

**PLANNING COMMISSION REGULAR MEETING MINUTES
May 21, 2024 – 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	Craig Graves
	Commissioner	Jarrold Miller
	Commissioner	Vacant

Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Travis Trejo, Assistant Planner
Matt Wirz, Building Official
Camille Duarte, Administrative Assistant III
Scott Rice, City Landscape Architect

Chair Hamerly led the Pledge of Allegiance.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None.

CONSENT CALENDAR

1. Minutes from the March 19, 2024 Regular Meeting.

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

PUBLIC HEARING

2. Conditional Use Permit (CUP 23-014) for the construction of a 950 square foot “Dutch Bros” drive through coffee shop at the northeast corner of Base Line and Boulder Avenue and related Design Review Application (DRA 23-018) for the building elevations, site plan, grading plan, and landscape plan. (Location: 7285 Boulder Avenue)

Assistant Planner Trejo presented the staff report.

Commissioner Miller asked will the trash enclosure be covered?

Assistant Planner Trejo stated yes.

Commissioner Miller asked will the new trash enclosure just service Dutch Bros or will it service the adjacent commercial development?

Assistant Planner Trejo stated the new enclosure will be serving the entire pad.

Commissioner Graves asked for another example of a 950 square foot Dutch Bros.

Assistant Community Development Director Stater stated there is a new store in Redlands that is similar to the one being proposed. Most of our fast food restaurants are about 2,000 square feet and this will be half the size.

Commissioner Graves asked will there be inside seating?

Assistant Planner Trejo stated no there is not, the west side of the building will have a walk up window.

Chair Hamerly stated mentioned in the staff report that the existing center is being renovated. What is the scope of that work?

Assistant Community Development Director Stater stated the management team at the center has been talking to us for about six months and they are doing an overhaul of irrigation and landscape materials. They are replacing the trellis and along the front edge near the CVS and the Albertsons, they are going to be replacing those and adding more.

Chair Hamerly asked is there going to be a color change to the center?

Assistant Community Development Director Stater stated no they are not.

Commissioner Miller stated the ramp is going to be challenging from a treatment standpoint. There are multiple catch basins to capture on site drainage and route it to the chamber system, but the ramp is going to be impervious.

Chair Hamerly opened the public hearing.

Property Owner Scott Vaughn stated I am representing the ownership of Highland Village Plaza. My partner and I purchased Highland Village Plaza about three years ago. At that time, most all of the tenants have been impacted by the COVID-19 pandemic and the shopping center had been underserved by the previous owners. We have now stabilized the shopping center, as has been discussed, we are starting on a series of improvements to attract more tenants and customers to the center. Our Architect and our Landscape Architect have been working with the city staff closely on these improvements such as the landscaping, irrigation, and trellises, along with the traction closures. For the past year we have been negotiating a land lease with Dutch Bros. The previous tenant have vacated the existing bank building and moved into a smaller space in the nearby Albertsons store. Although the lease of Dutch Bros has not yet been signed, the Dutch Brothers Council has informed us that final approval will take a few more days. We appreciate the engineering team moving forward with the city on the submittal and permitting process. We are excited to welcome Dutch Bros to our center and based on their history, the presence of a Dutch Bros will bring more customers to the

center, increase business to our other tenants and hopefully generate more sales tax revenue for the city. I would like to thank the city staff for their input and support of the project and encourage the Planning Commission to adopt the resolutions that have been recommended by staff.

Vice Chair Thomas asked if painting the center was apart the improvements?

Property Owner Scott Vaughn stated we have not considered it yet, but we would like to paint it.

Applicant's Representative Paul Debian stated we are the Architects for Dutch Bros. I would like to thank Planning Commission and Assistant Planner Trejo for seeing us tonight. Any questions that you have I can answer from the Dutch Bros perspective. So, I just wanted to say thank you and I am here for any questions, and we agree with all the conditions.

Vice Chair Thomas stated it was mentioned outdoor seating area and to provide the restroom for customers, have you considered some seating area or counter where folks will come up and order through the window?

Applicant's Representative Paul Debian stated we can get the seating or some small benches outside but from a safety standpoint because the restroom would be outside all the employees except for the runners at the drive through are inside the restaurant. Most of the traffic through the store itself is about 80 to 90% drive through, so it is less of a focus to have those seats.

Applicant's Representative Paul Debian stated I am more than happy to take it back to Dutch Bros; however, it is an operational liability.

Community Development Director Mainez stated there is a certain group in our community that does congregate in the wash areas, and they have been using outside dining areas from KFC, Taco Bell, and Bakers. The businesses have been taking out their outside dining to discourage loitering after hours and during the day. We have a collaboration between the Police Department, Code Enforcement and the businesses that are working really well to resolve the issue.

Applicant's Representative Paul Debian stated the age limit of the folks that are working at Dutch Bros are late teens and early 20s so that is another liability standpoint.

Chair Hamerly stated on item number 26 on the site plan, it is noted as being a guard rail. I was wondering if that could be achieved with landscaping instead of putting up a hard barrier there. It seems like landscaping would go a lot further towards presentation at that corner and shield the vehicles. How many employees per shift?

Applicant's Representative Paul Debian stated yes, we can work with landscaping instead. There are about 7-10 employees each shift.

Vice Chair Thomas asked will the sign be visible from the parking lot side?

Applicant's Representative Paul Debian stated yes, the sign would be visible from the parking lot.

Vice Chair Thomas stated I would like to see more color on the north elevation.

Chair Hamerly stated I was disappointed to hear the description of the staff report to try emulating the color palette from the complex. We have the opportunity to do a standalone because the building is not attached, it is a free floating element. The center has a dated color palette, and I would love to see it updated.

Applicants Representative Paul Debian stated we would like to keep more of the Dutch Bros prototype. The greys and blues are the main colors for Dutch Bros.

Vice Chair Thomas stated I agree with Chair Hamerly. It should not match with the existing color scheme of the center; it should be the typical colors that Dutch Bros uses.

Community Development Director Mainez stated on page 5, I had included a reference to the rest of the commercial center. It stated the applicant's attempt to complement the existing center are being submitted to the Planning Commission for consideration. We started out this process thinking that there would be a sensitivity to making it match and it is really refreshing that it is going the other direction.

Chair Hamerly stated I would like to compliment staff on the conceptual landscape plan. I would like to see the north facade softened more, breaking up some of the hardscape, maybe widening the planter so we can get a tree or two out there. On the corner it looks like a bunch of existing trees and most of the proposed trees were being pushed away from the drive aisle, which pushes them more towards the street. My recommendation would be to make it look a little bit more random and use larger specimen trees.

Commissioner Miller asked are the existing trees at the corner Mexican Fan Palms.

City Landscape Architect Rice stated the trees on the corner are Mexican Fan Palm, but they would remain outside the disturbance area for the construction. They are 30 feet in height and if the trees are chopped down and replaced it would be about \$5,000 a tree.

Chair Hamerly asked would that be something you would recommend upgrading the corner and get rid of the invasive species?

City Landscape Architect Rice stated as long as the removal of the palms would not compromise any of the existing the walls on the corner.

Community Development Director Mainez thanked the property owner for stepping up and making plans to improve the center's landscape.

Chair Hamerly stated I have about a dozen different Dutch Bros elevation packages printed out, we could go through with the Applicant and the Planning Commission to pick the top three elevations and decide which ones are best.

Chair Hamerly had the print outs at the dais.

The Applicant and Planning Commissioners discussed the different Dutch Bros elevations and concluded the top three Dutch Bros were in the cities of City of Redlands, CA, City of Topeka, KS, and City of Tucson, AZ.

Community Development Director Mainez stated we received a lot of direction on both recommendations; however, I suggest we bring back to the Planning Commission the Design Review Application We can approve the Conditions Use Permit, but the Design Review Application recommendation comes back for final approval at a date specific.

Assistant Community Development Director Stater stated we can continue the meeting to June 18, 2024.

Chair Hamerly stated closed the public hearing. We have two motions at this time.

A MOTION was made by Commissioner Miller and seconded by Vice Chair Thomas to adopt Resolution 2024-008 Approving Conditional Use Permit CUP 23-014 for the construction of a 950 square foot Dutch Bros drive through coffee shop, subject to the Conditions of Approval and Findings of Fact. Motion carried 4-0.

A MOTION was made by Vice Chair Thomas and seconded by Commissioner Miller to continue the Design Review Application for the site plan, building elevations, grading plan, landscape plan subject to the Conditions of Approval and Findings of Fact on the June 18, 2024 Planning Commission meeting. Motion carried, 4-0.

ANNOUNCEMENTS

The next Planning Commission Regular Meeting is scheduled June 4, 2024.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 7:30 p.m.

Submitted by:

Approved by:

Camille Duarte, Administrative Assistant III

Randall Hamerly, Chair

