

MINUTES
PLANNING COMMISSION REGULAR MEETING
April 19, 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

Absent:	Commissioner	Jessica Sutorus
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Staff Present:	Lawrence Mainez, Community Development Director
	Kim Stater, Assistant Community Development Director
	Ash Syed, Associate Planner
	Matt Bennett, Assistant Public Works Director
	Matt Wirz, Building Official
	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 March 15, 2022 Regular Meeting.
2. Minutes from the April 5, 2022 Regular Meeting.

A MOTION was made by Commissioner Miller, seconded by Commissioner Amaya, to approve the minutes as amended. Motion carried, 4-0-1, with Commissioner Sutorus being absent.

PUBLIC HEARING

3. Phase two of a mixed-use project to develop 34 single family homes requiring a Conditional Use Permit (CUP 22-001), Design Review Application (DRA 22-001) and Tentative Tract Map (TTM 22-001, TTM No. 20387). (APN No: 1200-421-34)

A MOTION was made by Chair Hamerly, seconded by Commissioner Amaya, to continue the Public Hearing to May 3, 2022. Motion carried, 4-0-1, with Commissioner Sutorus being absent.

4. Request for a one-year Extension of Time (EXT 20-002) for Tentative Tract Map No. 20090 (TTM 17-001) and Tentative Parcel Map No. 19958 (TPM 17-002), entitlements related to the 137-unit Blossom Trails housing development in the East Highlands Ranch. (APN No. 1201-401-02, 1201-431-61)

Associate Planner Syed presented the staff report.

Chair Hamerly opened the public hearing.

Commissioner Amaya asked when is the Incidental Take Permit (ITP) going to be approved?

Associate Planner Syed stated the Applicant will be able to provide you an answer to that question, however the Applicant is still in the process of trying to attain the ITP.

Commissioner Miller asked the ITP that is being acquired I suspect it is going to be requiring purchase of some mitigation land? Do we know what that offset is, and do we know that mitigation land is local within this region?

Associate Planner Syed stated the Applicant will be able to answer those questions.

Camille Bahri, Applicant stated thank you staff for your involvement in this project. Regarding the ITP, we did the survey for the Kangaroo Rats in September 2017, five years ago. We engaged the United States Fish and Wildlife Service (USFWS) immediately, and we've been in negotiations. USFWS requirements is 11.5 acres, and the Santa Ana Wash area is 4,000 acres largely owned by the San Bernardino Valley Water Conservation District (SBVWCD). The approach is to enhance other areas that surround recharge basins further east in the Santa Ana Wash. We have done biological surveys to identify or qualify the potential of the habitat after enhancement, so that's been accepted. We are working diligently with the state, which now adopted that species as an endangered species. Chair Hamerly stated the ITP was for 11.5 acres out in the Santa Ana Wash. Which of the basins would they be enhancing?

Camille Bahri stated it is to the east within SBVWCD land.

Chair Hamerly asked the land that was originally allocated for habitat as part of the Mining Reclamation Plan has already been allocated to various projects?

Camille Bahri stated I'm sure that's the case. SBVWCD have impacts from their projects and they have created habitat on their own.

Community Development Director stated the mitigation land set aside for mining and city projects in the Upper Santa Ana River Habitat Conservation Plan is separate from the mitigation that the Applicant will be applying for.

Camille Bahri stated my understanding there is roughly 190 acres in this area (pointing to the projector).

Chair Hamerly closed the public hearing.

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

1. Adopt Resolution No. 2022 – 009, approving Extension of Time application (EXT 22-001) for a one (1) year extension of Tentative Parcel Map No. 19958 (TPM 17-002)
2. Adopt Resolution No. 2022 – 010, approving Extension of Time application (EXT 22-001) for a one (1) year extension of Tentative Tract Map No. 20090 (TTM 17-001), subject to the amended Conditions of Approval and Findings of Fact. Motion carried, 4-0-1, with Commissioner Sutorus being absent.

RESOLUTION NO. 2022 - 009

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND RECOMMENDING THE APPROVAL OF EXTENSION OF TIME APPLICATION (EXT 22-001) FOR A ONE (1) YEAR EXTENSION OF TENTATIVE PARCEL MAP NO. 19958 (TPM 17-002) RELATED TO THE PROPOSED 137-UNIT BLOSSOM TRAILS HOUSING DEVELOPMENT IN THE EAST HIGHLANDS RANCH.

RESOLUTION NO. 2022 - 010

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND RECOMMENDING THE APPROVAL OF EXTENSION OF TIME APPLICATION (EXT 20-002) FOR A ONE (1) YEAR EXTENSION OF TENTATIVE TRACT MAP NO. 20090 (TTM 17-001) RELATED TO THE PROPOSED 137-UNIT BLOSSOM TRAILS HOUSING DEVELOPMENT IN THE EAST HIGHLANDS RANCH.

5. A Public Hearing to declare the existence of a Public Nuisance in accordance with Title 8, Chapter 8.32, of the Highland Municipal Code, and authorize the abatement thereof, at the Properties generally located at 25046 3rd St., San Bernardino, CA 92410, Tax Assessor's Parcel Numbers 0279-141-67 and 0279-151-40.

A MOTION was made by Chair Hamerly, seconded by Vice Chair Thomas, to continue the Public Hearing to May 3, 2022. Motion carried 4-0-1, with Commissioner Sutorus absent.

ANNOUNCEMENTS

The next Planning Commission meeting is scheduled May 3, 2022.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 6:26 p.m.

Submitted by:

Approved by:

Camille Goritz, Administrative Assistant III
Community Development Department

Randall Hamerly, Chair
Planning Commission