

# 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

July 5, 2022  
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](http://www.cityofhighland.org)

**The City of Highland complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the City Clerk's Office at (909) 864-6861 Ext. 226, at least 48 hours prior to the meeting.**

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: To limit the number of persons in the Council Chambers, the public is encouraged to make public comments by email rather than in person. For those wishing to make public comments by email to be read aloud at the meeting by the Community Development Administrative Assistant. Email comments must be submitted by 5:00 p.m. on July 5, 2022 to [publiccomment@cityofhighland.org](mailto:publiccomment@cityofhighland.org).

Members of the public will be permitted to make public comments in person.

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**PLANNING COMMISSION  
REGULAR MEETING AGENDA  
July 5, 2022 - 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 July 5, 2022, 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 3, 2022 Regular Meeting.

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

**PUBLIC HEARING**

2. Specific Plan Revision (SPR 22-001) proposing an amendment to the Greenspot Village & Marketplace Specific Plan (SPR 06-001) to increase the total dwelling unit count from 800 dwelling units to 946 dwelling units and Design Review Application (DRA 22-004)

proposing the construction of 546 multi-family residential units, a 7,500 square foot leasing office, recreation areas, and outdoor courtyards on a vacant site. (APN: 1201-341-30)

**RECOMMENDATION:** Staff recommends the Planning Commission adopt Resolution No. 2022-\_\_\_\_, recommending the City Council:

- 1) Make a finding under Public Resources Code Section 21166 and the corresponding CEQA Guidelines Section 15162 that there are no substantial changes or new information of considerable importance that would require the preparation of a subsequent Environmental Impact Report and further finding that the project is exempt from further environmental review under Government Code Section 65457;
- 2) Adopt Ordinance No. \_\_\_\_\_, to amend the Greenspot Village & Marketplace Specific Plan (SPR 22-001)
- 3) Adopt City Council Resolution No. 2022-\_\_\_\_ to approve Design Review Application (DRA 22-004), subject to the Conditions of Approval and Findings of Fact.

## **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 1<sup>st</sup> of July 2022 by 5:30 p.m. on our website at [www.cityofhighland.org](http://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: July 1, 2022

  
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Camille Goritz Administrative Assistant III