

CITY OF HIGHLAND REGULAR MEETING OF THE PLANNING COMMISSION AGENDA

MEMBERS

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

REGULAR MEETING

September 5, 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
Travis Trejo, 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 September 5, 2023 to publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the September 5, 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
September 5, 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 September 5, 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 July 18, 2023 Regular Meeting. (Continued from the August 15, 2023 meeting)

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

2. Minutes from the August 15, 2023 Regular Meeting.

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

PUBLIC HEARINGS

3. Conditional Use Permit (CUP 23-011) and Design Review Application (DRA 23-001) proposing the construction of a 3,906 square foot office/workshop building and establish a vehicle tow yard on a vacant, one (1) acre parcel. (24989 5th Street, Applicant: Javier Gonzales)

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution No. 2023-____, approving Conditional Use Permit (CUP 23-011) to entitle a vehicle tow yard and office building, subject to the Conditions of Approval and Findings of Fact;
 2. Adopt Resolution No. 2023-____, approving Design Review Application (DRA 23-001) for the related Site Plan, Landscape Plan, Grading Plan, and Building Elevations, subject to the Conditions of Approval and Findings of Fact; and
 3. Direct staff to file a Notice of Exemption with the County Clerk of the Board of Supervisors.
4. Development of a 220-unit, 4-story multi-family apartment complex utilizing a Density Bonus for eleven (11) affordable units under Section 16.40.090 *Development Density of the Highland Municipal Code*. Entitlements include Design Review Application (DRA 23-002) of the project plans, Lot Line Adjustment (LLA 23-003) to relocate the existing parcel boundaries and create separate parcels for a multi-phase development, Variance (VAR 23-003) to construct a perimeter fence/wall 29% taller than the maximum height permitted for residential projects, and a Conditions, Covenants and Restrictions---Density Bonus and Inclusionary Housing Agreement to demonstrate compliance with Highland Municipal Code Chapters 16.40 *Development Density* and 16.50 *Inclusionary Housing*.(West side of Sterling Avenue, 250 feet north of 9th Street, Applicant: Helios Holdings, LLC)

RECOMMENDATION: Staff recommends the Planning Commission recommend the City Council:

- 1) Adopt Resolution No. 2023 - _____ approving “Conditions, Covenants and Restrictions---Density Bonus and Inclusionary Housing Agreement” to facilitate the development of a 220-unit multi-family housing project utilizing Density Bonus provisions and establishing the Inclusionary Housing Unit requirements for the project;

- 2) Adopt Resolution No. 2023-____ approving Design Review Application (DRA 23-002) for the site plan, landscape plan, grading plan, and building elevations related to the construction of a 220-unit, 4-story apartment complex, subject to the Conditions of Approval.
- 3) Adopt Resolution No. 2023-____ approving Lot Line Adjustment (LLA 23-003) to relocate the existing parcel boundaries and create separate parcels for a multi-phase development; subject to the Conditions of Approval.
- 4) Adopt Resolution No. 2023-____ approving Variance (VAR 23-003) to allow an increase in the maximum height for the perimeter fence/wall from 6-feet to 7.75-feet, 29% greater than the maximum height permitted in the for residential projects; and
- 5) Adopt Resolution No. 2023-____ adopting the associated Mitigated Negative Declaration (ENV 23-005), 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 31st of August 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: August 31, 2023



Camille Goritz Administrative Assistant III