

CITY OF HIGHLAND REGULAR MEETING OF THE PLANNING COMMISSION AGENDA

MEMBERS

Randall Hamerly, Chair
Chandra Thomas, Vice Chair
Edward Amaya, Commissioner
Jarrod Miller, Commissioner
Jessica Sutorus, Commissioner

REGULAR MEETING

May 16, 2023
6:00 p.m.
City Hall
Donahue Council Chambers
27215 Base Line
Highland, California

STAFF

Lawrence A. Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Ash Syed, Associate Planner
Angela Tafolla, Assistant Planner
Angelica Martinez, Planning Technician II
Camille Goritz, Administrative Assistant III



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

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 May 16, 2023 to publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the May 16, 2023 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
May 16, 2023 - 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 May 16, 2023, 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 2, 2023 Regular Meeting.

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

PUBLIC HEARINGS

2. Conditional Use Permit (CUP 23-007) requesting the approval of a Type 20 ABC License for off-sale Beer and Wine at an approved convenience store and fueling station. (NE Corner of Palm Ave and 5th St., APN(s): 1201-311-02, 1201-311-03, 1201-311-04, 1201-311-05, 1201-301-14, 1201-301-15, & 1201-301-19)

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution No. 2023-____ approving Conditional Use Permit (CUP 23-007) for a Type 20 ABC License for off-sale Beer and Wine at an approved convenience store and fueling station.
3. Conditional Use Permit CUP-22-011 for the development of a 47,899 square foot speculative industrial warehouse building, Variance VAR-22-004 to allow the building to exceed the maximum building height permitted in the Business Park Zone by 9', and Design Review DRA-22-015 for the project's Site Plan, Building Elevations, Conceptual Grading Plan and Conceptual Landscape Plan. (South side of 6th Street, approximately 930 feet west of Del Rosa Drive, APN: 0279-201-24)

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution No. 2023 - _____, approving Conditional Use Permit CUP-22-011 for the development of a 47,899 square foot warehouse/distribution facility and related improvements;
 2. Adopt Resolution No. 2023 - ____ approving Variance VAR-22-004, allowing an increase in the maximum building height for the subject warehouse from 35 feet to 44 feet tall, 9 feet greater than permitted in the Business Park Zone;
 3. 3. Adopt Resolution No. 2023- ____ approving Design Review Application DRA-22-015 for the Site Plan, Building Elevations, Conceptual Grading Plan and Conceptual Landscape Plan, subject to the Conditions of Approval, and the Findings of Fact; and
 4. Adopt Resolution No. 2023-____, approving a Mitigated Negative Declaration and direct Staff to File and Notice of Determination with San Bernardino County Clerk of the Board of Supervisors;
4. Revisions to the City of Highland 6th Cycle 2021-2029 Housing Element in response to comments by the California Department of Housing and Community Development pursuant to Government Code Section 65585(h); Related to General Plan Amendment No. GPA-21-003 adopted on January 25, 2022.

RECOMMENDATION:

Staff recommends the Planning Commission adopt Resolution No. 2023-_____ recommending the City Council approve revisions to the 6th Cycle Housing Element.

ANNOUNCEMENTS

ADJOURN

I, Camille Goritz, Administrative Assistant III of the City of Highland, California, certify that I caused to be posted this agenda on or before the 11th of May 2023 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: May 11, 2023



Camille Goritz Administrative Assistant III