

PLANNING COMMISSION REGULAR MEETING MINUTES
July 16, 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	Jarrold Miller
	Commissioner	Vacant

Absent:	Commissioner	Craig Graves
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Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Tiffany Martinez, 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 June 4, 2024 Regular Meeting. (Continued from the July 2, 2024 meeting)

A MOTION was made by Vice Chair Thomas and seconded by Commissioner Miller to approve the revised minutes as submitted. Motion carried, 3-0, with Commissioner Graves being absent.

PUBLIC HEARING

1. An application by Grocery Outlet grocery store Conditional Use Permit (CUP 24-002) for Alcohol Beverage Control, Type 21 Off-sale General license to authorize the sale of beer, wine and distilled spirits for consumption off the premises. (Representative: JLM-TREHVII HWY 30 LLC for Grocery Outlet) (27945 Greenspot Road)

Assistant Planner Martinez presented the staff report.

Assistant Community Development Director Stater stated regarding the Conditions of Approval, Condition No. 11, is a Public Services Department condition and it is referencing the type of trash enclosure that will be necessary for Grocery Outlet. It does not have a direct

nexus to the ABC license, we would like to remove it. It does not belong in this document; therefore, staff is recommending the removal of that condition.

Chair Hamerly asked that is not a Conditional Use Permit condition?

Assistant Community Development Director Stater stated no, it does not relate to an ABC license.

Chair Hamerly stated this is the same census tract as the north side of the road and it seemed like there were five or six ABC licenses that were approved.

Assistant Community Development Director Stater stated yes, we are close to 8 licenses.

Chair Hamerly asked why is that tally was not included in the staff report?

Assistant Community Development Director Stater stated the licenses are not active yet. There is a chance that they will not use the license, so they are not included in this count.

Chair Hamerly stated there should be an additional column for pending or approved because it would affect the analysis if we are trying to make a finding.

Assistant Community Development Director Stater stated in the future we will make a column for pending and approved licenses.

Chair Hamerly stated the census tract population is 4,844, however it is probably safe to assume that that population in the next 10 years will double within this census tract. If you look at the map it is unreasonable that people will be walking all the way up to Base Line or crossing under the freeway and going all the way over to Palm Avenue. That part of the convenience and necessity is the strongest argument, the proximity of the establishments to the concentration of residential units.

Assistant Community Development Director Stater stated we can make that modification in the resolution. There are over 1,100 units in total.

Chair Hamerly opened the public hearing.

Applicant Edward Horvitz stated I am a partner in TREH, the owner of the property. Tom Robinson and I developed that site where Grocery Outlet will be 17 years ago. It has been a real challenge. Initially, Staples really was the right tenant, we focus on the tenant mix, both local, national and what makes the trade mix work best. We still own that center and continue developing across the street to the north. I personally shop at Grocery Outlet. They offer an interesting trade mix unlike Stater Brothers and Albertsons and their primary mission and goal is to bring value products to those shelves. It is almost like a TJ Maxx to the major mall tenants. The reason that that is important is they have a lot of value. In today's economy, I think we can use it and it is a long longevity tenant. I believe they have over 500 stores and their sales per square foot are always where major markets are. I appreciate all the staff working on this. I appreciate the interest and the concern about the liquor. Again, appreciate all the staff's work and I am available if you have any questions, concerns, or comments I could help clarify.

Commissioner Miller stated it was mentioned that this was the right tenant mix and yet if we look at moving forward in this area, we will also have a Stater Brothers and Costco across the street. How does this grocery store play into that balanced tenant mix?

Applicant Edward Horvitz stated the real estate departments at these grocery store chains are some of the best and brightest guys in industry. They have different customers, do they overlap? Absolutely. I shop at all three of those. I am typically going into the Grocery Outlet for those bargains, values, and things that probably will not even be on the shelf in two weeks because they buy quantities of a product. Costco is a value; however, the average ticket for Costco will be two to three times what Grocery Outlet will be. Stater Brothers fills that niche, they are kind of that 60% in the middle of us going to the grocery store. Costco's always larger portions; they are a different tenant mix.

Chair Hamerly stated in the second paragraph, page three of the staff report under the analysis for Census Tract 7604, it is discussing about the ABC authorized the maximum of three on sale licenses to be issued to eating establishments for the sale and consumption. I do not think that that is the determining factor in the mix between 20 and 21, and it is critical that in the table there is not a single restaurant that would qualify as an eating establishment.

Assistant Community Development Director Stater stated it is a bit of data we include for all ABC licenses. When we look up the ABC's permissiveness, there are so many on and off sales. We have tried to kind of narrow the focus more recently because we used to bring 12 licenses and you had to decipher what was what.

Chair Hamerly stated I do not question the numbers. It is the statement that it allows a maximum of three to be issued to eating establishments. It is the eating establishments that I am finding fault with.

Assistant Community Development Director Stater stated this one is off sale, so we could do some research on what the rationale was behind that statement. It was meant to cover the other types that are not included in the discussion tonight.

Chair Hamerly stated I do not have an issue with the grocery store selling alcohol because majority do. What was stated in the paragraph is not supported by what is in that table and that would make it hard to reconcile.

Assistant Community Development Director Stater stated we can look at the findings that are in the resolution and see if that statement is duplicated there.

Assistant Planner Martinez stated I had it for reference so we could see what is expected for onsite as well as offsite.

Assistant Community Development Director Stater stated we will make sure that will not be in the findings.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner Miller and seconded by Vice Chair Thomas to adopt Resolution 2024-014 approving Conditional Use Permit 24-002, subject to the Conditions of Approval, and adopting the Findings of Fact as modified. Motion carried 3-0, with Commissioner Graves being absent.

RESOLUTION NO. 2024-014

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP 24-002) FOR A TYPE 21 ALCOHOL BEVERAGE CONTROL (ABC) LICENSE FOR OFF-SALE BEER, WINE, AND DISTILLED SPIRITS AT GROCERY STORE LOCATED AT 27945 GREENSPOT ROAD, HIGHLAND, CA ASSESSOR'S PARCEL NUMBER(S): 1201-341-21

ANNOUNCEMENTS

The next Planning Commission Regular Meeting is scheduled August 6, 2024.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 6:27 p.m.

Submitted by:

Approved by:

Camille Duarte, Administrative Assistant III

Randall Hamerly, Chair

