

PLANNING COMMISSION REGULAR MEETING MINUTES
June 18, 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 6:05 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	David Saran

Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Travis Trejo Assistant Planner
Camille Duarte, Administrative Assistant III

Chair Hamerly led the Pledge of Allegiance.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None.

CONSENT CALENDAR

1. Minutes from the May 21, 2024 Regular Meeting.

A MOTION was made by Vice Chair Thomas and seconded by Commissioner Miller to approve the minutes as submitted. Motion carried, 4-0.

PUBLIC HEARINGS

1. 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)

Assistant Planner Trejo presented the staff report.

Vice Chair Thomas asked to see the previous renderings of the elevations from the meeting on May 21, 2024.

Assistant Planner Trejo showed the elevations on the PowerPoint.

Chair Hamerly stated on exhibit 4, Conditions of Approval, item 14, subject property shall be voted in accordance with plans and materials approved by the Planning Commission on May 21, 2024, the item was continued, therefore it needs to be updated to today's date.

Chair Hamerly opened the public hearing.

Architect Paul Deppe stated thanks to Staff and the Planning Commission for seeing us again. The new elevations are a good improvement, I hope it hit the mark of what we talked about last month. We have done some significant embellishing even beyond the standard Dutch Bros prototype, and I hope it meets your expectations.

Chair Hamerly stated speaking only for myself, well done. The building elevations look great, but there weren't any of the recommendations that were incorporated from the site design or landscape. Are those changes pending because there wasn't enough time?

Architect Paul Deppe stated to a certain extent, yes. The one item was the guard rail, there's a railing out there on the frontage now and I went back to the Civil Engineering and Landscape Architect, and we are trying to figure it out with the runners that are walking that drive through for ordering. That guardrail is kind of there from a safety standpoint. We would like to keep that guard rail and keep the tree species in check if we can, but we would like to work with Staff and the City Landscape Architect on the adjustments.

Chair Hamerly stated there are multiple step retaining wall system there and the thought was understanding that there is more than a 30 inch grade separation there. We do need it for life safety to have some sort of a barrier and my thought process was that if we can get a type of hedge so that not only are we solving the barrier issue, but we're also solving the screening issue.

Architect Paul Deppe stated we are open to that.

Chair Hamerly stated the species that are selected there on the corner are mostly lower level canopy sized trees. My understanding and respecting your budget to get something in there that's going to fill out that undercarriage because we have some really tall, spindly palm trees. If you choose to keep those, there's nothing in that 30 to 40 foot canopy range, everything that's been specified is the lower, more ornamental variety.

Chair Hamerly closed the public hearing.

A MOTION was made by Vice Chair Thomas and seconded by Commissioner Miller to adopt Resolution No. 2024-011 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 as modified. Motion carried, 4-0.

RESOLUTION NO. 2024-011

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

ANNOUNCEMENTS

The next Planning Commission Regular Meeting is scheduled July 2, 2024.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 6:19 p.m.

Submitted by:

Approved by:

Camille Duarte, Administrative Assistant III

Randall Hamerly, Chair

