

CITY OF HIGHLAND REGULAR MEETING OF THE PLANNING COMMISSION AGENDA

REGULAR MEETING

October 17, 2023
6:00 p.m.
City Hall
Donahue Council Chambers
27215 Base Line
Highland, California

MEMBERS

Randall Hamerly, Chair
Chandra Thomas, Vice Chair
Jarrod Miller, Commissioner
David Saran, Commissioner
Vacant, Commissioner

STAFF

Lawrence A. Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Angela Tafolla, Associate Planner
Travis Trejo, Assistant Planner
Camille Goritz, Administrative Assistant III
Matt Bennett, Assistant Public Works Director
Matt Wirz, Building Official
Scott Rice, City Landscape Architect

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 October 17, 2023 to publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the October 17, 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
October 17, 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 October 17, 2023, 5:00 p.m., will be read into the record, provided that the reading shall not exceed three (3) minutes.

1. Minutes from the September 19, 2023 Regular Meeting.

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

PUBLIC HEARING

2. Development of an approximately 160,951 square foot Costco Wholesale warehouse, inclusive of a big-box retail store and related site improvements, Alcoholic Beverage Control (ABC) License, optical store, pharmacy and tire shop, and ancillary 15-pump vehicle fueling station with 30 fueling positions and building mounted signage. File/Index Numbers: Design Review Application (DRA 23-011), Conditional Use Permits (CUP 22-013 and CUP 23-012), and Sign Review (ASR 23-003). (On the north side of Greenspot Road midblock between State Route 210 and Boulder Avenue, Future addresses will be 28000 Greenspot Road for the wholesale warehouse and 27980 Greenspot Road for the Vehicle Fueling Station. Assessor's Parcel Numbers: 1201-341-36 & 37, 1201-341-40 through -53 and -58.) (Applicant: Costco Wholesale Corporation)

RECOMMENDATION: Staff recommends the Planning Commission:

1. Find 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;
2. Adopt Resolution No. 2023 – _____, approving Design Review Application (DRA No. 23-011) for the development of a Costco Wholesale store, approximately 160,951 square feet, subject to the Conditions of Approval and Findings of Fact;
3. Adopt Resolution No. 2023 – _____ approving Conditional Use Permit (CUP No. 22-013) for the development of a vehicle fueling station with fifteen (15) fuel pumps with 30 fueling positions associated with the Costco Wholesale store, subject to the Conditions of Approval and Findings of Fact;
4. Adopt Resolution No. 2023 – _____, approving Conditional Use Permit (CUP No. 23-012) for a Type 21 Alcoholic Beverage Control license associated with the Costco store, subject to the Conditions of Approval and Findings of Fact;
5. Adopt Resolution No. 2023 – _____, approving Sign Review (ASR 23-003) for building mounted signs.

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 12th of October 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: October 12, 2023



Camille Goritz Administrative Assistant III