

CITY OF HIGHLAND REGULAR MEETING OF THE PLANNING COMMISSION AGENDA

REGULAR MEETING

September 20, 2022

6:00 p.m.

City Hall

Donahue Council Chambers

27215 Base Line

Highland, California

MEMBERS

Randall Hamerly, Chair

Chandra Thomas, Vice Chair

Edward Amaya, Commissioner

Jarrold Miller, Commissioner

Jessica Sutorus, Commissioner

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 September 20, 2022 to publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the September 20, 2022 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 20, 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 September 20, 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 September 6, 2022 Regular Meeting.
RECOMMENDATION: That the Planning Commission approve the minutes, as submitted.

PUBLIC HEARINGS

2. A One-Year Extension of Time (EXT 22-002) for Conditional Use Permit (CUP 17-003) and Design Review Application (DRA 18-005) to accommodate a 33,775 square foot expansion of an existing self-storage facility.

RECOMMENDATION: Staff recommends the Planning Commission Adopt Resolution No. 2022- ____ approving a one (1) year Extension of Time (EXT-22-002), subject to the Conditions of Approval and Findings of Fact.

3. Conditional Use Permit (CUP 22-003) to permit the development of a 90,532 square foot warehouse and associated improvements, Design Review Application (DRA 22-008) for the Site Plan, Building Elevations, Grading Plan and Conceptual Landscape Plan, Tentative Parcel Map (TPM 22-009) to combine four (4) parcels into one (1), and Variance (VAR 22-003) allowing the warehouse building to exceed the maximum building height permitted in the Business Park Zone by fourteen (14) feet.

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution No. 2022 - _____ approving Conditional Use Permit CUP-22-003 for the development of a 90,532 square foot warehouse and associated improvements, subject to the Conditions of Approval, and the Findings of Fact;
2. Adopt Resolution No. 2022- ____ approving Design Review Application (DRA 22-008) for the project's Site Plan, Building Elevations, Grading Plan and Conceptual Landscape Plan, subject to the Conditions of Approval, and the Findings of Fact;
3. Adopt Resolution No. 2022-____ approving Tentative Parcel Map (TPM 22-009) to combine four (4) parcels into one (1), subject to the Conditions of Approval, and the Findings of Fact;
4. Adopt Resolution No. 2022 - _____ approving Variance (VAR 22-003) to allow the warehouse building to exceed the maximum building height permitted in the Business Park Zone by fourteen (14) feet; and
5. Adopt Resolution No. 2022-____ certifying the associated Mitigated Negative Declaration (ENV 22-005), 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 15th of September 2022 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 15, 2022



Camille Goritz Administrative Assistant III