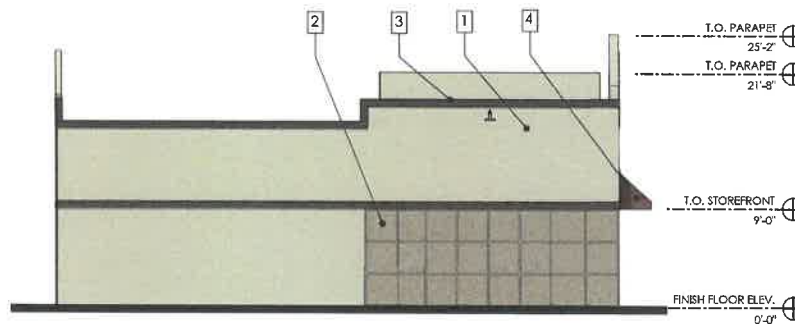
Approved Design Review Application
(DRA 21-006) Elevations



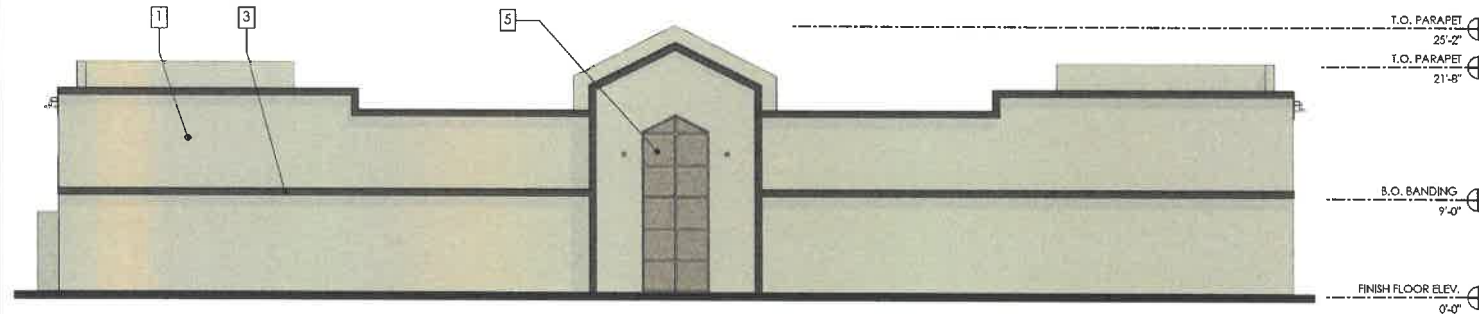
① East Exterior Elevation
1/4" = 1'-0"



② North Exterior Elevation
1/4" = 1'-0"



③ South Exterior Elevation
1/4" = 1'-0"



④ West Exterior Elevation
1/4" = 1'-0"

EXISTING MATERIALS

1



Exterior Stucco
Paint Match - Behr S270-1U:
Frosted Toffee

2



Exterior Stucco
Paint Match - Behr N280-4M:
Perfect Tan

3



Exterior Stucco
Paint Match - Behr N220-6D:
Landmark Brown

4



Fabric Awning
Paint Match - Behr M140-7:
Dark Crimson

5



Exterior Storefront System
Bronze Tinted Glazing
Painted frame to match
Stucco #1

MATLOCK
DESIGN BUILD

131 E. 13TH AVENUE, SUITE 100
ONTARIO, CA 91761 951.923.7777

CITY OF
HIGHLAND
California

05/25/21

HIGHLAND GAS STATION
Existing Exterior Elevations
8020 Palm Ave.
Highland Ca 92346

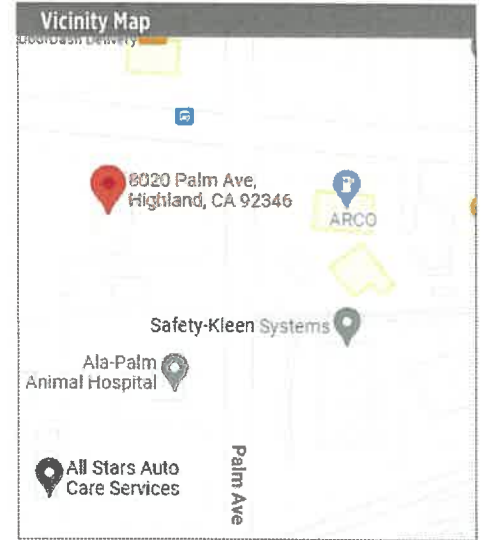
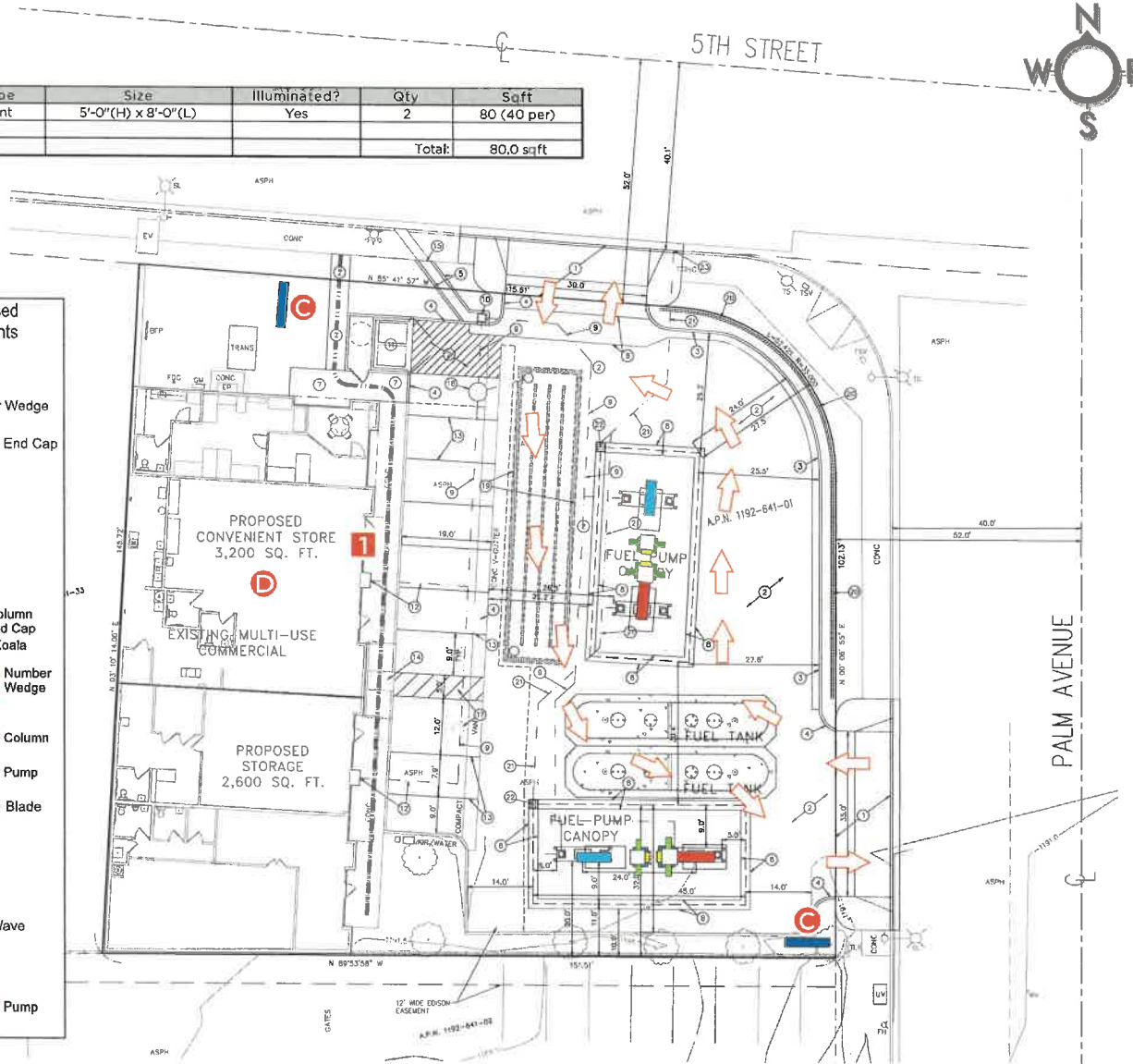
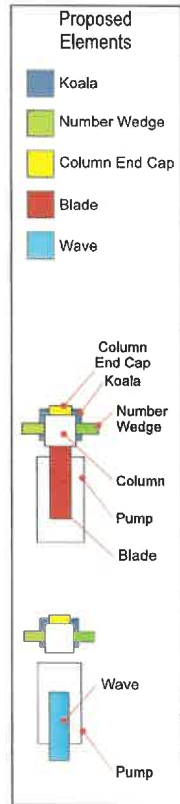
A1.0

Exhibit C:
Proposed Sign Program

Site Plan

REVISED LINE-OF-SIGHT TO BE THE SAME SETBACK

Sign Type	Size	Illuminated?	Qty	Sqft
Monument	5'-0" (H) x 8'-0" (L)	Yes	2	80 (40 per)
			Total:	80.0 sqft



Additional Info

Note: New to Build Site.

Project Overview (Legend)

- Monument Sign | Qty 2
- C-Store
- Snack Attack Sign

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(P) 818.993.5406 (F) 818.993.3174

State Licence 853228

Job Location

Highland Mobil
8020 Palm Ave.
Highland, CA 92346

Contact Information

Contact Name:
(Sam) Ghulam Sarwar
Contact #: 951-536-0786
Email: linwoodvucalpa@gmail.com

Project Information

Project: Highland Mobil
Designed by: IC
Date: 02.02.2023

Approval

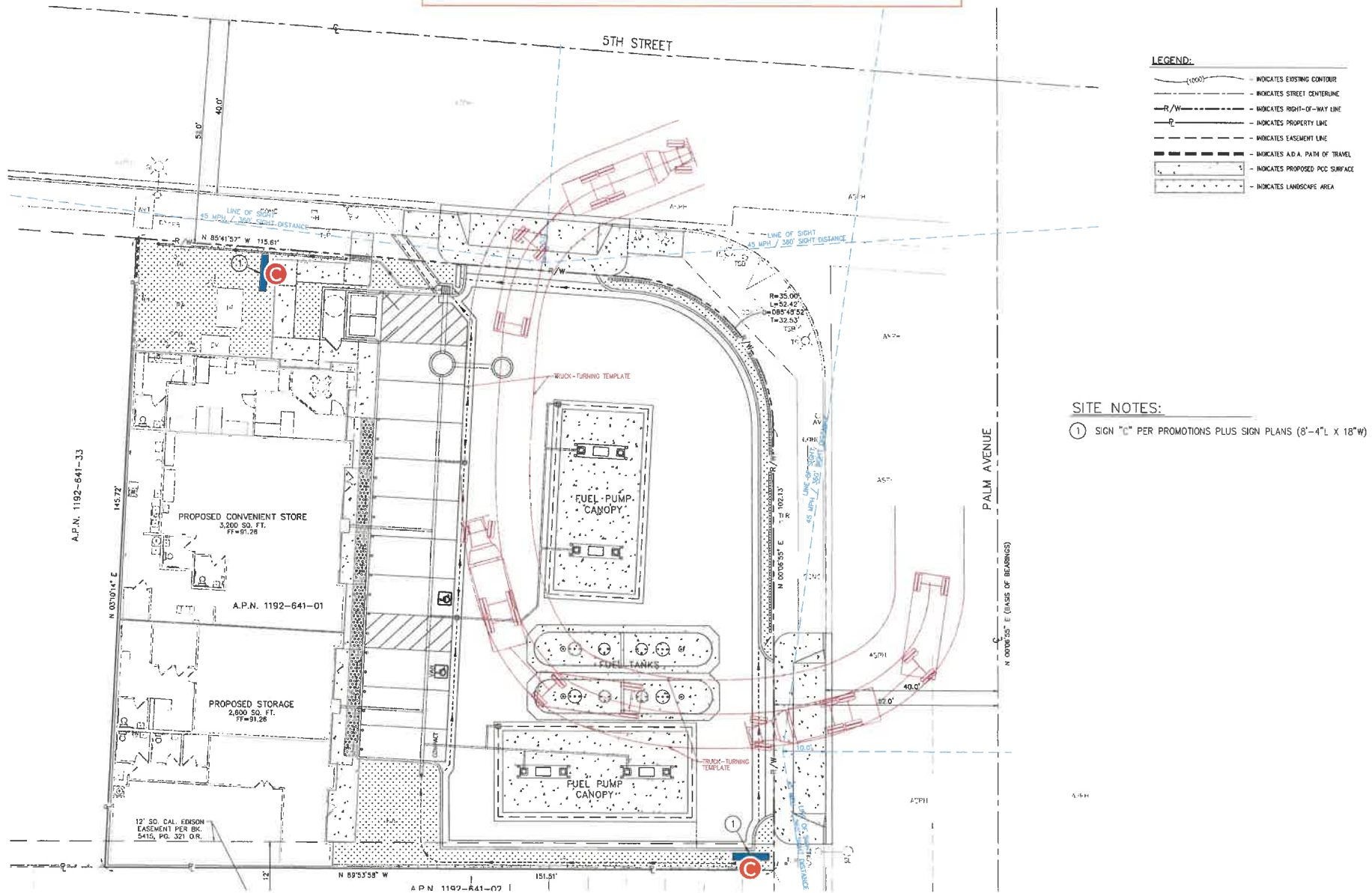
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REVISED LINE-OF-SIGHT TO BE THE SAME SETBACK



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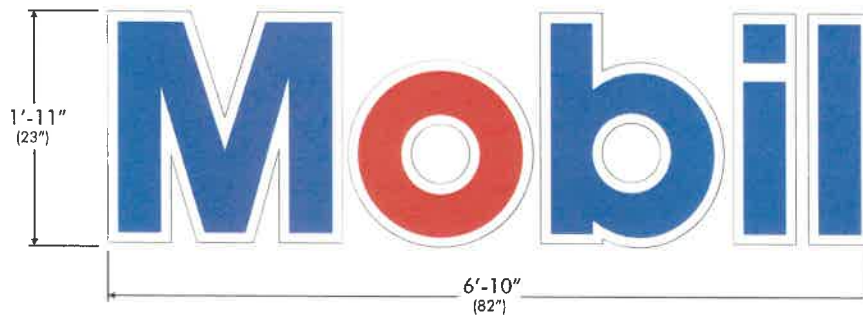
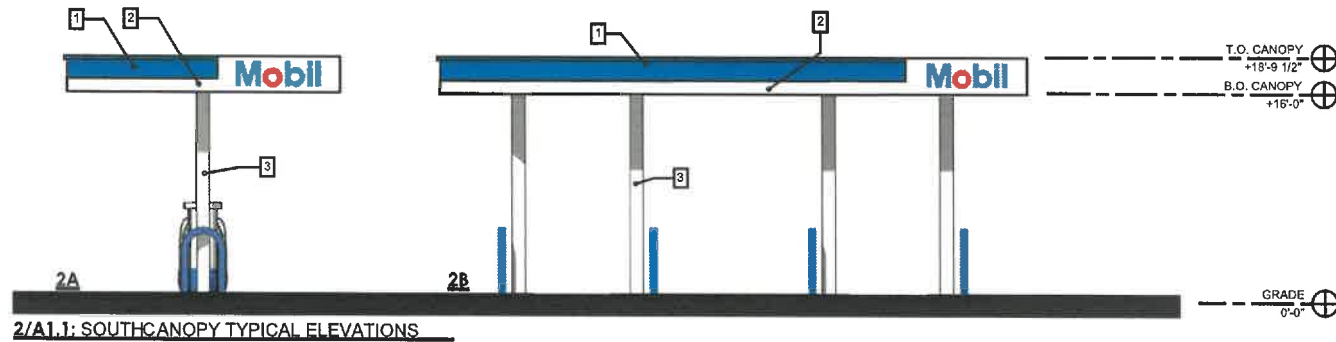
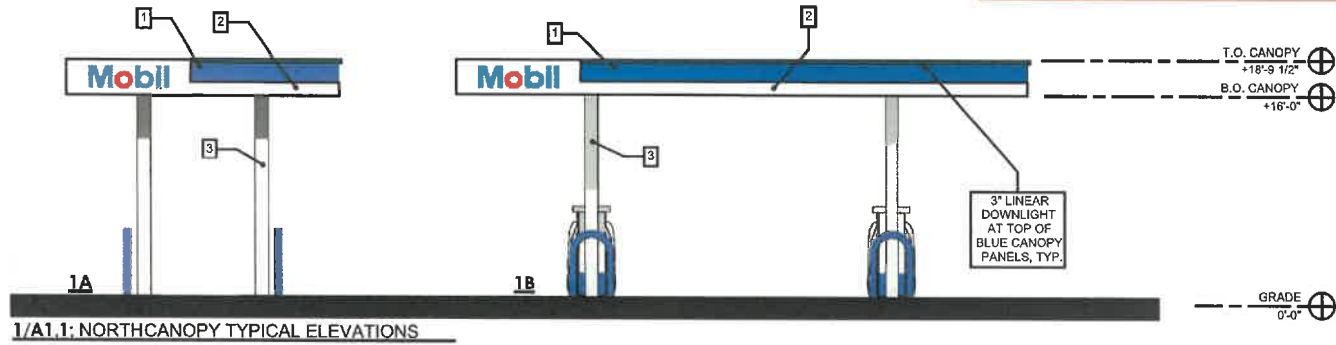
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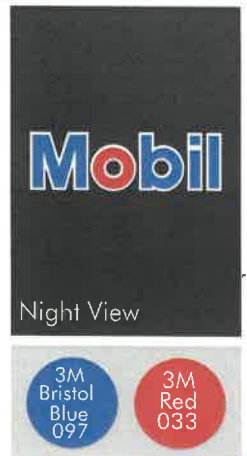
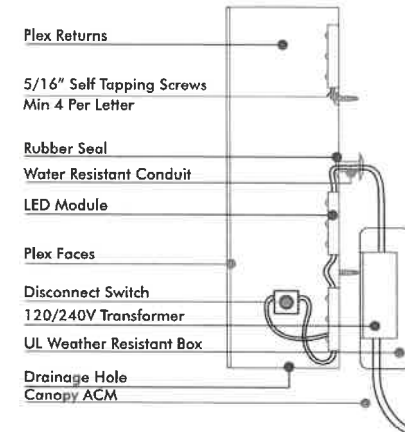
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LED Canopy Letters "Legend" | 13 Sqft Each | Qty 4 Total



Approval

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Contact #: 951-536-0786
Email: linwoodyucaipa@gmail.com

Project Information

Project: Highland Mobil
Designed by: IC
Date: 02.02.2023



Notes/Disclaimers

Note:
Pumps to come imaged with Mobil Synergy.
PP to supply the regulatory decals ONLY.

Gilbarco Encore 700s 3+1 | Qty 4 Total

Decals — Additional Regulatory as needed



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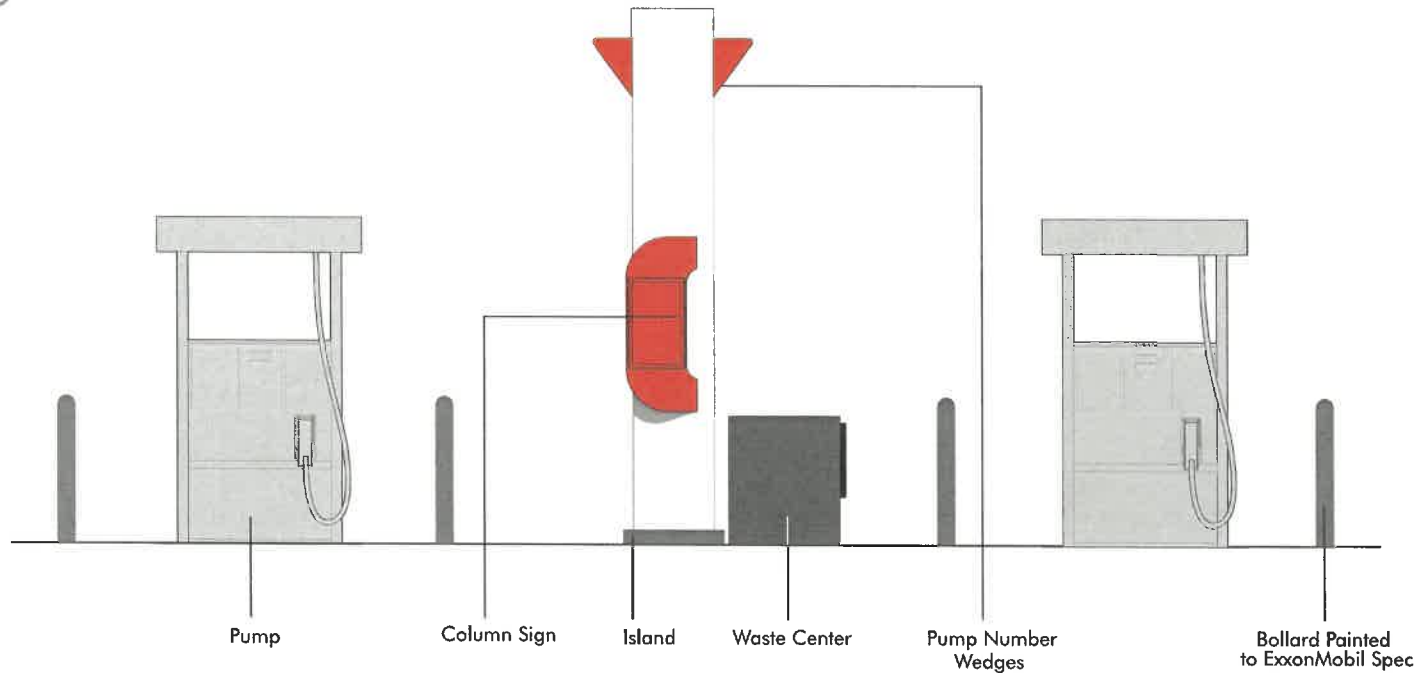
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B Under Canopy Layout



Notes/Disclaimers

Note:
Pumps to come imaged with Mobil Synergy.
PP to supply the regulatory decals.
See page 4 for more details

Scope/Elements

Pump Flags	Pump Number Signs, Includes Set of Vinyl Numbers Decal Number Set (1-8)
Valance	Dispenser Valance Decal Kit; Vinyl Decal Number Sets (1-8)
CSU	Windshield Service Center Secure Windshield Units to Trash Can unit from inside
Bollards	Paint to brand specs All Bollards
Columns	Painted to Brand Specs; Install Regulatory Decals/Signs

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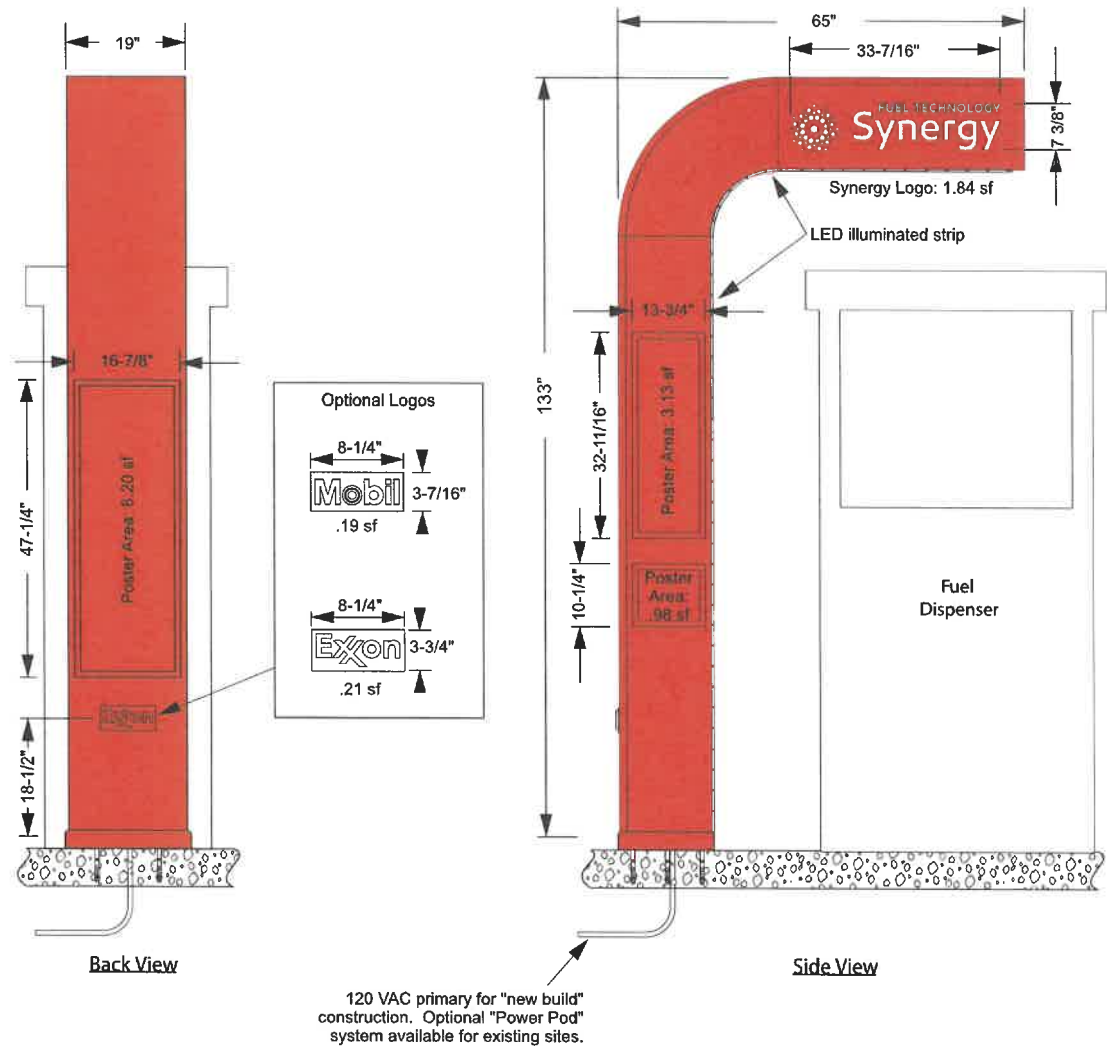
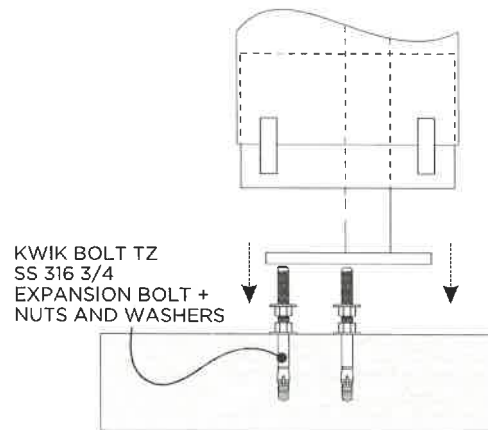
Small Wave - High Wind

Electrical Spec:

- Power supply Input 100-240VAC, 50/60Hz
- Output to LED's - 8.12 Watts or .067 Amps
- 516 lumen output
- Ip68 rating
- -40c to + 70c operating temp.
- White illumination

Structural Spec:

- Low density polyethylene (LDPE) frame around steel tube
- Acrylonitrile butadiene styrene (ABS) outer skin
- 270 lbs total weight
- Structure rated at 180mph wind load



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Highland, CA 92346

Contact Information

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(Sam) Ghulam Sarwar
Contact #: 951-536-0786
Email: linwoodyucaipa@gmail.com

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Date 02.02.2023

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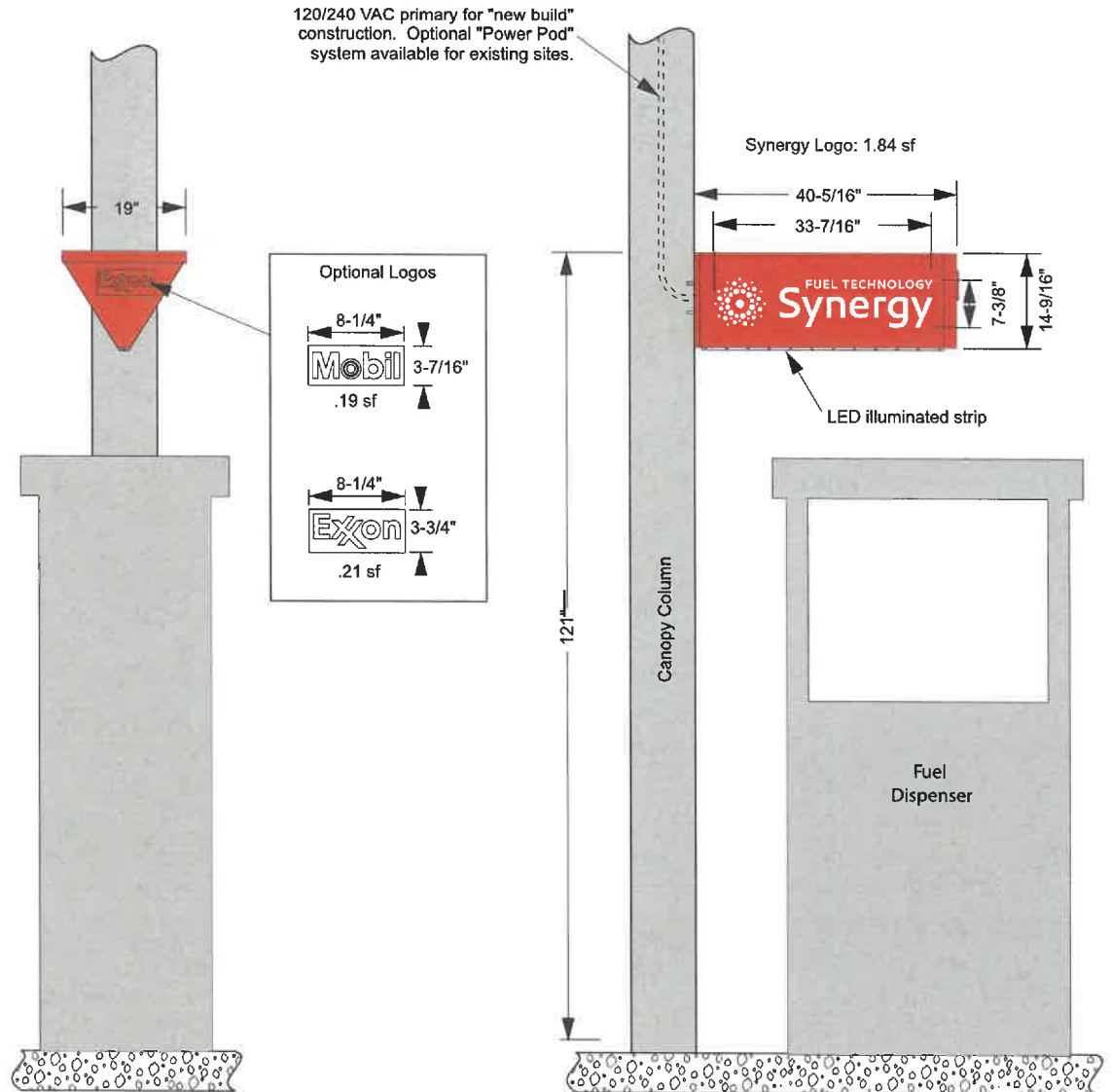
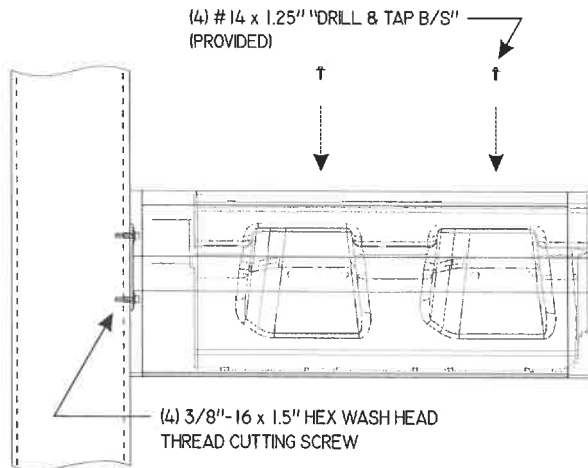
Blade

Electrical Spec:

- Power supply Input 100-240VAC, 50/60Hz
- Output to LED's - 2 Watts or .016 Amps
- 129 lumen output
- Ip68 rating
- -40c to + 70c operating temp.
- 6500k White Illumination

Structural Spec:

- Low density polyethylene (LDPE) frame around steel tube
- Acrylonitrile butadiene styrene (ABS) outer skin
- 50 lbs total weight
- Structure rated at 120mph wind load



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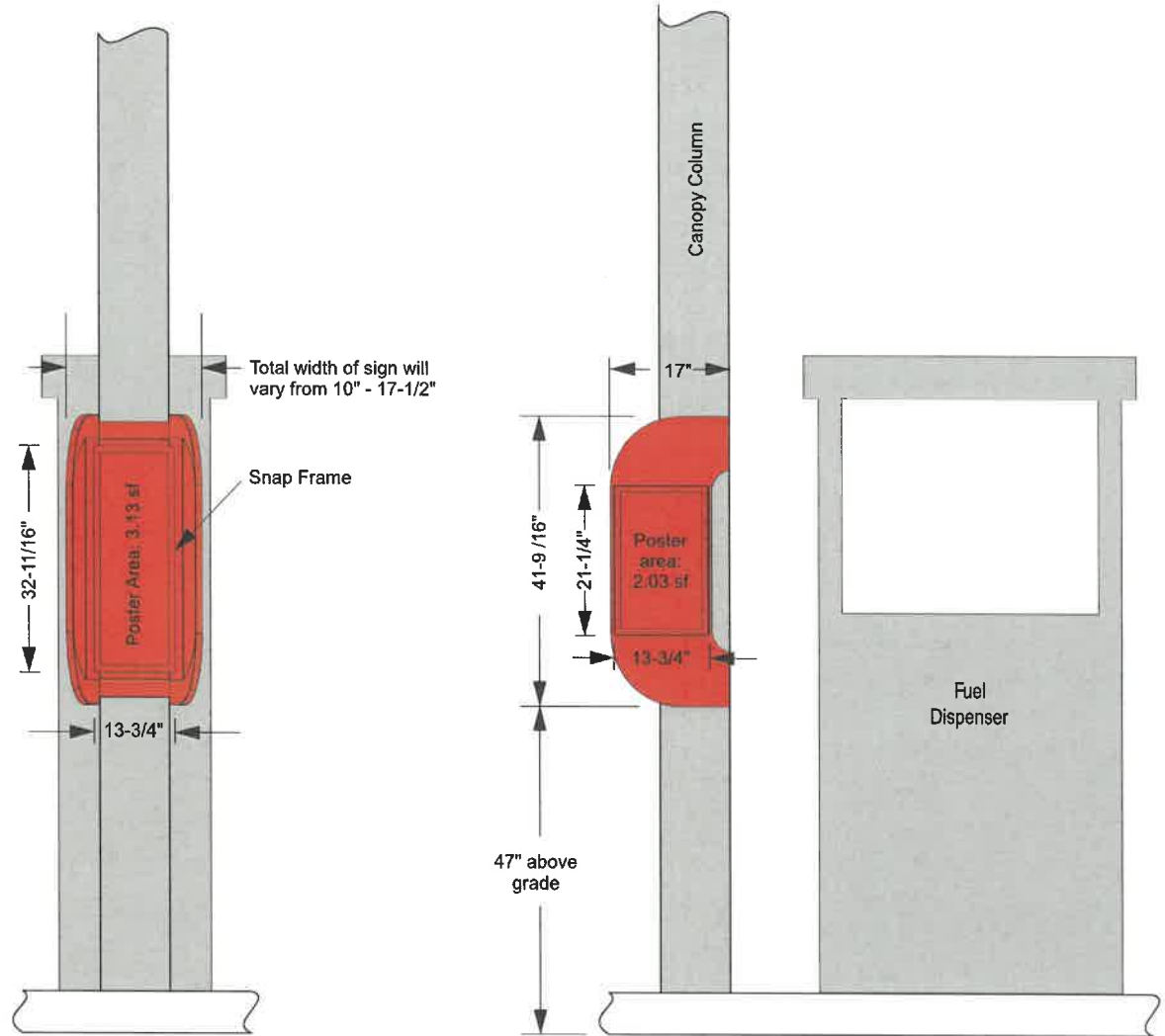
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Koala with Back

Structural Spec:

- Sign has 3 sides, each with a poster
- Acrylonitrile butadiene styrene (ABS) outer skin
- 18 lbs total weight
- Structure rated at 120mph wind load



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Contact #: 951-536-0786
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Project Information

Project ☐ Highland Mobil
Designed by ☒ IC
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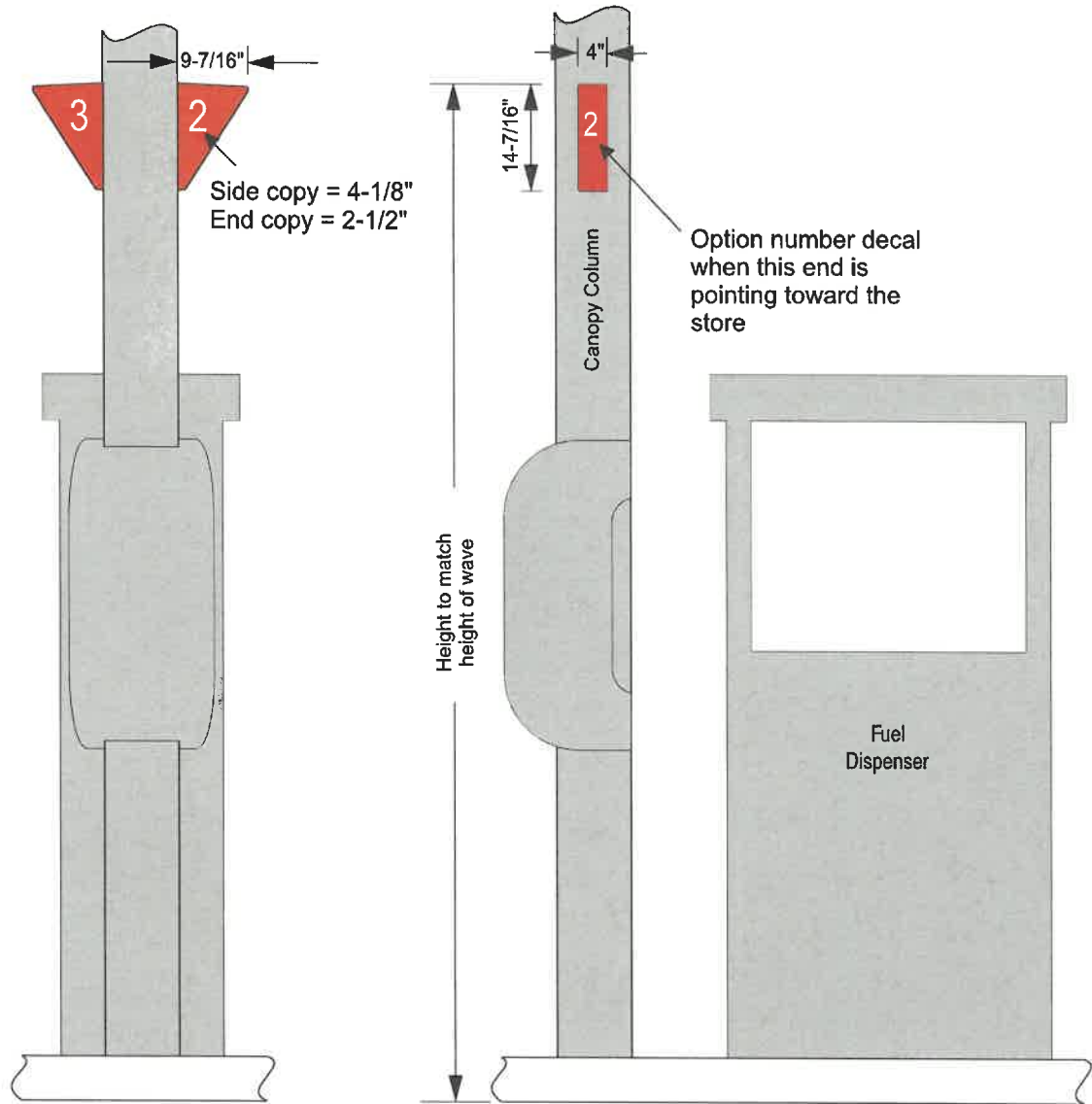
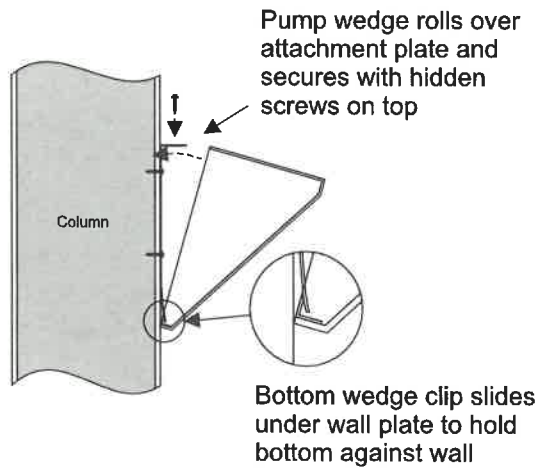
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Pump Number Wedge

Structural Spec:

- Wedges are 2 sided, non-illuminated, with white vinyl graphics
- Acrylonitrile butadiene styrene (ABS) skin with aluminum mounting plate
- 2 lbs total weight
- Structure rated at 120mph wind load

Mounting Detail



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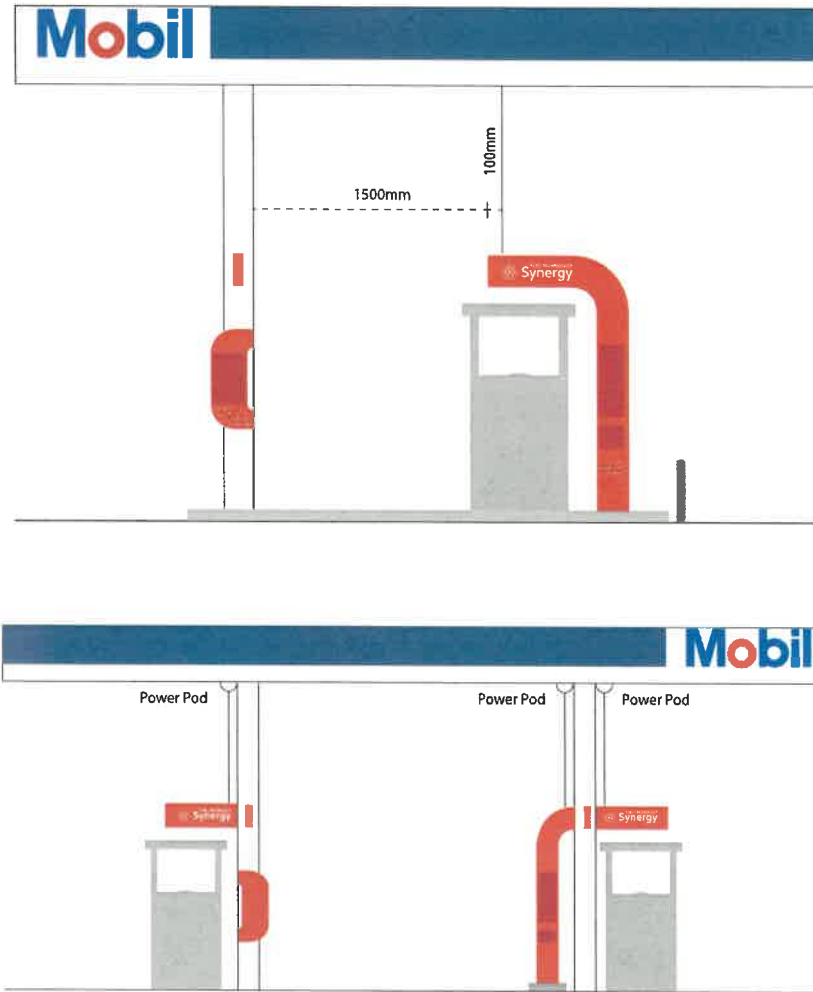
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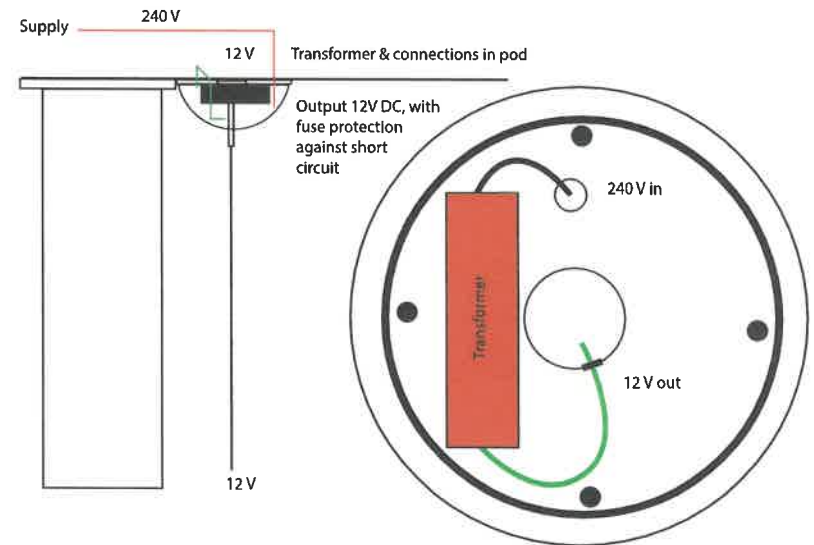
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POWER POD DIAGRAM



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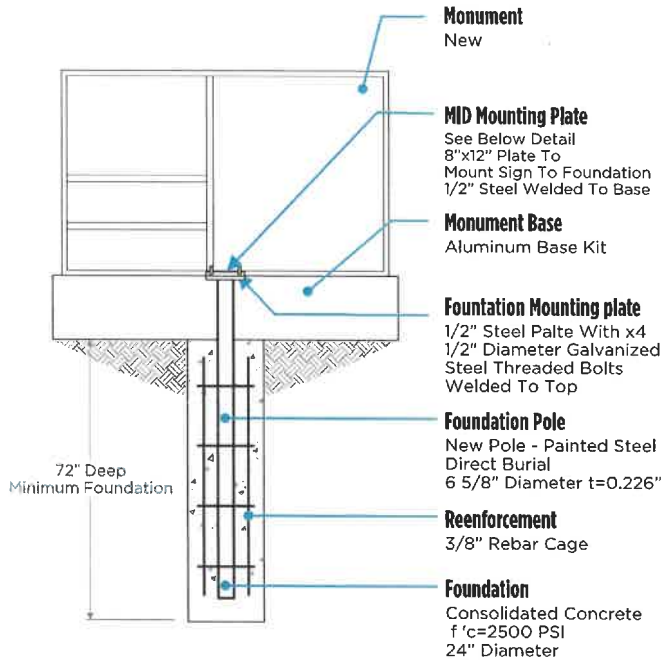
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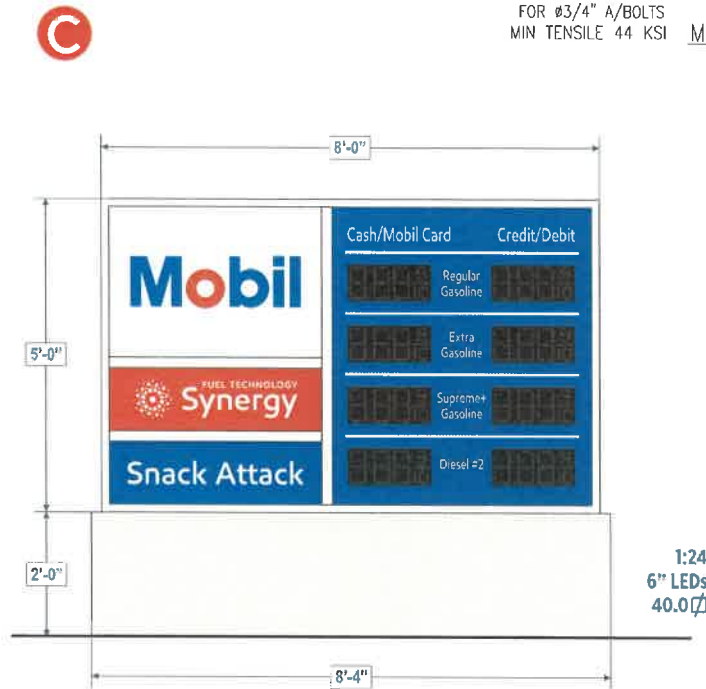
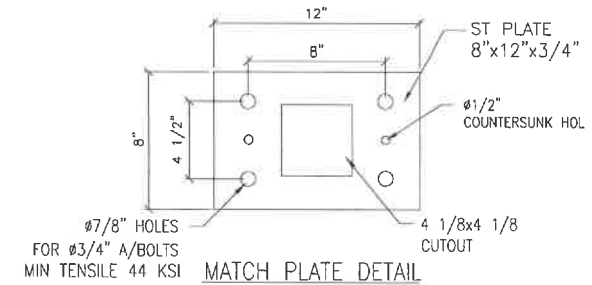
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[C] Monument Sign



Engineer To Confirm/Finalize All Specs



Proposing New Sign Cabinet

Sign Proposal

- A. Cabinet Depth:
- C. Pole Size: 6 5/8" Diameter t=0.226"
- D. Qty of poles needed: 1
- E. No field welding
- F. Concrete to be at 2500 PSI minimum
- G. Extruded aluminum cabinets with steel 1.5"x1.5" square tubing internal framing.
- H. To be installed in existing planter filled with bushes

Electrical Details

UL LISTED # E237297
U.S. & P.R. - All signs to conform to UL-48/2161 (labeled accordingly) & must comply with UL 411 install procedures Canada - all signs must be CAs compliant. This Sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or applicable local codes. This includes proper grounding and bonding of the sign.
Electrical will be connected as per Title 24 standards with 1 Circuit per sign
Cabinet will have a Visible Disconnect in each cabinet.
The Internal Circuit will be managed by an Optical day/night sensor

8P LED Mobil Monument Sign | Double Sided | Qty 2

Logos	Pan Formed
Faces	Acrylic/Plexiglass
Pricer	6" Able LED's, Connect Electrical, Test
Install	Furnish and install (2) new Mobil MID monument signs with new footings. Test Electrical.



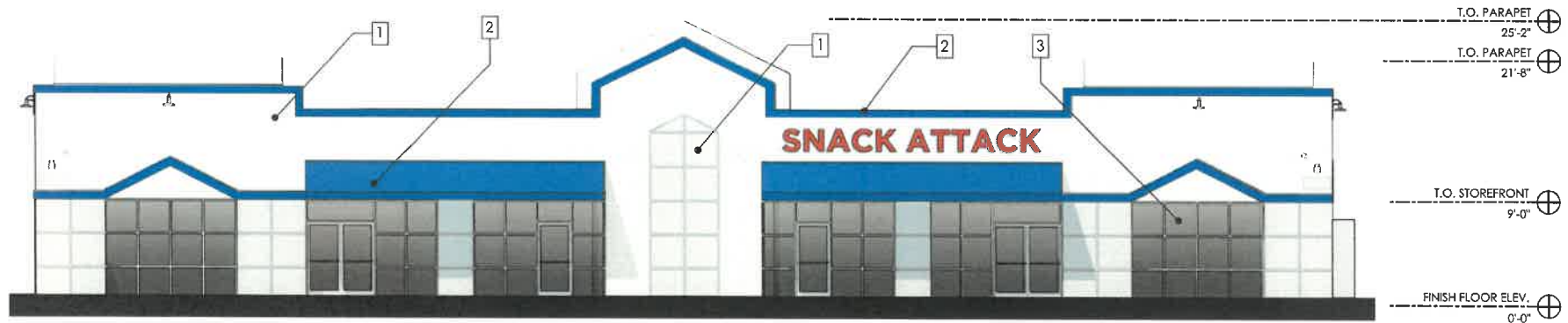
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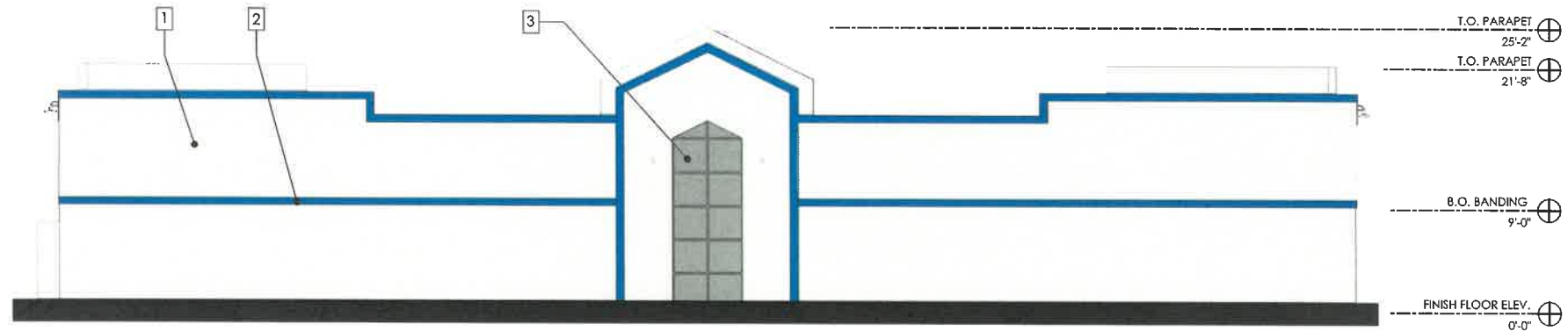
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State Licence 853228

Job Location	Contact Information	Project Information	Approval
Highland Mobil 8020 Palm Ave. Highland, CA 92346	Contact Name: (Sam) Ghulam Sarwar Contact #: 951-536-0786 Email: jlnwoodyucaipa@gmail.com	Project: Highland Mobil Designed by: IC Date: 02.02.2023	X _____ DATE _____ I have reviewed all renderings and I am satisfied with the look and the scope of the work listed within. This rendering is property of Promotion Plus Sign Co., Inc. and cannot be reproduced without written consent of owner

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① East Exterior Elevation



④ West Exterior Elevation



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Highland, CA 92346

Contact Information

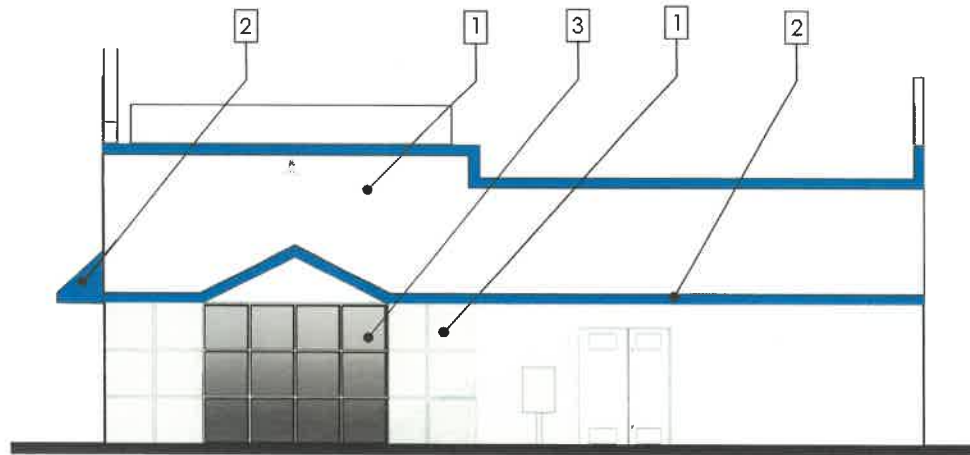
Contact Name:
(Sam) Ghulam Sarwar
Contact #: 951-536-0786
Email: linwoodyucaipa@gmail.com

Project Information

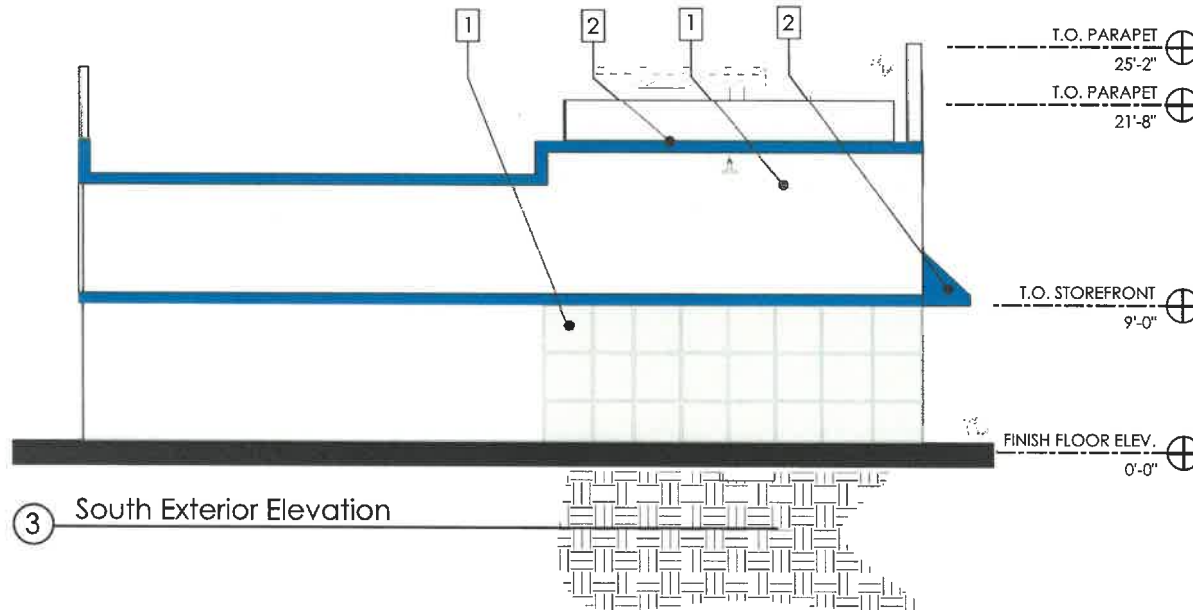
Project Highland Mobil
Designed by IC
Date 02.02.2023

Approval

X _____ DATE _____
I have reviewed all renderings and I am satisfied with the look and the scope
of the work listed within.
This rendering is property of Promotion Plus Sign Co., Inc. and cannot be
reproduced without written consent of owner



② North Exterior Elevation



③ South Exterior Elevation



1
Exterior Stucco
Paint White



2
Fabric Awning
Paint to match Mobil
branding blue
Blue Building Trim



3
Exterior Storefront System
Bronze Tinted Glazing
Painted frame to match



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(P) 818.993.5406 (F) 818.993.3174

State Licence 853228



Job Location

Highland Mobil
8020 Palm Ave.
Highland, CA 92346

Contact Information

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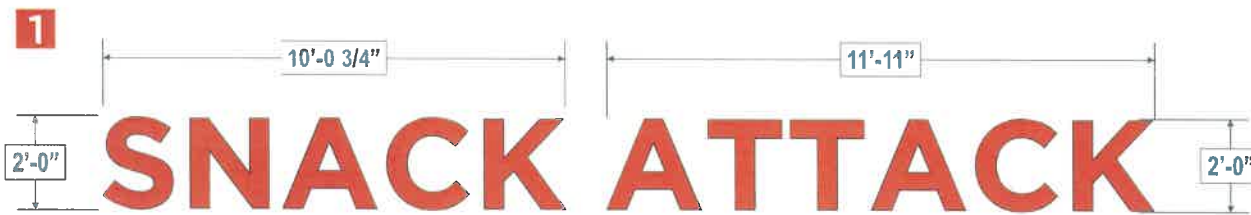
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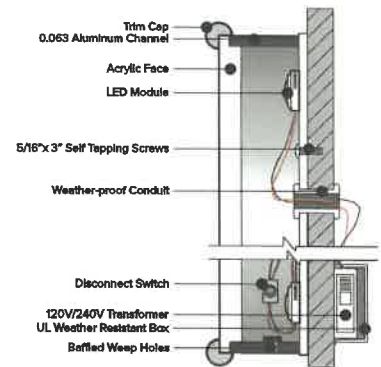


1 East Exterior Elevation



Snack Attack Illuminated Channel Letters | Qty 1 Set
 Copy: "Snack Attack" | Sizes: "Snack" - 2'-0" x 10'-0 3/4"
 "Attack" - 2'-0" x 11'-11" | Red Plex Faces with Red Returns

1:48
 43.95



Details	
Install	Install 24" Tall Channel Letters on building fascia, flush mounted.



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PERMIT PACK

Attachment 2:
Planning Commission
Resolution No. 2023 - _____

RESOLUTION NO. 2023-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING ACCESSORY SIGN REVIEW (ASR 22-006) TO ESTABLISH A COMPREHENSIVE SIGN PROGRAM FOR THE INSTALLATION OF ONE (1) 22-FOOT LONG BUILDING MOUNTED SIGN AND TWO (2) 7-FOOT TALL MONUMENT SIGNS AT AN APPROVED FUELING STATION AND CONVENIENCE STORE LOT LOCATED AT 8020 PALM AVENUE (APN: 1192-641-01).

OWNER: GHULAM SARWAR

A. RECITALS

1. On July 7, 2022, the Applicant submitted an Accessory Sign Review (ASR 22-006) application to establish a sign program for the Mobil Gas Station at 8020 Palm Avenue.
2. On November 16, 2022, the Applicant submitted revised sign elevations incorporating corrections as directed by Staff.
3. On December 6, 2022, the Planning Commission of the City of Highland conducted a Public Meeting on the subject Application and directed the Applicant to return with revised plans that incorporated the provided directives.
4. On March 7, 2023, the Planning Commission of the City of Highland conducted a Public Meeting on the subject Application and concluded the meeting on that date.
5. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

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

- Section 1. The Planning Commission finds that all of the facts set forth in the Recitals, Part "A" of this Resolution, are true and correct.
- Section 2. Based upon substantial evidence presented to the Planning Commission during the March 7, 2023, Public Meetings, including public testimony and written and oral Staff Reports, the Planning Commission finds as follows:
- a. All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the Municipal Code of the City of Highland.

Section 3. Accessory Sign Review (ASR 22-006) Findings of Fact

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

Response: Based on the analysis of the surrounding development, the sign program will not adversely affect neighboring properties as this is a prominent intersection featuring another gas station with sign program that includes similar signage. The proposed sign program has been conditioned by staff to ensure that the sign will not have any adverse impact on the health safety and welfare of the surrounding community. The propose signs are reflective of the size, height, placement, location and materials of those located in the vicinity.

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

Response: The comprehensive sign program is consistent with the City of Highland General Plan, Community Design Element, specifically Goal 10.11 to “Promote attractive, appropriately scaled and well-coordinated signs.” The proposed sign program features building mounted signs and monument signs consistent with Mobil’s corporate designs which complement the existing building and future fueling canopies by utilizing metal trims, aluminum bases, and stucco finishes. The overall size of the signs is also compliant with the street frontages as described in the Highland Municipal Code and is consistent with the sign programs of similar gas stations located within the City.

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

Response: The intent of Chapter 16.56.180 (Comprehensive Sign Program) is to integrate its signs with the overall design of the site and provide a unified architectural statement. Sign programs are meant to provide the means for flexible application of signs regulations so long as it continues to reflect the purpose of the guidelines. The sign program identifies site specific guidelines and standards for the a “Snack Attack” building mounted sign as well as the two (2) 7-foot tall monument signs. These signs will provide visibility and foot traffic that is required for the operation of a gas station and convenience store.

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

Response: The sign program will not constitute a granting of a special privilege. The proposed signs satisfy nearly all sign regulations for non sign program signage as described in the Highland Municipal Code. The deviations requested are not significant and are consistent with the sign programs of similar gas stations located within the City.

Section 4. Based on the Findings and Conclusions set forth above, the Planning Commission Approves Resolution No. 2022- ____ for Accessory Sign Review (ASR 22-006) to establish a Sign Program for the the Mobil Gas Station at 8020 Palm Avenue.

C. ADOPTION OF RESOLUTION.

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

PASSED, APPROVED AND ADOPTED this 7th day of March, 2023.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez
Community Development Director

Attachment 1:
Minutes from December 6, 2022
Planning Commission Meeting

**PLANNING COMMISSION REGULAR MEETING MINUTES
December 6, 2022 – 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
	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 November 1, 2022 Regular Meeting.

A MOTION was made by Vice Chair Thomas, seconded by Commissioner Amaya, to approve as amended. Motion carried, 4-1, with Commissioner Sutorus abstaining.

2. Minutes from the November 15, 2022 Regular Meeting.

A MOTION was made by Vice Chair Thomas, seconded by Commissioner Amaya, to approve as amended. Motion carried, 4-1, with Commissioner Sutorus abstaining.

PUBLIC HEARINGS

3. Amendment to Design Review Application DRA 22-012 for revised Building Elevations related to the development of a contractor's equipment rental business approved on October 18, 2022. (Related entitlements: Conditional Use Permit CUP 22-009 and Parcel Merger PM 22-001 also approved October 18, 2022) (APN No. 1192-641-12, 22, & 23)

Assistant Community Development Director Stater presented the staff report.

Chair Hamerly opened the public hearing.

Chair Hamerly stated regarding the finished schedule, the notes that are indexed to certain elements on the building doesn't seem to be relating to the finished schedule. Most significantly, the glazing, the PPG on the plan is referenced as both four and two. The roll up doors are indicated as being glass, we might want to insert a door of color scheme #6 unless the intent is to try to match the glass color. The height to width ratio is an improvement on the north elevation.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner Amaya, seconded by Commissioner Miller, to adopt Resolution No. 2022 - 044, approving an amendment to Design Review Application DRA 22-012 for revised Building Elevations in compliance with Planning Division Condition No. 29. Motion carried 5-0

RESOLUTION NO. 2022-044

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING A REVISION TO DESIGN REVIEW APPLICATION (DRA 22-012) TO AMEND BUILDING ELEVATIONS FOR A CONTRACTOR'S EQUIPMENT RENTAL BUSINESS LOCATED ON A 1.25 ACRE SITE ON THE SOUTH SIDE OF 5TH STREET, 900 FEET WEST OF PALM AVENUE.

4. Accessory Sign Review (ASR 22-006) to establish a comprehensive sign program for the installation of one (1) 22-foot-long building mounted sign, two (2) 7-foot-tall monument signs, and one (1) 16-foot-tall monument sign for a fueling station and convenience store lot. (APN No. 1192-641-01)

Associate Planner Syed presented the staff report.

Chair Hamerly asked where will the tall monument 16-foot sign be located?

Associate Planner Syed stated the sign will be on the corner of the property.

Chair Hamerly asked will the sign project into the sidewalk or are we flattening that wall?

Associate Planner Syed stated one sign will be angled towards 5th Street, another will be angled towards Palm Avenue and the other sign will be on the corner.

Commissioner Sutorus asked how tall is the wall?

Associate Planner Syed stated the wall according to the original approval was supposed to be 3 feet in height. There is CMU block on the corner statement and above that was supposed to be one foot of wrought iron.

Representative Sorin Enache stated the orientation of the sign is going to be perpendicular to the street and be visible to each side.

Chair Hamerly stated ok, it's perpendicular to the tangent point of the wall. It makes sense from a visibility standpoint. I'm concerned because of the tight corner and the fueling positions were reconfigured because the fueling trucks were going to have a very difficult time with the queuing and the canopy to make the turn to get out. I'd like to see C2 plotted

on there and the circulation on site to make sure that really works. I'm not opposed to the size because I think it's a very high visibility corner and think it's within context of other signs that are at that intersection, but it is clearly a site logistics issue for me.

Commissioner Miller stated I see the two signs already proposed, what is the benefit of having the 3rd C2 sign?

Sorin Enache stated it is a requirement by weights and measures to have to be visible on all three sides of the property.

Chair Hamerly asked how do the other Commissioners feel about the orientation of the C2 sign?

Vice Chair Thomas stated we were concerned at the last meeting when this came before us about how many pumps they had and the traffic going in and out. It's an obstacle for traffic and could be an issue for people to get through.

Commissioner Amaya stated where the pumps are located the turning is very tight.

Sorin Enache stated it is 24 feet distance from the canopy all way to the beginning of the base. The base is six feet two inches.

Chair Hamerly stated the time this item was before us, we were looking at a variety of options and site plans for Conditional Use Permit (CUP) and Design Review Application (DRA) which presented large scale drawings. It plotted the truck maneuvering space, and they reconfigured the site plan because there were some that didn't work, that's how we got to the two canopy solutions instead of the one canopy. There were some issues that were identified on circulation and the northeast corner of the site was one of those critical points.

Commissioner Miller stated it would be great to see the footprint of the sign.

Community Development Director Mainez stated all these comments are very helpful. On behalf of the staff, we apologize, we assumed that it was parallel to the street. I would recommend we continue this item to a future date so we can get the right dimensions.

Chair Hamerly stated the existing reddish tone fits pretty well with the bronze glazing, and kind of the earth tones, but now we're talking about primary colors, bright red, bright blue on the signs. That does not complement well with the beige undertones of the building's exterior that are very muted. The Applicant may wish to consider a new color palette for the building.

Chair opened and closed the public hearing.

A MOTION was made by Vice Chair Thomas, seconded by Commissioner Miller to continue this item to January 17, 2023. Motion carried, 5-0.

5. Design Review Application (DRA 21-001B) for revised building elevations related to the construction of a 4,050 square foot multi-tenant drive-thru restaurant building on approximately 1.1 acres at the northeast corner of Base Line and Buckeye Street

Exhibit 1:
Conditions of Approval

CITY OF HIGHLAND
Planning Commission

PLANNING DIVISION CONDITIONS OF APPROVAL

Date: March 7, 2023

Applicant: Ghulam Sarwar

Representative: Promotion Plus Inc.

File/Index: Accessory Sign Review (ASR 22-006)

Proposal: The Applicant is requesting to establish a comprehensive sign program for the installation of one (1) 22-foot long building mounted sign and two (2) 7-foot tall monument signs at an approved fueling station and convenience store lot.

Location: 8020 Palm Avenue, (APN: 1192-641-01)

PLANNING CONDITIONS OF APPROVAL

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

Accessory Sign Review (ASR 22-006) is conditionally approved, subject to compliance with the requirements as specified below. The Conditions listed below are continuing Conditions; failure of the Applicant and/or operator to comply with any / all Conditions at any time shall result in initiating revocation of the subject permit.

1. This Accessory Sign Review (ASR 22-006) shall become null and void:
 - a. Unless all Conditions have been complied with and the occupancy or use of the land or existing structures authorized by such Sign Review has taken place within twelve (12) months after the approval of said Sign Review.
 - b. Where circumstances beyond the control of the Applicant causes delays which do not permit compliance with the time limitation established in this Section, the reviewing authority may grant an Extension of Time for a period of time not to exceed an additional twelve (12) months. Applications for such Extension of Time must be set forth, in writing; the reasons for this Extension shall be filed together

with a fee, as established by the City Council, with the Planning Division thirty (30) calendar days before the expiration of the Planning Commission approval.

2. In compliance with City Ordinance, the Applicant shall agree to defend, at the Applicant's sole expense, any action brought against the City, its agents, officers, or employees, because of the issuance of such approval. The Applicant shall reimburse the City, its agents, officers, or employees for any court costs and attorney's fees, which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at his own expense in the defense of any such action, but such participation shall not relieve Applicant of his obligations under this Condition.
3. This Sign Review Application is to allow the installation of one (1) 22-foot long building mounted sign and two (2) 7-foot tall monument signs.
4. The design and finish of these signs shall be consistent with plan presented and approved by the Planning Commission.
5. The landscape planter area and corner statement around the intersection oriented monument sign shall be maintained.
6. Bases of two (2) monument signs shall feature white stucco cladding.
7. Revisions, modifications, or deletions of this Plan must be submitted to the Planning Division and/or approving authority for review and approval. Revisions may require additional review by the Planning Commission.
8. Obtain appropriate installation permits from Building and Safety Division for proposed signs prior to installation.