

CITY OF HIGHLAND REGULAR MEETING OF THE PLANNING COMMISSION AGENDA

REGULAR MEETING

June 18, 2024

6:00 p.m.

City Hall

Donahue Council Chambers

27215 Base Line

Highland, California

MEMBERS

Randall Hamerly, Chair

Chandra Thomas, Vice Chair

Craig Graves, Commissioner

Jarrold Miller, Commissioner

Vacant, Commissioner

STAFF

Lawrence A. Mainez, Community Development Director

Kim Stater, Assistant Community Development Director

Angela Tafolla, Associate Planner

Travis Trejo, Assistant Planner

Tiffany Martinez, Assistant Planner

Camille Duarte, Administrative Assistant III

Matt Bennett, Assistant Public Works Director

Matt Wirz, Building Official

Scott Rice, City Landscape Architect

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

CITY OF HIGHLAND • 27215 BASE LINE • HIGHLAND, CALIFORNIA 92346 • (909) 864-6861 ☎ • (909) 862-3180 📠

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 June 18, 2024 to publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the June 18, 2024 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
June 18, 2024 - 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 June 18, 2024, 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 May 21, 2024 Regular Meeting.

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

PUBLIC HEARING

2. Accessory Design Review Application (DRA 23-018) for the building elevations, site plan, grading plan, and landscape plan of a 950 square foot "Dutch Bros" drive through coffee shop at the northeast corner of Base Line and Boulder Avenue. Continued from May 21, 2024. (Representative: Shelby Eldridge)

RECOMMENDATION:

Staff recommends the Planning Commission:

1. Adopt Resolution No. 2024-____ Approving Design Review Application DRA 23-018 for the site plan, building elevations, grading plan, and landscape plans, subject to the Conditions of Approval and Finding of Fact.

ANNOUNCEMENTS

ADJOURN

I, Camille Duarte, Administrative Assistant III of the City of Highland, California, certify that I caused to be posted this agenda on or before the 13th of June 2024 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: June 13, 2024



Camille Duarte, Administrative Assistant III



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: June 18, 2024

FROM: Lawrence Mainez, Community Development Director

PREPARED BY: Camille Duarte, Administrative Assistant III *CD*

SUBJECT: Minutes from the May 21, 2024 Planning Commission Regular Meeting.

RECOMMENDATION: Staff recommends the Planning Commission approve the 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 _____		
<i>Camille Duarte</i> Recording Secretary		<i>Lawrence Mainez</i> Community Development Director	

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.

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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.

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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



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: June 18, 2024

FROM: Lawrence A. Mainez, Community Development Director

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

PREPARED BY: Travis Trejo, Assistant Planner *TT*

SUBJECT: Design Review Application (DRA 23-018) for the building elevations, site plan, grading plan, and landscape plan of a 950 square foot "Dutch Bros" drive through coffee shop at the northeast corner of Base Line and Boulder Avenue
Continued from May 21, 2024.

(SB 1439 Campaign Contributions and Conflicts of Interest - Government Code Section 84308 is applicable)

LOCATION: 7285 Boulder Ave Highland, CA
APN: 1200-501-04

REPRESENTATIVE: Shelby Eldridge, Dutch Bros Coffee.

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution 24 - ___ Approving Design Review Application DRA 23-018 for the site plan, building elevations, grading plan, and landscape plan, subject to the Conditions of Approval and Findings of Fact.

PUBLIC NOTICE: On April 30, 2024, a Public Hearing Notice was posted on the City's website and published in the San Bernardino Sun newspaper on May 10, 2024. The Planning Commission Agenda was posted at the City's three designated posting locations and mailed to property owners within 300 feet of the project site and to those requesting notice. Because this item was continued to a specific date, no additional notice is required.

PUBLIC COMMENT: At the time of preparing this report, staff has not received any public comments.

Approved _____	Motion _____	Second _____	Agenda Item No. <u>2</u>
Denied _____	Ayes _____		File No. _____
	Noes _____		
Continue _____	Abstain _____		
	Absent _____		
<i>Cecile Bronte</i> Recording Secretary		<i>Lawrence Mainez</i> Community Development Director	

PREVIOUS ACTION: This project was reviewed at the May 21, 2024, Planning Commission hearing where the Conditional Use Permit (CUP 23-014) was approved. The Design Review Application was continued to the June 18, 2024, hearing. The Planning Commission asked the applicant to revise the elevations to reflect their prototypical colors and designs rather than the elevations presented, which were intended to complement the existing center. Recommendations were also made to modify the Northern elevation to be more inviting from the primary point of entry (Exhibit B – Draft Minutes).

DESCRIPTION OF SITE: The subject site is located at the northeast corner of Base Line and Boulder Avenue within the 23,148 square-foot Highland Village Plaza neighborhood shopping center which includes a major grocery anchor, childcare facility, bank, several restaurants, and small businesses. The site located within the center is approximately 0.54 acres. The proposed coffee shop will be located on a pad at the southwest corner of the center, formerly occupied by the Arrowhead Credit Union. The Credit Union building will be demolished once building permits are approved (Exhibit A - Area Map).

PROJECT REVIEW/ANALYSIS: The project proposes to develop a drive through quick service restaurant selling primarily coffee and custom energy drinks.

Design Review Application (DRA 23-018)

Site Plan

The Highland Dutch Bros will occupy the same corner lot as the former Credit Union as mentioned above. The plans include an approximately 950 square-foot drive through coffee shop with walk up window. The drive-through will be a dual lane drive-through which converges into a single window lane, with an exit lane which will allow customers receiving orders prior to reaching the window to pass. In total the site will provide a queuing area for twenty (20) vehicles to accommodate the waiting lines and ensure cars do not block drive aisles shared by other center tenants. (Exhibit 1 – Site Plan/Grading Plan). The drive-through will be serviced by employees who will service each vehicle individually to ensure wait times are minimal. There will be no impacts to offsite traffic along Base Line and Boulder Avenue.

The walk-up window will be on the west side of the building opposite the drive-through service window. The window will be under a wraparound canopy. Access to the walk-up window will be provided by a walkway which crosses the drive-through lane, as well as a path of entry from the sidewalk to the west.

Changes have been made to the site plan to address Keynote 20 and ensuring that it is calling out the correct detail.

Elevations:

The exterior of the restaurant will consist of a mixture of cement plaster, fiber cement siding and stone veneer. The building will feature two feature towers made of fiber cement siding in the corporate “Dutch Bros Blue” color. The addition of the tower on the North elevation was to create a larger statement as you approach from that side. The northwest corner of the building will feature “Ash” colored grey fiber cement siding. The remaining West and South elevations will consist of large massing of cement plaster in their “Dutch Bros Dark Gray” color. The plastered sides will feature an approximate three (3) foot tall “Banf Springs Cliffstone” Stone veneer siding.

The canopy area will wrap around the East, South and West elevation, providing shade for the building’s walk-up service window, as well as adding more architectural intrigue. The fascia will utilize a metal material in “Dutch Bros Dark Gray.” The canopy will sit atop three (3) columns wrapped in “Banf Springs Cliffstone” Stone Veneer.

The applicant has, by the direction of the Planning Commission, modernized and bolstered the elevation by adding an additional pillar to the North, along with a wraparound canopy to the East, South and West to add more interest to the building’s architecture. In addition to this they have transitioned from the previously proposed color scheme, which was intended to mesh with the existing center’s appearance, to their Dutch Bros prototypical colors.

Grading Plan:

The grading of this site will be utilizing the existing corner lot. Minimal grading is anticipated to accommodate the new parking drive aisles and landscape planters. Grading will remain consistent with the existing commercial center. There were no changes to the grading plan.

Conceptual Landscape Plan:

The conceptual landscaping proposed on the site includes various trees, shrubs, and groundcovers. (Exhibit 2 – Landscape Plan). The applicant will be planting 8 trees total to meet the required count consisting of “Crape Myrtle”, “Chinese Pistache”, and “Carrotwood” trees. A minimum landscaped area of five (5) percent of the total parking is required for the site, which is being exceeded. The remainder of the landscape area will consist of various shrubs throughout the site within the drive through median as well as the buffer between the site and the city right-of-way. The landscaping along the Base Line and Boulder Avenue right of way will be protected and maintained by the center property management company. There were no changes to the Landscape plan.

The City’s Landscape Architect reviewed the plans and provided conditions with respect to the Landscape Plan.

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act, the project is exempt from the California Environmental Quality Act (CEQA), per Class 32, Section 15332 *In-Fill Development Projects*. In-fill projects are consistent with the general plan and zoning policies and regulations, do not exceed five (5) acres in area, have no value as habitat for endangered, rare or threatened species, will not result in effects relating to traffic, noise, air quality or water quality and can be adequately served by all utilities.

EXHIBITS:

- A) Area Map
- B) Draft Planning Commission Minutes from May 21, 2024

ATTACHMENTS:

- 1) Resolution 24 - ____ Approving Design Review Application DRA 23-018 for Dutch Bros Coffee
 - Exhibit 1: Site Plan/Grading
 - Exhibit 2: Landscape Plan
 - Exhibit 3: Building Elevations
 - Exhibit 4: Conditions of Approval

Exhibit A

Area Map

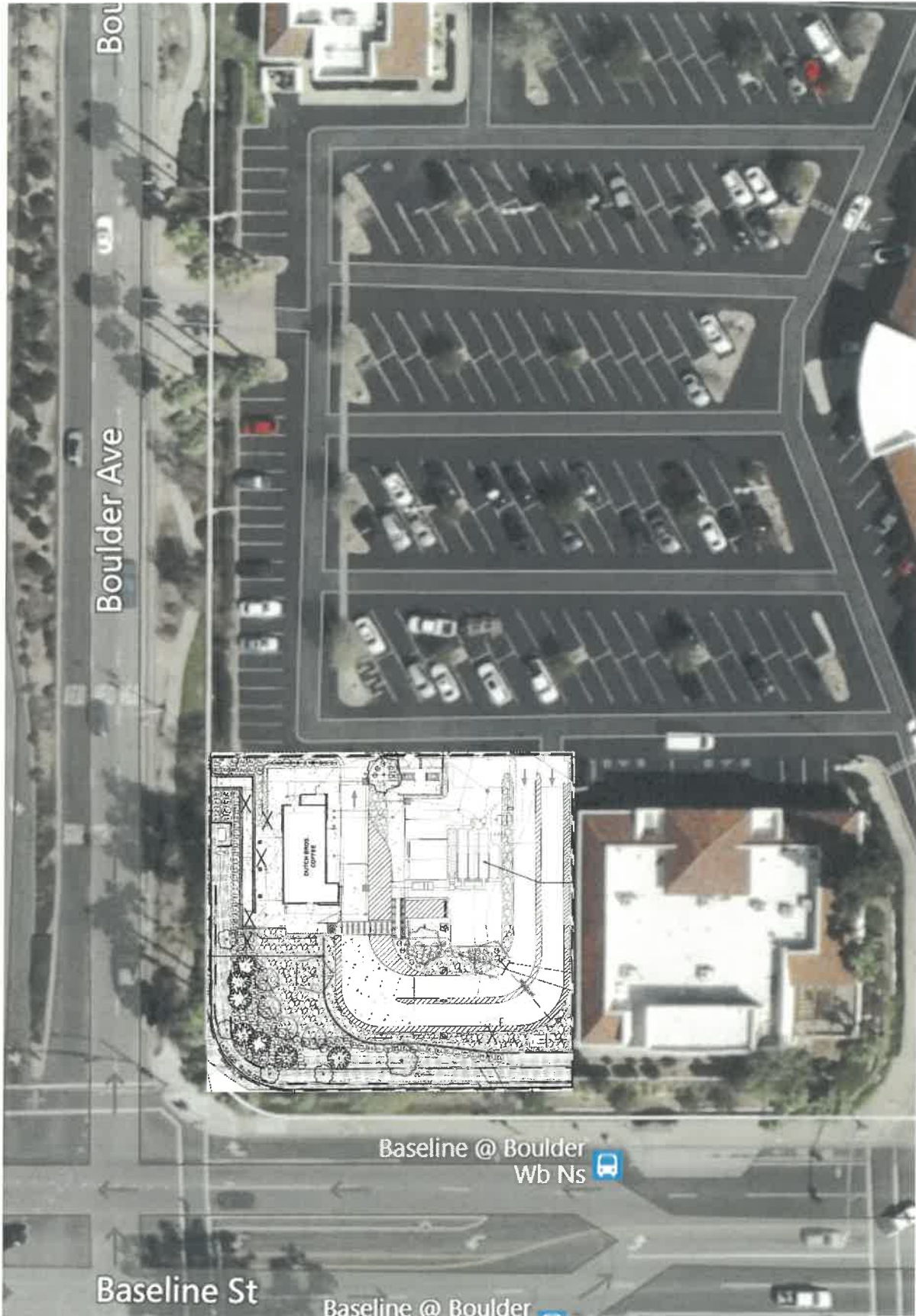


Exhibit B

Draft Planning Commission Minutes from May 21,2024

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
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Staff Present: Lawrence Mainez, Community Development Director
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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)

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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

Attachment 1

Resolution 24 - ____ Approving Design Review Application DRA 23-018 for Dutch Bros Coffee

RESOLUTION NO. 2024-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING DESIGN REVIEW APPLICATION (DRA 23-018) FOR THE SITE PLAN, LANDSCAPE PLAN, BUILDING ELEVATIONS, AND GRADING PLAN PERTAINING TO THE CONSTRUCTION OF A 950 SQUARE FOOT DRIVE THROUGH COFFEE SHOP WITH WALK UP WINDOW LOCATED ON 0.54 ACRES AT THE NORTHEAST CORNER OF BASE LINE AND BOULDER AVENUE

ASSESSOR'S PARCEL NUMBER: 1200-501-04

APPLICANT: Dutch Bros Coffee.

A. RECITALS

1. On December 19, 2023, the Applicant submitted an application for Design Review Application (DRA 23-018) for the construction of a 950 sq ft drive through coffee shop with walk up window.
2. The site is located within Highland Village Plaza on an approximately 23,148 square foot site on the northeast corner of Base Line and Boulder Ave. The lease area is approximately 0.54 acres. Assessor's Parcel Number(s): 1200-501-04
3. On May 21, 2024, the Planning Commission of the City of Highland conducted a public hearing on the subject Application and continued the item to June 18, 2024.
4. On June 18, 2024, the Planning Commission of the City of Highland conducted a public hearing on the subject Application and concluded the hearing on that date.
5. Pursuant to the California Environmental Quality Act, the project is exempt from the California Environmental Quality Act (CEQA), per Class 32, Section 15332. In-Fill Development Projects
6. 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:

1. The Planning Commission finds that all of the facts set forth in the Recitals, Part "A" of this Resolution, are true and correct.

2. The City of Highland Planning Commission after due consideration, inspection, investigation and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said hearing, including the staff report to the Planning Commission dated May 21, 2024, which is incorporated herein by this reference, does find and determine the following facts:

- 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.

3. Findings of Fact Design Review Application (DRA 23-018):

- a. That the proposed project is consistent with the general plan or specific plan.

Response: The drive-through restaurant use is permitted through a conditional use permit in the General Commercial zone and shall comply with standards set in the City of Highland Municipal Code and as specified by the Planning Commission.

The new drive through coffee shop provides the community with a necessary service. The exterior elevations, site circulation, and onsite landscaping are consistent with the development policies of the City.

- b. That the proposed use is in accordance with the objectives of this title, and the purposes of the land use district in which the site is located.

Response: The primary purpose of areas designated General Commercial is to provide appropriately located areas for the general shopping and commercial service needs of area residents and workers. The drive through coffee shop provides the residents and workers in the area with such, both as a function of the drive through but as well as the pedestrian scale feature of the canopy and walk up window area.

- c. That the proposed use is in compliance with city design and landscape standards and criteria.

Response: The proposed drive-through coffee shop will improve the character of the district and existing commercial park by providing the general public an inviting and visually appealing place to enjoy coffee as well as other Dutch Bros Coffee offerings. The proposed Dutch Bros Coffee is within an existing commercial shopping center and will contain architecture and colors that compliments the surrounding buildings.

The Conceptual Landscape Plan is compliant with the City's water efficient landscape requirements, per Section 16.40.390 of the Highland Municipal Code. Alongside the landscaping for the pad, the center will also incorporate their master landscape plans to ensure cohesion. A licensed landscape architect prepared the project plans, the plant selection, and the grouping of plants with similar water needs. The plants were selected appropriately based on their adaptability to the conditions of the site; no new turf is proposed; and invasive species were avoided to ensuring that the environmentally sensitive areas in the open space to the south will not be negatively affected.

- d. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or will not be materially injurious to properties or improvements in the vicinity of the site.

Response: The proposed use will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity. There is an existing commercial building on the site that is unoccupied. The proposed Dutch Bros Coffee will add a service to the adjacent commercial users and residents of the community.

The drive-through will be in compliance with Municipal, Fire & Building codes. Each public safety division of the City has reviewed the project and provided relevant Conditions of Approval that will be adopted by resolution. All project related public utilities and services will be in place.

4. Based on the Findings of Fact set forth above, the Planning Commission approves Design Review Application (DRA 23-018) proposing the construction of a 950 sq ft drive through coffee shop with walk up window on a 23,148 square foot site on the northeast corner of Base Line and Boulder Ave

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.

Exhibit 1 includes the Site Plan/Grading Plan

Exhibit 2 includes Landscape Plan

Exhibit 3 includes Building Elevations

Exhibit 4 includes the Conditions of Approval for DRA 23-018

PASSED, APPROVED, and ADOPTED this 18th day of June, 2024.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

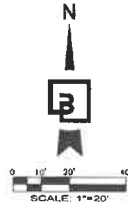
Lawrence A. Mainez
Community Development Director

Exhibit 1: Site Plan/Grading Plan

The name DUTCH BROS. and all associated logos, distinctive designs, content, information and other materials featured, displayed, considered herein, and made available by Dutch Bros., including but not limited to the "look and feel" of the establishment and products, all text, images, colors, configurations, graphics, designs, trademarks, photographs and slogans (collectively, the "materials") are owned by or for Dutch Bros. and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and under competition laws under the United States and foreign laws.



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Dial 811



PROJECT DATA

PARCEL ADDRESS: 7285 BOULDER AVENUE, HIGHLAND, CA 92346
APN: 1200-501-04
EXISTING ZONE: GENERAL COMMERCIAL (GC)
EXISTING USE: EXISTING COMMERCIAL DEVELOPMENT
PROPOSED USE: RESTAURANT - DRIVE-UP OR FAST FOOD
TRASH ENCLOSURE: 20'x12'
CUELING: 20
PARCEL AREA: 23,418 SF (0.54 AC)
GROSS PROJECT AREA: 18,733 SF (0.43 AC)
PARKING CALCULATION: 1.0 SPACES PER 75 SF GROSS FLOOR AREA
REQUIRED: 13 PARKING SPACES
PARKING SPACES PROPOSED: 5 REGULAR
1 ADA SPACE
EXISTING COMMERCIAL DEVELOPMENT
PARKING LOT ADJACENT TO SITE - CROSS PARKING AGREEMENT
FIRE: BUILDING TO NOT BE SPRINKLED
BUILDING SETBACKS:
FRONT: 20 FEET
SIDE: 0 FEET
REAR: 0 FEET
MAXIMUM BUILDING HEIGHT: 80 FEET
LANDSCAPE SETBACK: 0 FEET
GROUND COVER SUMMARY (ON-SITE):
BUILDING (INCLUDES TRASH ENCLOSURE): 1,190 SF (5.1%)
PARKING AND WALKWAYS: 5,584 SF (24.0%)
WALKWAYS: 2,011 SF (8.6%)
LANDSCAPE: 10,333 SF (43.7%)
TOTAL: 23,418 SF (100.0%)
GROUND COVER SUMMARY (OFF-SITE):
PAVEMENT: 220 SF (0.0%)
TOTAL: 275 SF (100.0%)

LEGAL DESCRIPTION

PARCEL A:
PARCEL A OF PARCEL MAP NO. 12621, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 143, PAGES 17 AND 18, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:
NON-EXCLUSIVE EASEMENTS FOR VEHICULAR INGRESS, EGRESS, PASSAGE AND PARKING, PEDESTRIAN INGRESS AND EGRESS, WATER DRAINAGE SYSTEMS, WATER MAINS, SEWERS, WATER SPRINKLER SYSTEMS, TELEPHONE AND ELECTRICAL CONDUITS AND SYSTEMS, GAS MAINS AND OTHER PUBLIC UTILITIES, AND BUILDING ENCROACHMENTS OF NOT MORE THAN 2 FEET MEASURED HORIZONTALLY, ALL AS DEFINED IN THAT CERTAIN DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS RECORDED OCTOBER 25, 1988, AS INSTRUMENT NO. 89-401851, OF OFFICIAL RECORDS, AS ATTACHED BY THAT CERTAIN INSTRUMENT OF COVENANTS, RESTRICTIONS AND EASEMENTS RELATING TO PARCEL SALE RECORDED OCTOBER 25, 2015 AS INSTRUMENT NO. 2015-0485429, OF OFFICIAL RECORDS.

APN: 1200-501-04-0-000
BEING THE SAME PROPERTY OWNED BY HYP ASSOCIATES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY BY GEO DATED AUGUST 28, 2021 AND RECORDED SEPTEMBER 03, 2021, OF RECORD IN DOCUMENT NUMBER 2021-0401516, IN THE OFFICE OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN THE 10 REPORT IDENTIFIED AS "TILEVEST" FILE NUMBER SC603302, WITH A DATE OF 8/18/2023.

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVES	PHONE
GAS	SOUTHERN CALIFORNIA GAS COMPANY	(800) 437-2000
ELECTRICITY	SOUTHERN CALIFORNIA Edison	(800) 855-4555
WATER	EAST VALLEY WATER DISTRICT (EVM)	(909) 888-6888
FIRE	CITY OF HIGHLAND FIRE DEPARTMENT	(909) 884-8881
SEWER	EAST VALLEY WATER DISTRICT (EVM)	(909) 888-6888
DRAINAGE	CITY OF HIGHLAND ENGINEERING DEPARTMENT	(909) 884-8881
USA	N/A	(800) 227-2800

OWNER
HYP ASSOCIATES, LLC
11805 VENTURA BLVD., #1087
STUDIO CITY, CA 91604
CONTACT: DAVID BOND
EMAIL: DAVID@HYPASSOCIATES.COM

DEVELOPER
DUTCH BROS. COFFEE
110 9th STREET
GRANTS PASS, OR 97326
TEL: (503) 785-1720
CONTACT: JONNY GARCIA

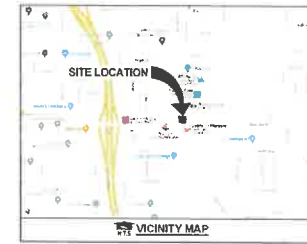
ENGINEER
BURGHAN CONSULTING ENGINEERS, INC.
16125 72ND AVE. SOUTH
KENT, WA 98032
TEL: (206) 251-4222
CONTACT: HAL P. GROSS, P.E.

SURVEYOR
TERAMARK
8198 SW HALL BOULEVARD, SUITE #111
BEAVERTON, OR 97008
TEL: (503) 680-2755
CONTACT: MICHAEL A. HOFFMAN, L.S. 7361
EMAIL: MICHAEL@TERAMARK.COM

DUTCH BROS. COFFEE - CA7201, HIGHLAND, CA SITE PLOT PLAN

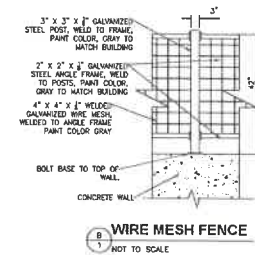
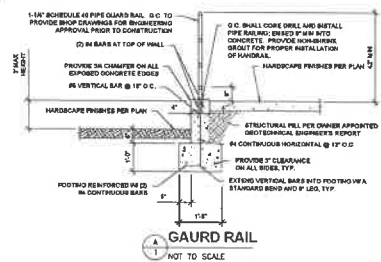
BOULDER AVENUE

BASE LINE STREET



① SITE PLAN KEYNOTES:

- EXISTING PROPERTY LINE.
- PROPOSED DUTCH BROS. COFFEE. SEE ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED FIRMING. SEE ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED 12'x20' TRASH ENCLOSURE WITH CONCRETE PAD. SEE ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED CONCRETE BARRIER CURB, TYPICAL.
- PROPOSED CONCRETE CURB AND GUTTER, TYPICAL.
- PROPOSED ASPHALT PAVEMENT, TYPICAL.
- PROPOSED ON-SITE CONCRETE PAVEMENT, TYPICAL.
- PROPOSED ON-SITE CONCRETE SIDEWALK, TYPICAL.
- PROPOSED ADA RAMP.
- PROPOSED ADA RAMP W/ HANDRAILS.
- PROPOSED ACCESSIBLE PARKING SPACE AND AISLE WITH ALL REQUIRED SIGNAGE.
- PROPOSED DIRECTIONAL PAVEMENT MARKINGS, TYPICAL.
- PROPOSED PEDESTRIAN CROSSWALK STRIPING, TYPICAL.
- PROPOSED LANDSCAPE AREA, TYPICAL.
- PROPOSED SIGN. REFER TO SIGNING PLANS BY OTHERS FOR ADDITIONAL INFORMATION, TYPICAL.
- PROPOSED 4" WIDE WHITE REFLECTIVE PAINT PARKING STRIP SPALLS, TYPICAL.
- PROPOSED BOLLARD, TYPICAL.
- PROPOSED SANGUIT LIMITS, TYPICAL.
- LOCATION OF ACCESSIBLE ROUTE THROUGHOUT THE SITE, TYPICAL.
- LOCATION OF EXISTING TRANSVERSE DRAIN TO REMAIN.
- EXISTING CURB TO REMAIN.
- PROPOSED EXIST. LINE W/STRIPING, SLOPES 4" WIDE, 24" O.C. SAFETY WHITE.
- PROPOSED PAINT STRIPING, 4" WIDE, 24" O.C., SAFETY WHITE.
- EXISTING TREE TO REMAIN.
- PROPOSED GUARD RAIL PER DETAIL A/ THIS SHEET.
- PROPOSED SAFETY FENCE PER DETAIL B/ THIS SHEET.
- PROPOSED WHEEL STOP.



LEGEND

BUILDING LINE	---
EXISTING CURB TO REMAIN	---
PROPOSED CURB	---
ACCESSIBLE ROUTE	---
PROPOSED LANDSCAPING	---
PROPOSED ASPHALT	---
PROPOSED CONCRETE	---
PROPOSED DECORATIVE CONCRETE	---

PRELIMINARY NOT FOR CONSTRUCTION

SITE PLOT PLAN
7285 BOULDER AVE
HIGHLAND, CA

Title



For



Scale

Horizontal	Vertical
1"=40'	N/A

Drawn	Checked	Approved	Date
ADL	JML	HPG	5/2/24

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
251-6222
barghausen.com



Job Number
22940
Sheet
1 OF 2
P.L. 05/24/24

13/20000/22940/Engineering/CA2024-05-02-01-05-00 5/1/2024 8:30 AM PRELIM

Exhibit 2: Landscape Plan



Know what's below.
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DUTCH BROS. COFFEE - CA7201, HIGHLAND, CA LANDSCAPE PLANTING NOTES AND DETAILS

LANDSCAPE PLANTING NOTES AND MATERIALS

SCOPE OF WORK

FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND RELATED ITEMS NECESSARY TO ACCOMPLISH TOPSOIL, PREPARATION AND PREPARATION OF SOIL, FINISH GRADING, PLACEMENT OF SPECIFIED PLANT MATERIALS, FERTILIZER, STAKES, MULCH, CLEAN-UP, DEBRIS REMOVAL AND 30-DAY MAINTENANCE.

QUALIFICATIONS

LANDSCAPE CONTRACTOR TO BE SKILLED AND KNOWLEDGEABLE IN THE FIELD OF WORK AND HAVE A MINIMUM OF FIVE (5) YEARS' EXPERIENCE INSTALLING SIMILAR WORK. CONTRACTOR TO BE LICENSED TO PERFORM THE WORK SPECIFIED WITHIN THE RESPECTIVE JURISDICTION.

JOB CONDITIONS

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE SITE AND REPORT ANY DISCREPANCIES TO THE OWNER OR THE OWNER'S REPRESENTATIVES. ALL PLANT MATERIAL AND FINISH GRADES ARE SUBJECT TO APPROVAL BY THE OWNER.

PROTECTION

SAVE AND PROTECT ALL EXISTING PLANTINGS SHOWN TO REMAIN. DO NOT PLANT UNTIL OTHER CONSTRUCTION OPERATIONS WHICH CONFLICT HAVE BEEN COMPLETED. IF AN IRRIGATION SYSTEM IS TO BE INSTALLED DO NOT PLANT UNTIL THE SYSTEM HAS BEEN INSTALLED, TESTED, AND APPROVED BY THE OWNER. HANDLE PLANTS WITH CARE - DO NOT DAMAGE OR BREAK ROOT SYSTEM, BARK, OR BRANCHES. REPAIR AND/OR REPLACE ITEMS DAMAGED AS A RESULT OF WORK, OR WORK NOT IN CONFORMANCE WITH PLANS AND SPECIFICATIONS, AS DIRECTED BY OWNER AT NO ADDITIONAL COST TO THE OWNER.

REPAIR OF EXISTING PLANTINGS

DURING THE COURSE OF WORK, REPAIR ALL EXISTING PLANTING AREAS BY PRUNING DEAD GROWTH, RE-ESTABLISHING FINISH GRADE AND RE-MULCHING TO SPECIFIED DEPTH.

IRRIGATION SYSTEM

LANDSCAPE CONTRACTOR TO VERIFY AVAILABLE WATER PRESSURE PRIOR TO BEGINNING ANY WORK ON THE PROPOSED IRRIGATION SYSTEM. PROVIDE WRITTEN RESULTS OF WATER PRESSURE TO LANDSCAPE ARCHITECT.

REPAIR OF IRRIGATION SYSTEM

DURING THE COURSE OF WORK, REPAIR ANY DAMAGE TO THE IRRIGATION SYSTEM TO MATCH CONDITIONS PRIOR TO THE DAMAGE.

GUARANTEE

GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THE JOB BY OWNER.

30-DAY MAINTENANCE

CONTRACTOR TO PROVIDE OWNER WITH A SCOPE OF WORK AT TIME OF INITIAL PROJECT BID TO PROVIDE LANDSCAPE AND IRRIGATION MAINTENANCE FOR 30 DAYS FOLLOWING START OF WORK TO INCLUDE MAINTENANCE AS DESCRIBED BELOW, IN PLANTING AND IRRIGATION MAINTENANCE.

SUBMITTALS

SUBMIT THE FOLLOWING TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE START OF ANY WORK:

- DOCUMENTATION THAT ALL PLANT MATERIAL HAS BEEN ORDERED.
- TOPSOIL ANALYSIS AND COMPOSITIONAL ANALYSIS.
- THE EXISTING AND EXISTING MATERIALS.
- ONE (1) QUANTIFIED LIST OF TOPSOIL, MULCH.
- PLANTING SCHEDULE INCLUDING DATES AND TIMES.
- MAINTENANCE INSTRUCTIONS FOR ONE (1) FULL YEAR.

MATERIALS

PLANT MATERIALS:

PLANT MATERIALS TO BE GRADE NO. 1, SIZED IN ACCORDANCE WITH (AMERICAN STANDARD) FOR NURSERY STOCK (ANSI Z60.1-2004). PRUNE PLANTS RECEIVED FROM THE NURSERY ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT. "7" & "8" INDICATES BALLED AND UNWRAPPED, "CONT." INDICATES CONTAINER, "BT" INDICATES BARE ROOT, "CAL" INDICATES CALIPER AT 4" ABOVE SOIL LINE, "CAL" INDICATES CALIPER.

- SPECIFIED PLANT MATERIAL SIZE OR CALIPER IS THE MINIMUM ACCEPTABLE CONTAINER OR BALL SIZE AND ESTABLISHES MINIMUM PLANT CONDITION TO BE PROVIDED.

QUALITY:

PLANT MATERIAL TO COMPLY WITH STATE AND FEDERAL LAWS FOR DISEASE INSPECTION. PLANTS TO BE FULLY LIVE, WOODS/ROOTS WELL FORMED, WITH WELL DEVELOPED FIBROUS ROOT SYSTEMS. ROOT BALLS OF PLANTS TO BE SOLID AND FIRMLY HELD TOGETHER. SECURELY CONTAINED AND PROTECTED FROM INJURY AND DISECATION. PLANTS DETERMINED BY LANDSCAPE ARCHITECT TO HAVE BEEN DAMAGED HAVE DEFECTIVE OR STYL BRANCHES, OR ROOTS LACK SYMMETRY, HAVE MULTIPLE LEADERS OR "Y" CRACKS LESS THAN 30 DEGREES IN TREES, OR DO NOT MEET SIZE OR ANY STANDARDS WILL BE REJECTED. PLANT MATERIAL TO BE FROM A SINGLE NURSERY SOURCE FOR EACH SPECIFIED SPECIES/VARIETY. NURSERY SOURCES TO BE THOSE LOCATED IN THE SAME REGION AS THE JOB SITE.

SUBSTITUTION:

ALL PLANT SUBSTITUTIONS TO BE SUBMITTED TO LANDSCAPE ARCHITECT REVIEW AND APPROVAL. THE LOCAL JURISDICTION WILL BE THE ORGANIZATION THAT PROVIDES FINAL APPROVAL OF ALL SUBSTITUTIONS.

- LABEL AT LEAST ONE (1) TREE, SHRUB, AND GROUNDER OF EACH VARIETY WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAMES.

DELIVER PLANT MATERIAL AFTER PREPARATION OF PLANTING AREAS HAVE BEEN COMPLETED AND PLANT MATERIALS, IF PLANTING IS DELAYED MORE THAN SIX (6) HOURS AFTER DELIVERY, SET MATERIAL IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOT BALLS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

SOIL PREPARATION:

TOPSOIL, AMENDMENT, AND BACKFILL ARE GENERAL REQUIREMENTS FOR ALL LANDSCAPE AREAS, UNLESS NOTED OTHERWISE ON THE PLANS. SOIL AMENDMENTS AND FERTILIZER NOTED BELOW ARE TO BE USED FOR BIRD FREE BACIS ONLY. SPECIFIC AMENDMENTS AND FERTILIZERS WILL BE MADE AFTER SOIL SAMPLES ARE LABORATORY TESTED BY THE CONTRACTOR. PROVIDE CHANGE ORDER FOR ADDITIONAL OR REDUCTION OF MATERIALS REQUIRED OR NOT REQUIRED BY THE SOILS REPORT.

SOIL FERTILITY AND AGRICULTURAL SUSTAINABILITY ANALYSIS: AFTER FINISH GRADING AND PRIOR TO SOIL PREPARATION, CONTRACTOR TO OBTAIN TWO REPRESENTATIVE SOIL SAMPLES FROM LOCATIONS AS DIRECTED BY THE LANDSCAPE ARCHITECT, TO A SOIL TESTING LABORATORY. SUBMIT RESULTS TO LANDSCAPE ARCHITECT FOR REVIEW. TESTS TO INCLUDE FERTILITY AND SUSTAINABILITY ANALYSIS WITH WRITTEN RECOMMENDATIONS FOR SOIL AMENDMENT, FERTILIZER, COMPOSTERS, APPLICATION RATES, AND POST-CONSTRUCTION MAINTENANCE PROGRAM. TESTS TO BE CONDUCTED WITH AND BY THE CONTRACTOR.

TOPSOIL:

CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ALL TOPSOIL, AND FOR DETERMINING THE VOLUME OF TOPSOIL REQUIRED PER THE INFORMATION ON PLANS AND NOTED THEREON. CONTRACTOR TO OBTAIN WRITTEN RESULTS OF ANY NECESSARY WELL CONTROL, RESULTING FROM CONTAMINATED OFF SITE SOURCES.

- TOPSOIL TO CONSIST OF 1/3 BY VOLUME SANDY LOAM, 1/3 BY VOLUME COMPOSED CAUTION MULCH, AND 1/3 BY VOLUME COARSE WASHED SAND OR EQUIVALENT, OR APPROVED EQUAL.

TOPSOIL PREPARATION AND INSTALLATION:

- VERIFY BOUNDARIES TO 5 INCHES IN LANDSCAPE AREAS. THIS ACCOMMODATES THE TWO (2) INCHES OF ROCK MULCH TO BE INSTALLED IN ALL LANDSCAPE BEDS.
- EROSION ANY SURFACE VULNERABILITY NOTED IN THE SUB-GRADE PRIOR TO SUB-GRADE PREPARATION.
- REMOVE SOIL LUMPS, ROCK, VEGETATION AND/OR DEBRIS LARGER THAN 2 INCHES FROM ALL SUB-GRADE PRIOR TO PLACEMENT OF SPECIFIED TOPSOIL.
- REMOVE ANY ASPHALT EXTENDING BEYOND 6 INCHES FROM CURBS INTO ADJACENT LANDSCAPE AREA.

TOPSOIL PLACEMENT:

- TOPSOIL TO BE INCORPORATED AS FOLLOWS:
 - INSTALL ONE 1-GALLON CONTAINER OF IMPORTED TOPSOIL FOR EACH 1-GALLON PLANT.
 - INSTALL ONE 3-GALLON CONTAINER OF IMPORTED TOPSOIL FOR EACH 3-GALLON PLANT.
 - INSTALL ONE QUARTER CUBIC YARD OF IMPORTED TOPSOIL FOR EACH TREE.
- LANDSCAPE CONTRACTOR TO EXCAVATE EACH PLANT PIT AS NOTED IN LANDSCAPE DETAILS ON THIS SHEET. LOOSEN UP BOTTOM AND SIDES OF PLANT PIT TO DECONGLOMERATE EXISTING SOIL. RETAIN NATIVE SOIL FOR USE IN BACKFILL. PLACE 3/8 OF NATIVE SOIL PLUS TOPSOIL INTO PLANT PIT AND MIX. INSTALL PLANT PER PLAN. REMOVE ANY NATIVE SOIL NOT USED.
- PLACE ADDITIONAL TOPSOIL AND SOIL MIX AS REQUIRED TO MEET FINISH ELEVATIONS.

STAKES:

8-FOOT LENGTH GREEN METAL 1-POSTS, TWO PER TREE.

CUT MATERIAL:

1-INCH WIDE POLYETHYLENE CHAIN LOCK TYPE TIES; OR, 3/8" DIAMETER RUBBER, NO WIRE.

EXECUTION:

CONTAMINANTS: VERIFY THAT ALL SOIL CONTAMINANTS (E.G., PAINT, SEALANTS, SOLVENTS, OILS, GREASES, CONCRETE/ASPHALT SPOILS, ETC.) HAVE BEEN SATISFACTORILY REMOVED FROM ALL PLANTING AREAS. DO NOT BEGIN WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

FINISH GRADES:

FIVE GRADE AND REMOVE ROCKS, DEBRIS, AND FOREIGN OBJECTS OVER 2 INCHES DIAMETER FROM TOP SURFACE OF PREPARED LANDSCAPE AREAS. FINISH ELEVATIONS TO BE DEFINED AS 3 INCHES BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL PLANTING BED AREAS AND 1 INCH BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL LAWN AREAS. FINISH GRADE REFER TO GRADES PRIOR TO INSTALLATION OF MULCH OR LAWN. ALL FINISH GRADES TO BE SMOOTH EVEN GRADES, LIGHTLY COMPACTED, AS SHOWN ON THE PLAN AND DETAILS. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. SITE ONE DRAINAGE RECTIFY FINAL ELEVATIONS. MODIFY PREPARED AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MOUNDY SOIL.

TREES AND SHRUBS:

ARRANGE TREES AND SHRUBS ON SITE IN PROPOSED LOCATIONS PER DRAWINGS. EXCAVATE PIT, PLANT AND STAKE ON GUT, AS CALLED OUT AND DETAILED. ALL TREES, SHRUBS, AND SUPPORTS TO STAND VERTICAL. BACKFILL SHALL BE FIT SPOOLS. SETTLE BACKFILL USING WATER ONLY - NO MECHANICAL COMPACTION.

GROUNDWORK:

EXCAVATE PITS TO A MINIMUM OF 3 INCHES BELOW, AND TWICE THE ROOT BALL DIAMETER. WATER THOROUGHLY AND TAKE CARE TO ENSURE THAT ROOT GROWN IS AT PROPER GRADE, AS DETAILED.

UTILITY CLEARANCES:

FIELD ADJUST PLANT LOCATIONS FOR 8-FOOT SEPARATION OF TREES/SHRUBS AND 2-FOOT SEPARATION FOR GROUNDER/ROOTS FROM FIRE HYDRANTS AND UTILITY VALVES.

CLEANUP AND PROTECTION:

DURING LANDSCAPE WORK, KEEP ALL PAYMENT CLEAN AND WORK AREAS IN AN ORDERLY CONDITION. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND TREES/SHRUBS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIOD. TREES, REPAIR, OR REPLACE DAMAGE LANDSCAPE WORK AS DIRECTED BY THE OWNER.

PLANTING MAINTENANCE:

PROVIDE FULL MAINTENANCE BY SKILLED EMPLOYEES OF LANDSCAPE INSTALLERS. CONTRACTOR TO MAINTAIN PLANTINGS THROUGH COMPLETED INSTALLATION AND UNTIL ACCEPTANCE OF LANDSCAPE INSTALLATION. PLANTING MAINTENANCE TO INCLUDE WATERING, PRUNING, CATTAPRIM, BOUNDING AND REPAIRING OF TREE CUTS, RESETTING PLANTS TO PROPER GRADES OR POSITION, RE-ESTABLISHING SETTLED GRADES; AND MONITOR LAMPS YEAR AFTER LAWN ESTABLISHMENT. HEREBY IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION. INCLUDED IS REPLACEMENT OF DEAD PLANTS AND PLANTS SHOWING LOSS OF 40 PERCENT OR MORE OF CANOPY.

PRE-CONSTRUCTION MEETING:

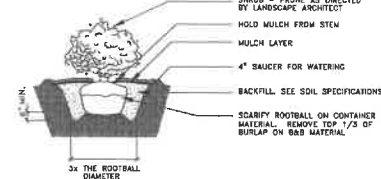
THE CITY LANDSCAPE ARCHITECT SHALL MEET WITH THE JOB SITE SUPERINTENDENT AND THE LANDSCAPE CONTRACTOR FOR A PRE-JOB MEETING. COPIES OF REQUIRED LANDSCAPE SUBMITTALS SHALL BE PRESENTED FOR APPROVAL, INCLUDING SOIL TEST RESULTS PER THE SOIL MANAGEMENT PLAN, THE DRAINAGE SCHEDULE SHALL BE REVIEWED, AND ALL PROCEDURES SHALL BE REVIEWED. NO LANDSCAPING SHALL OCCUR PRIOR TO THE MEETING.

FINAL INSPECTION:

PRIOR TO THE REQUEST FOR FINAL INSPECTION, THE APPLICANT SHALL HAVE COMPLETED THE INSTALLATION OF ALL LANDSCAPE ITEMS, BASED ALL CONSTRUCTION SEQUENCE INSPECTIONS IN ADDITION TO HAVING A COMPLETED 3RD PARTY WATER ADJUST WITH REPORT, AS-BUILT DOCUMENTS, CONTROLLER CHARTS SUBMITTED AND APPROVED BY THE CITY LANDSCAPE ARCHITECT. FAILURE TO DO SO WILL RESULT IN DELAYS FOR FINAL INSPECTION AND/OR SIGN-OFF.

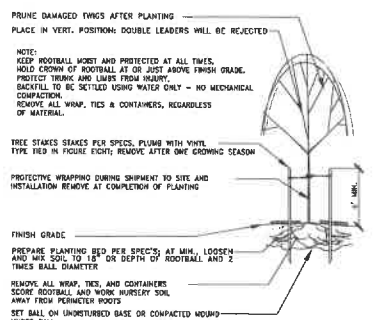
ROOT BARRIER:

ROOT BARRIER SHALL BE IN STALLED FOR ALL TREES PLANTED WITHIN 5-FEET OF HARDSCAPE, PAVING, OR WALKS/STRUCTURES. ALL TREES REQUIRING ROOT BARRIERS SHALL EXTEND 14-FEET FROM THE CENTER OF THE TRUNK IN EITHER DIRECTION AND BE A MINIMUM OF 24" DEEP.

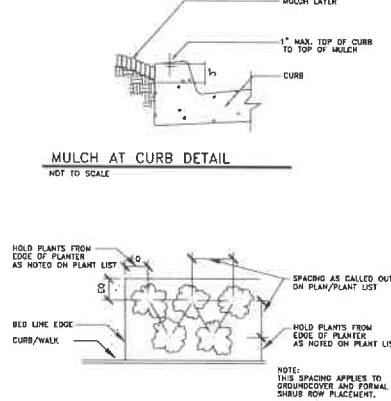


NOTE:
APPLY ADDITIONAL 4 OZ. 8-32-16 FERTILIZER INTO TOP 2\"/>

ORNAMENTAL GRASS PLANTING DETAIL
NOT TO SCALE



BROADLEAF TREE PLANTING/STAKING DETAIL
NOT TO SCALE



PLANT MATERIAL SPACING DETAIL
NOT TO SCALE

This
LANDSCAPE PLANTING NOTES AND DETAILS
7285 BOULDER AVE
HIGHLAND, CA



Scale:	Noted	N/A	N/A
Designed: JAC	Drawn: JAC	Checked: JAC	Verified: JAC
Date: 12/2/23			

Barghausen
Consulting Engineers, Inc.
1825 72nd Avenue South
Kent, WA 98032
425.251.6322
barghausen.com



Job Number
22940
Sheet
LP-2
1/16/24

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Dial 811

DUTCH BROS. COFFEE - CA7201, HIGHLAND, CA PLANT PHOTOS



CHINESE PISTACHE
TREES



CARROTWOOD



CRAPE MYRTLE



ACACIA REDOLENS
SHRUBS



MUHLENBERGIA
'REGAL MIST'



OLEA 'MONTRA'



DIANELLA 'BABY'S
BLISS'

PRELIMINARY NOT FOR CONSTRUCTION

PLANT PHOTOS
7285 BOULDER AVE
HIGHLAND, CA

Title



For



Sheet
National
N/A
Vertical
N/A

Designed: JML
Drawn: JML
Checked: JML
Approved: JML
Date: 12/17/21

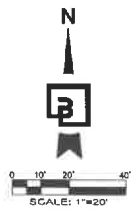
Barghausen
Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com



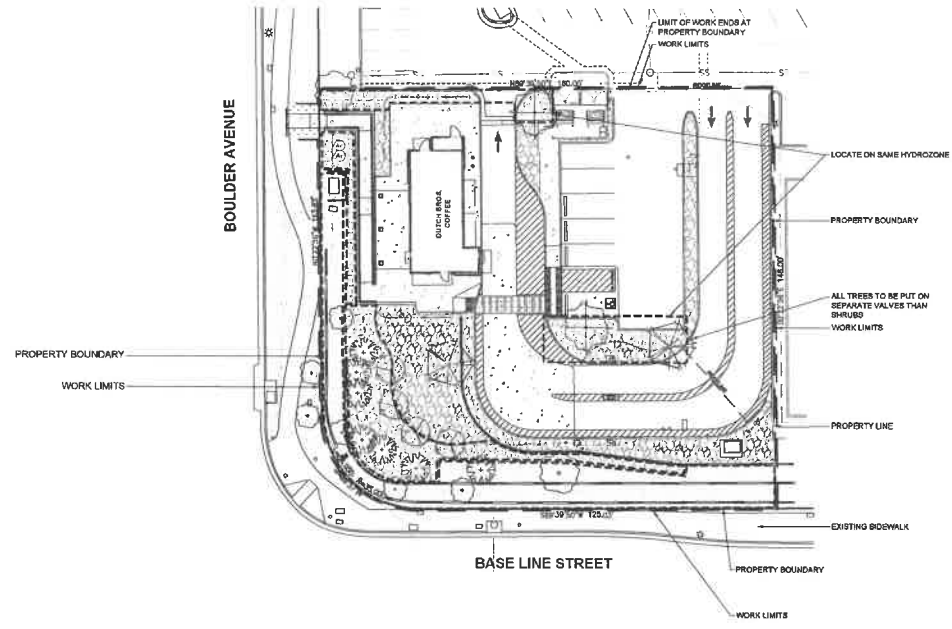
Job Number
22840
Sheet
LP-3
P. 22840A (L2840) (Worksheet) (CA7201-Land 5/7/2021 3:21 PM JAVLET

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DUTCH BROS. COFFEE - CA7201, HIGHLAND, CA IRRIGATION HYDROZONE EXHIBIT



IRRIGATION
ALL NEW PLANTS TO BE IRRIGATED BY A PERMANENT UNDERGROUND IRRIGATION SYSTEM THAT IS CONNECTED TO AN AUTOMATIC CONTROLLER THAT HAS A RAIN SENSOR

IRRIGATION CALCULATIONS

TOTAL NEW IRRIGATED AREA: 2,571 SF
+ TOTAL EXISTING: 2,111 SF
= 4,682 SF

WORK: 55.540.825(0.74A)
= 112,678 GALLONS PER YEAR

HYDROZONE #1 (SHRUBS ONLY)
ETW1 = $(ET_0)(0.82)(PMFAM) / K$
= $(55.540.825)(0.344853) / 0.81$
= $(24.4 \times 1,405) / 0.81 = 50,640$ GALLONS PER YEAR

HYDROZONE #2 (TREES ONLY)
PROPOSED TREES ARE "MODERATE" SO "H" IS 6.5
56 SF PER TREE $\times$ 8 TREES = 448 SF
= $(55.540.825)(0.5 \times 448) / 0.81$
= $(24.4 \times 224) / 0.81 = 6,513$ GALLONS PER YEAR

TOTAL ETW2: 68,162 GALLONS PER YEAR

PRELIMINARY NOT FOR CONSTRUCTION

IRRIGATION HYDROZONE EXHIBIT
7285 BOULDER AVE
HIGHLAND, CA



For



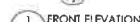
Scale:	Horizontal	Vertical
	1"=20'	N/A
Designed: JBL	Drawn: JBL	Checked: JBL
Date: 12/2/23	Approved: JBL	Date: 12/2/23

Barghausen Consulting Engineers, Inc.
1825 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com



Job Number: 22940
Sheet: LP-4
P. 12/2/23

Exhibit 3: Building Elevations



EXTERIOR FINISH SCHEDULE



1380 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 453-5573 FAX 310 456-4134



THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. NO FURTHER REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PERMITTED. AS TO THE PLANS AND SPECIFICATIONS RELATING WITH THE HIGHWAY BRIDGE PRELIMINARY, VISUAL CORRELATE WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PARTIAL EVIDENCE OF THE ACCEPTANCE OF THE RECONSTRUCTION.

Project No: CA7201

DATE: 09/26/2023

SHEET NAME:

BUILDING ELEVATIONS
COLOR

SHEET NUMBER:

A6.1

Exhibit 4: Conditions of Approval for DRA 23-018

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date: June 18, 2024

Applicant: Dutch Bros Coffee.

File/Index: Design Review Application (DRA 23-018) – [Related Projects: Conditional Use Permit (CUP 23-014)]

Proposal: Construction of a 950 square foot drive through coffee shop, site of approximately 0.54 acres.

Location: 7285 Boulder Ave Highland, CA
APN: 1200-501-04

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 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.

This Design Review Application 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 Design Review Application 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 Conditional Use Permit has taken place within thirty-six (36) months after the approval of said Design Review Application.
 - b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time every subsequent twelve (12) months, not to exceed thirty-six (36) months in total. Applications for such extensions of time must be set forth, in writing, by reasons for this extension and shall be filed together with a fee as established by the City Council, with the Planning Department sixty (60) calendar days before the expiration of the Design Review Application.

- 2) The subject Design Review Application pertains to the construction of a 950 square foot drive through coffee shop, site of approximately 0.54 acres.
- 3) The project shall implement the development standards and uses approved for the General Commercial land use and zoning designation.
- 4) No storage of materials outside an enclosed building may be permitted unless expressly designed for such purpose and approved as a part of the site approvals.
- 5) All ground mounted, as well as wall mounted mechanical, electrical, or gas equipment shall be screened from public view by the use of landscaping and/or architectural treatments compatible with the adjoining Building's architectural design.
- 6) All rooftop mounted mechanical equipment shall be screened from public view. This can be accomplished by Architectural Treatments of parapets equal in height to the tallest piece of roof-mounted equipment.
- 7) Lighting shall meet the following HMC standards from Table 16.40.160.A for medium activity commercial uses or other similar Standards, as approved by the Planning Commission:
 - a. In no case should illumination exceed 0.5 footcandles measured at the property line.
 - b. All lighting fixtures shall be adjusted or designed to shine downwards to avoid spillover and glare on the surrounding community.
 - c. No floodlights or other up-lighting shall be permitted to be attached to parking lot standards for the purpose of illuminating the building.
 - d. Security lighting shall be installed to adequately illuminate the Facility. All security lighting shall be shielded and directed away from surrounding residential uses, businesses, and public right-of-way, and not be of unusually high intensity.
 - e. No lighting shall blink, flash, or be of unusually high intensity or brightness.
 - f. Parking lot light standards and building mounted fixtures shall not extend above building eaves.
- 8) All trees in planter islands, or within six feet (6) of hardscape, shall be planted with root barriers.
- 9) Shrubs located in front of parking stalls shall be planted approximately two feet (2) from the curb face to prevent possible damage from vehicle overhang.

- 10) The Development Impact Fees shall be calculated and paid in accordance with City policy.
- 11) Prior to the issuance of Building Permits, a copy of the Utility Plan shall be submitted for review and approval. The Utility Plan shall show the location of all proposed above ground electrical transformers, utility cabinets, back flow devices, fire department detector check valves, etc.
- 12) Revisions, modification, or deletions of associated Plans must be submitted to the Planning Division for review and approval. Revisions may require additional review by the Planning Commission.
- 13) The Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, Fire Department, and Police Department. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.
- 14) The subject property shall be developed in accordance with plans and materials approved by the Planning Commission on May 21, 2024, on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein.
- 15) In compliance with the Highland Municipal Code, the Applicant/Owner shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.
- 16) The Applicant and Owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective.