

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 19, 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
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 19, 2023 to publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the September 19, 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 19, 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 19, 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. Conditional Use Permit (CUP 23-013), Design Review Application (DRA 23-003), and a Notice of Exemption for the construction of a 4,690 square foot metal building related to the expansion of an existing major auto repair facility located 27178 3rd Street. Assessor's Parcel Numbers: 1192-641-25. (Applicant: Dib Saleh)

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution No. 2023-____, approving Conditional Use Permit (CUP 23-013) and Design Review Application (DRA 23-003) for the construction of a 4,690 square foot metal building related to the expansion of an existing major auto repair facility on a 0.92-acre parcel, subject to the Conditions of Approval and Findings of Fact; and
2. Direct staff to file a Notice of Exemption with the County Clerk of the Board of Supervisors.

5. Conditional Use Permit CUP-23-003 for the development of a 53,665 square foot speculative industrial warehouse building, Variance VAR-23-001 to allow the building to exceed the maximum building height permitted in the Business Park Zone by 10', Design Review DRA-23-004 for the project's Site Plan, Building Elevations, Conceptual Grading Plan, Public Art Piece, Conceptual Landscape Plan, and Mitigated Negative Declaration.

2.86 acre site on the south side of 5th Street, approximately 250 feet west of Central Avenue, Applicant: Patriot USICV)

RECOMMENDATION:

Staff recommends the Planning Commission:

1. Adopt Resolution No. 2023 - _____, approving Conditional Use Permit CUP-23-003 for the development of a 53,665 square foot warehouse/distribution facility and related improvements;
 2. Adopt Resolution No. 2023 - _____ approving Variance VAR-23-001, allowing an increase in the maximum building height for the subject warehouse from 35 feet to 45 feet tall, 10 feet greater than permitted in the Business Park Zone;
 3. Adopt Resolution No. 2023- _____ approving Design Review Application DRA-23-004 for the Site Plan, Building Elevations, Conceptual Grading Plan, Public Art Piece 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;
6. 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:

the City Council:

Staff recommends the Planning Commission recommend

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 and Findings of Fact;
 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; subject to the Findings of Fact; 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.
7. Specific Plan Revision (SPR 23-001) proposing an amendment to the Greenspot Village & Marketplace Specific Plan (SPR 06-001), to increase the maximum dwelling unit count from 946 to 1,218 dwelling units, and Design Review Application (DRA 23-009), proposing the construction of a 272-unit multi-family residential development. (Planning Area 3 of the Greenspot Village & Marketplace Specific Plan, Applicant Rexco Development)

RECOMMENDATION:

Staff recommends the Planning Commission adopt Resolution No.____ 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 substantial importance that would trigger the preparation of a subsequent EIR and further finding that the project is exempt from further environmental review under Government Code Section 65457;
2. Introduce Ordinance No.____ to amend the Greenspot Village & Marketplace Specific Plan (SPR 23-001); and
3. Adopt City Council Resolution No. 2023-____ to approve Design Review Application (DRA 23-009), 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 14th of September 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: September 14, 2023



Camille Goritz Administrative Assistant III