

**MINUTES
PLANNING COMMISSION REGULAR MEETING
March 1, 2022 – 6:00 P.M.**

CALL TO ORDER

The regular meeting of the Planning Commission of the City of Highland was called to order at 6:00 p.m. by Chair Hamerly at the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present:	Chair	Randall Hamerly
	Vice Chair	Chandra Thomas
	Commissioner	Edward Amaya
	Commissioner	Jarrold Miller
	Commissioner	Jessica Sutorus

Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Ash Syed, Associate Planner
Matt Bennett, Assistant Public Works Director
Scott Rice, City Landscape Architect
Camille Goritz, Administrative Assistant III

The Pledge of Allegiance was led by Chair Hamerly.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None

CONSENT CALENDAR

1. Minutes from the February 15, 2022 Regular Meeting.

A MOTION was made by Commissioner Sutorus, seconded by Vice Chair Thomas, to approve the minutes, as amended. Motion carried, 5-0.

PUBLIC HEARING

2. Proposal to subdivide two (2) existing parcels into four (4) new parcels (TPM 21-004) on an existing 1.4-acre site and amend Conditional Use Permit (CUP 16-006) and Design Review Application (DRA 16-015) to incorporate three (3) additional lots to the approved 15 lots for a total of 18 lots. (APN: 1191-351-021 & 1191-351-03)

Commissioner Miller excused himself from the item due to a conflict of interest and left the room.

Chair Hamerly opened the public hearing.

Associate Planner Syed presented the staff report.

Chair Hamerly stated referencing the shopping center that's going on that vacant parcel to the west, there was approximately a four-to-five-foot elevation differential on the southern and partially the eastern border of that property. Some of the development standards would read there would be a 6-foot-tall fence that would be measured from the lowest adjacent grade, but in this case, it seems like it be more fitting to have it on the highest adjacent grade if they're doing a block wall there because of privacy.

Associate Planner Syed stated when the properties are at differing elevations, we measure from the higher elevation.

Chair Hamerly asked the highest adjacent grade?

Associate Planner Syed stated correct.

Chair Hamerly stated there is discussion in the Conditions of Approval that the landscaping is being dictated in some fashion for the front yard. On those two parcels, would it be a good idea to have some screening mechanism for privacy to that adjacent property? We may want to think about screening to that blank wall.

Associate Planner stated the project is conditioned for a block wall along that backside. Since there's going to be a wall on the backside of the shopping center, which would be the east side that would take care of that concern.

Chair Hamerly stated it wasn't so much privacy as it was masking what could be a 30-foot-tall edifice right in your backyard and it's only 25 feet from the back of the house. I'm just thinking about softening the impact of that structure.

Commissioner Sutorus asked is the existing home that is on the property remain? Are they remodeling it?

RJ Hernandez Applicant stated as far as the that existing home, I know we're remodeling it.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner Amaya, seconded by Vice Chair Thomas, to:

- 1) Adopt Resolution 2022- 005, approving Tentative Parcel Map No. 20455 (TPM 21-004) to subdivide two (2) existing parcels into four (4) new parcels and amending Conditional Use Permit (CUP 16-006) and Design Review Application (DRA 16-015) to incorporate 3 additional lots to the approved 15 lots for a total of 18 lots; and
- 2) Direct Staff to file a CEQA Notice of Exemption with the County Clerk of the Board of Supervisors. Motion carried, 4-0-1, Commissioner Miller abstaining.

RESOLUTION NO. 2022 - 005

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 20455 (TPM 21-004) TO SUBDIVIDE TWO (2) EXISTING PARCELS INTO FOUR (4) NEW PARCELS AND AMENDING CONDITIONAL USE PERMIT (CUP 16-006) AND DESIGN REVIEW APPLICATION (DRA 16-015) TO INCORPORATE 3 ADDITIONAL LOTS TO THE APPROVED 15 LOTS FOR A TOTAL OF 18 LOTS LOCATED ON AN APPROXIMATELY 1.4 ACRE SITE APPROXIMATELY TWO-HUNDRED (200) FEET EAST OF THE INTERSECTION OF PACIFIC STREET AND VICTORIA.

Commissioner Miller returned to the dais at 6:16 p.m.

ANNOUNCEMENTS

The next Planning Commission meeting is scheduled March 15, 2022.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 6:18 p.m.

Submitted by:

Approved by:

Camille Goritz, Administrative Assistant III
Community Development Department

Randall Hamerly, Chair
Planning Commission