

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

June 20, 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
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 June 20, 2023 to publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the June 20, 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
June 20, 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 June 20, 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 16, 2023 Regular Meeting.

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

PUBLIC HEARINGS

2. Conditional Use Permit (CUP) No. 23-008 is a request to upgrade an existing State of California Alcohol Beverage Control (ABC) license, from a Type 20 (Off-Sale Beer and Wine) to a Type 21 (Off-Sale General), for the sale and off-site consumption of all alcoholic spirits for an existing convenience store, Airport Market. (24988 3rd Street, APN: 0279-141-58, Applicant: Gurnam Singh Johal)

RECOMMENDATION: Staff recommends the Planning Commission accept the Applicant's withdrawal of Conditional Use Permit Application No. CUP 23-008.

3. Conditional Use Permit (CUP 23-006) for the construction of a 120,000 square foot self-storage facility, onsite parking, and associated landscaping on a 1.6-acre site. Related entitlements include Design Review Application (DRA 23-005) for the site plan, landscape plan, and building elevations, and Lot Line Adjustment (LLA 23-001) to shift the northern property boundary. (South side of Greenspot Road, mid-block between Boulder Avenue and the 210 freeway. APN: 1201-34-171 & 1201-34-172, Applicant: Aysar Helo)

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution No. 2023-____ approving Conditional Use Permit (CUP 23-006) for the construction of a 120,000 self-storage facility, onsite parking, and associated landscaping, subject to the Conditions of Approval, and the Findings of Fact;
 2. Adopt Resolution No. 2023-____ approving Design Review Application (DRA 23-005) for the site plan, landscape plan, and building elevations, subject to the Conditions of Approval, and the Findings of Fact;
 3. Adopt Resolution No. 2023-____ approving Lot Line Adjustment (LLA 23-001) to shift the northern property boundary, subject to the Conditions of Approval, and the Findings of Fact; and
 4. Direct staff to file a Notice of Exemption with the County Clerk of the Board.
4. Design Review Application (DRA 22-022) for the Site Plan, Landscape Plan, and Building Elevations related to the construction of a 284,917 square foot warehouse and Tentative Parcel Map No. 20680 (TPM 22-011) to merge fourteen (14) existing parcels into one (1). (Northwest corner of Palm Avenue and Meines Street. APN: 1192-621-02 to 08, 1192-621-20 to 23, 1192-601-05, 09, & 43, Applicant: Lovett Industrial)

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution No. 2023-_____ approving Design Review Application (DRA 22-022) for the Site Plan, Landscape Plan, and Building Elevations related to the construction of a 284,917 square foot warehouse building and associated improvements, subject to the Conditions of Approval and the Findings of Fact;
2. Adopt Resolution No. 2023-____ approving Tentative Parcel Map No. 20680 (TPM 22-011), to merge fourteen (14) existing parcels into a single lot for the project, subject to the Conditions of Approval and the Findings of Fact; and
3. Adopt Resolution No. 2023-____ certifying the associated Mitigated Negative Declaration (ENV 23-004), and direct Staff to file a Notice of Determination with the County Clerk of the Board.

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 15th of June 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: June 15, 2023



Camille Goritz Administrative Assistant III