

PLANNING COMMISSION REGULAR MEETING MINUTES
June 4, 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 Vice Chair Thomas at the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present:	Vice Chair	Chandra Thomas
	Commissioner	Craig Graves
	Commissioner	Jarrold Miller
	Commissioner	Vacant

Absent:	Chair	Randall Hamerly
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Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Tiffany Martinez, Assistant Planner
Ben Booth, Senior Engineer
Matt Wirz, Building Official
Camille Duarte, Administrative Assistant III
Scott Rice, City Landscape Architect

Vice Chair Thomas led the Pledge of Allegiance.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None.

PUBLIC HEARING

1. Accessory Sign Review (ASR 23-005) Application by Harikrishna Gas, LLC to establish a comprehensive sign program for the installation of a corner monument 'City Gateway' identification sign, two (2) primary and two (2) secondary building-mounted business identification signs, two (2) directional signs, and four (4) free-standing monument gas pricing signs. Additionally, compliance with a Design Review Condition of Approval for the final building colors and materials coordinated with the newly identified fueling station vendor (DRA 21-019). Applicant: Harikrishna Gas LLC. Address: 27408 5th Street.

Assistant Planner Martinez presented the staff report.

Commissioner Miller stated regarding the City of Highland sign, I want to make sure our dimensions and textures are matching completely. I noticed going through the city we do not have a standard sign throughout the city, it would be good to implement consistency.

Assistant Planner Martinez stated it is not matching exactly.

Commissioner Miller asked does the city have a standard sign that is used consistently throughout the city or are there different signs per corner?

Assistant Community Development Director Stater stated there is not one standard sign for gateway monuments. The Applicant was provided with the sign that's diagonally across the street. It is similar with the materials and height, but not the same length. The Applicant's preference was a smaller sign.

Vice Chair Thomas stated previously it was stated to have addition of wrought iron, however I do not see it shown on this staff report presented tonight.

Assistant Community Development Director Stater stated the Applicant did not include it for the center piece. It was only on the extensions of the sign at the southwest corner.

Commissioner Graves inaudible.

Assistant Community Development Director Stater stated the Shell gas station is the provider, however they don't provide the diesel, so we have to have an additional sign. It is required for the pricing to be shown.

Commissioner Miller stated moving forward it would be great to implement consistency for the city sign. Would it be possible to give directive to the City Council to consider a standard city sign?

Community Development Director Mainez stated I will take note of that request and in the future, we can discuss it as a work program item.

Commissioner Miller stated it would be easier for staff to have a standard monument sign that meets the requirements when the Applicant comes to submit their plans.

Commissioner Graves stated the signs look so big they just almost override any decent landscaping.

Commissioner Miller stated based on some of the previous gas stations and signage that were approved these are on the smaller side of what was approved in the past.

Assistant Community Development Director Stater stated one advantage we have is it is a new site. We have a wider landscape plan because it's a bigger site and we're able to implement some of the city standard requirements for 20 foot or more buffering.

Applicant Raj Patel stated I am the owner and developer of this project. Thank you everybody for coming out today and I appreciate everybody's feedback. Shell signage is standard, and we cannot adjust it. There are going to be a lot of trucks that are going to be moving across the station and targeting the high speed fuel. I would like the one sign; however, Shell is protective, and they cannot provide diesel pricing on Shell sign. As far as the landscaping there are concerns for the bio basins so that's why there is a specific arc on the bottom end of it. We would love to kind of match the centerpiece where we can't keep it flat because of the bio basins, which that was another concern.

Vice Chair Thomas opened the public hearing.

Commissioner Miller stated we are calling the market Citrus on some signage and another signage at the car wash is called Orange. Is there a reason why we aren't consistently using Citrus throughout the project?

Applicant Raj Patel stated the reason why we are not consistent with that is because potentially we want to use it as branding. So, for future car washes we can use the name Orange Express.

Vice Chair Thomas stated my only concern was it just looked very sparse. I see the brick and three color pallets, but I am wondering if the Applicant is willing to do anything else to make it more decorative or stand out more.

Assistant Community Development Director Stater stated this particular elevation rendering did not show the top cornice trim is dark brown and that is missing on the plans.

Applicant Raj Patel asked do you have any feedback of what we can add? We wanted the building to look more modern with the brick and elevation to pop out.

Assistant Community Development Director Stater stated another recommendation early on was for a brow or an awning on this southerly elevation. It's possible to extend the brow out further.

Vice Chair Thomas stated that is something can be added.

Commissioner Miller stated yes, an awning or a brow.

Applicant Raj Patel stated yes, we can speak to the Architect regarding the change.

Assistant Community Development Director Stater stated you could extend the brow that's already there on the southern elevation.

Applicant Raj stated noted.

Vice Chair Thomas stated we are in consensus of extending the brow.

Vice Chair Thomas closed the public hearing.

A MOTION was made by Vice Chair Thomas and seconded by Commissioner Miller to:

1. Adopt Resolution No. 2024-009 to approve Accessory Sign Review (ASR 23-005) to establish a sign program for a fueling station, convenience store, and carwash subject to the Conditions of Approval, and Findings of Fact;

2. Adopt Resolution No. 2024 - 010, approving the project's Building Elevations including colors and materials associated with Design Review Application (DRA 21-019); and
3. Direct Staff to file a Notice of Exemption with the County Clerk of the Board. Motion carried, 3-0.

RESOLUTION NO. 2024-009

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING ACCESSORY SIGN REVIEW (ASR 23-005) TO ESTABLISH A COMPREHENSIVE SIGN PROGRAM FOR A VEHICLE FUELING STATION, CONVENIENCE STORE AND CAR WASH LOCATED AT 27408 5TH STREET. ASSESSOR'S PARCEL NUMBERS: 1201-301-14, -15, -19, and 1201-311-02, -03, -04, -05

RESOLUTION NO. 2024-010

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING FINAL BUILDING ELEVATIONS, EXTERIOR COLORS AND MATERIALS RELATED TO THE DEVELOPMENT OF A VEHICLE FUELING STATION, CONVENIENCE STORE AND CAR WASH, DESIGN REVIEW APPLICATION (DRA 21-019) LOCATED AT THE NORTHEAST CORNER OF PALM AVENUE AND 5TH STREET, 27408 5TH STREET, HIGHLAND, CA. ASSESSOR'S PARCEL NUMBERS: 1201-301-14, -15, -19, and 1201-311-02, -03, -04, -05.

ANNOUNCEMENTS

The next Planning Commission Regular Meeting is scheduled June 18, 2024.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 6:43 p.m.

Submitted by:

Approved by:

Camille Duarte, Administrative Assistant III

Chandra Thomas, Vice Chair

