

CITY OF HIGHLAND REGULAR MEETING OF THE PLANNING COMMISSION AGENDA

MEMBERS

Randall Hamerly, Chair
Chandra Thomas, Vice Chair
Edward Amaya, Commissioner
Jarrod Miller, Commissioner
Jessica Sutorus, Commissioner

REGULAR MEETING

August 17, 2021
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
Ash Syed, Associate Planner
Angela Tafolla, Planning Technician III
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.

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Submission of Public Comments: To limit the number of persons in the Council Chambers, the public is encouraged to make public comments by email rather than in person. For those wishing to make public comments by email to be read aloud at the meeting by the Community Development Administrative Assistant. Email comments must be submitted by 5:00 p.m. on August 17, 2021 to publiccomment@cityofhighland.org.

For those wishing to make a public comment 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 end of the corresponding item. Please email your comments to publiccomment@cityofhighland.org. Members of the public will be permitted to make public comments in person.

**PLANNING COMMISSION
REGULAR MEETING AGENDA
August 17, 2021 - 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 August 17, 2021, 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 August 3, 2021 Regular Meeting.
RECOMMENDATION: That the Planning Commission approve the minutes, as submitted.

LEGISLATIVE ITEM

2. Development Code Interpretation (DCI 21-001) requesting to establish a Non-retail Party Supply business within a vacant nonconforming structure in the R-1 Single Family Residential Zone [continued from the August 3, 2021, Planning Commission meeting].

RECOMMENDATION: Staff recommends the Planning Commission approve Finding of Facts listed herein to support to re-use of a legal non-conforming structure located at 7761 Sterling Avenue as a Non-retail Party Supply business.

PUBLIC HEARING

3. 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 3rd Street & Central Ave., Highland, CA 92346, San Bernardino Tax Assessor's Parcel Numbers 1192-561-15-0000, 1192-561-16-0000, 1192-561-17-0000, 1192-561-18-0000, 1192-561-19-0000, 1192-561-20-0000, 1192-561-21-0000, 1192-561-11-0000.

RECOMMENDATION: Staff recommends the Appeals Board conduct the required Public Hearing and adopt Appeals Board Resolution No 2021 _____, declaring the existence of a public nuisance on Properties generally located at 3rd Street & Central Ave., Highland, California 92346, and order the abatement thereof.

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 August 2021 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: August 12, 2021



Camille Goritz Administrative Assistant III



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: August 17, 2021

FROM: Lawrence Mainez, Community Development Director

PREPARED BY: Camille Goritz, Administrative Assistant III *CG*

SUBJECT: Minutes from the August 3, 2021 Planning Commission Regular Meeting.

RECOMMENDATION: Staff recommends the Planning Commission approve the Minutes as submitted.

PUBLIC NOTICE: The agenda for this item was posted at the three locations per Resolution No. 2011-047 and on the City's website.

Approved _____	Motion _____	Second _____	Agenda Item No. <u>1</u>
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		
<i>Camille Goritz</i> Recording Secretary		<i>Lawrence Mainez</i> Community Development Director	

MINUTES
PLANNING COMMISSION REGULAR MEETING
August 3, 2021 – 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
Matt Wirz, Building Official
Camille Goritz, Administrative Assistant III
Scott Rice, City Landscape Architect

The Pledge of Allegiance was led by Chair Hamerly.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None

CONSENT CALENDAR

1. Minutes from the July 20, 2021 Regular Meeting.

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

PUBLIC HEARING

2. Development Code Interpretation (DCI-21-001) requesting to establish a Party Supply Store within a vacant Nonconforming Structure in the R-1 Single Family Residential Zone. (7755 & 7761 Sterling Avenue)

Community Development Director Mainez presented the staff report.

Chair Hamerly asked when was the property rezoned?

Community Development Director Mainez stated in 2006 during our comprehensive General Plan update process.

Commissioner Amaya asked if it is recommended that the building be used as a business office or storage?

Community Development Director Mainez stated yes, the letter that I sent them states that we are limiting the use to office and supply storage related to the existing auto repair.

Commissioner Amaya asked is that per the Highland Municipal Code?

Community Development Director Mainez stated yes, under the nonconforming ordinance my interpretation is that we protect what is there now. Given that there is an auto repair that has been there in the northernly building, I am allowing them to expand that into the southern part of that property.

Chair Hamerly asked how would that affect the nonconforming use ordinance 16.08.150?

Community Development Director Mainez stated that's a good question. They are not expanding the structure, so they are not violating the nonconforming ordinance. The party supply would not intensify it because now you are adding another use to that site that was not designed to take separate. It is up to the review of the Planning Department to make sure that there is enough parking, hours of operations, and not impacting the residents around it.

Chair Hamerly stated it was having to do with the intensity because it sounds like the recommendation in your letter was that this vacant building could be used with the existing nonconforming use. So, within section E, would that fall through the cracks or that you are allowing an existing non-conforming use to increase its own intensity?

Community Development Director stated technically they would be doing that if we looked at it from today's perspective, but I'm going back to look at what the property was initially designed for. Somewhere along the way an owner said, or the person renting said I do not need the whole property and it is too expensive, I need to reduce my square footage and that is how they ended up only on the north side.

Chair Hamerly stated 6-month vacancy for the purpose of this discussion would have to do with the primary business if it ceased operation for 6 months and use has been vacated for 180 days. It could no longer operate as legal nonconforming.

Community Development Director Mainez stated yes.

Commissioner Miller asked regarding the adjacent properties, what is the current land use?

Community Development Director Mainez stated this is on page 8 exhibit B, the light-yellow color is single family residential.

Hammuraby Mayorga, Applicant's wife translates on his behalf. The the only thing he want is that you allow him to open a business. The person that has the auto repair is older and has been there more than 20 years. We try to do something that

benefits him, and we can continue to keep the property because we have had 5 years trying to open.

Vice Chair Thomas asked what business have you tried opening within 5 years?

Applicants' wife stated the main business we tried to open was a tire shop. We worked with inspectors and as time passed more than a year later, they said you need to open a big door and something like that? They did not tell us before we started spending our money to construct a building that we could not open a new business.

Vice Chair Thomas asked is this for the Tentative Improvement (TI) permit?

Applicants' wife stated yes.

Vice Chair Thomas asked are you going to have jumpers?

Applicants' wife stated we will have jumpers, chairs, and tables

Vice Chair Thomas asked do you anticipate customers coming to purchase and pick up there or will it be strictly delivery?

Applicants' wife stated strictly delivery.

Vice Chair Thomas asked so this will be for storage then?

Applicants' wife stated yes for storage.

Chair Hamerly stated the most important thing that you need to understand on this is it is a legal nonconforming use, meaning what is there now legally can stay in operation. For any reason if the existing owner vacates the use, you will only have 6 months to reestablish that business, or the legal part of the nonconforming use goes away. The property owner is to make sure that there is a viable ongoing business that never ceases operation on that site. The most important considerations is making sure that existing use does not go away until you are ready to move in and assume operations of whatever business you are going to introduce. We must make a judgment based on what are you able to do legally on this property and can you maintain that business in perpetuity as long as that answer is yes.

Hammuraby Mayorga, Applicant stated it says 6 months, you want to open business when everything is closed it makes no sense.

Chair Hamerly stated that part does not matter at this point because the business is still there and it is in operation, so it's legal.

Hammuraby Mayorga stated when I brought that property it had two buildings and only one has an address. I waited for 2 years to get one address.

Vice Chair Thomas asked what is the status of the TI permit?

Community Development Director Mainez stated the TI permit was withdrawn on September 30th, 2019. The applicant withdrew the application because he was

frustrated with the process. I have been in communication with our staff on this issue which might be the frustration of the the applicant of not talking to me. I wrote letter because I felt putting in writing would help align my thoughts and my interpretation of the code.

Vice Chair Thomas asked is there a way that a condition can be made where the customers are not coming to the property? Does that still meet your requirement for storage?

Community Development Director Mainez stated if you are comfortable with that, but again, it is changing the use from what it was originally approved for under the county automotive kind of uses. I will have to honor the Planning Commission's direction and make findings to support it.

Commissioner Amaya stated my concern is the letter. Unless you are a City Planner, it is hard to understand. Did you already buy inventory?

Hammuraby Mayorga stated yes, tables and parts.

Chair Hamerly stated for the sake of making everything legal this building is going to be cleaned up and used as storage. The city is not going to come in and inspect inventory and ask if this is a tire or a bounce house?

Community Development Director Mainez stated yes, we do go out for inspection.

Commissioner Sutorus stated in order to run the business, you do need vehicles to take the jumpers drop off at the site which might be a challenge if you do not.

Chair Hamerly stated there is already vehicles parked on the side if it is an automotive repair. What is the difference between a tow truck and panel?

Commissioner Sutorus stated the automotive is still there, correct? That is still an active business currently.

Community Development Director Mainez stated correct. Are you interested in working with them on the warehousing of the party supply, no retail?

Chair Hamerly stated yes, any retail component just looking at the layout of the site, I do not see how they could do anything except have maybe one or two employee parking spots with the existing configuration. There could not be any retail component and have the site even come close to working. If the site were consolidated there is a little bit of opportunity for parking in the middle but not a lot. I think for the intensity of use I would have to say the impact on the neighborhood, a party rental would probably be less impactful than an auto repair zone.

Community Development Director Mainez stated you are not supposed to have outside storage whatsoever.

Chair Hamerly stated I am wondering what the sticking point was on trying to consolidate to one address. I do not know what the rationale is.

Community Development Director Mainez stated we get that a lot when there is number of different detached structures on a commercial or industrial property. Edison wanted a separate address there.

Vice Chair Thomas asked what is your plan for the outdoor portion of the site? Were you planning on just having the business indoors?

Applicants' wife stated not outside.

A MOTION was made by Chair Hamerly, seconded by Vice Chair Thomas that the Planning Commission finds in favor of the applicant. That the proposed use would not be an increase in intensity of use and would be an appropriate use for this legal nonconforming site. This item will come back with the findings, and be continued to our next Planning Commission meeting, August 17, 2021. Motion carried, 5-0.

3. A Public Hearing to Consider the Appeal of Administrative Citation No. 15051 issued for the discharge of fireworks in violation of Chapter 8.58 of Title 8, of the Highland Municipal Code, at the property located at 7453 Victoria Avenue, Highland, California. Cited: Miguel Abendano (APP-21-002)

Community Development Director Mainez presented the staff report.

A MOTION was made by Commissioner Amaya, seconded by Commissioner Sutorus, to uphold Administrative Citation No. 15051 and adopt Appeal Board Resolution No. 2021-013. Motion carried, 5-0.

RESOLUTION 2021-013

A RESOLUTION OF THE APPEALS BOARD OF THE CITY OF HIGHLAND, CALIFORNIA, DECLARING THAT A VIOLATION OF HMC 8.58.020(A) OCCURRED ON THE PROPERTY LOCATED AT 7453 VICTORIA AVE, HIGHLAND, CALIFORNIA, ON JUNE 8, 2021, THEREBY UPHOLDING ADMINISTRATIVE CITATION NO. 15051 AND ORDERING THE APPELLANT TO PAY THE CITATION FEE IN ACCORDANCE WITH HMC 8.58.060(B).

4. Design Review Application (DRA 21-007) for the analysis of a site plan, building elevations, rough grading plan, conceptual landscape plan, and model home complex regarding the construction of a 149 single-family home community, a public park, public trails, a private common area, a private community pool, and recreation center within Phases 1 & 2 of the Mediterra Planned Development. (APN Nos: 0297-021-25, 0297-021-26, 0297-021-27 & 0297-021-28)

Commissioner Miller abstained from item No. 4 based on a conflict.

Associate Planner Syed presented the staff report.

Chair Hamerly opened the public hearing.

Commissioner Sutorus asked did staff provide an example of what type of shade structure the city wanted approved?

Associate Planner Syed stated it could either be a solid one or lattice.

Chair Hamerly stated since there is pretty extensive trelliswork or shade structure within the pool area that fronts immediately to the lawn. Why wouldn't staff suggest that a tree would soften that a little bit?

Associate Planner Syed stated a tree could provide shade. Since this is a new development by the time those trees have grown and can provide shade it will be years before that will happen. For the initial stages of the project, it will be very difficult for residents to use those common areas and those picnic tables in the heat without immediate shade.

Assistant Community Development Director Stater stated the features provided currently in our parks and for gathering with our climate really seemed to be an amenity that is appreciated by the park patrons currently.

Chair Hamerly stated I agree, it is like a sundial. I was suggesting trees for the picnic area because the same holds true for play areas, so the kids don't overheat. I did not see a shade structure plan for the play area. If we are going to swap one for the other, protect the kids where the activity is the highest and put it over the play area and then leave the natural amenities over the picnic area. You can put in a 48-inch tree there and that is going to grow quickly.

Commissioner Amaya asked is the street Paseo Ramblas perpendicular to Avenida Ramblas?

Associate Planner Syed stated Paseo Ramblas runs along Avenida Ramblas. It's on one side of the street, it is like a parkway.

Chair Hamerly asked is the infrastructure going for the streetscape specifically the paved areas, curb, gutter, and sidewalks? Are they anticipating that it is going to go in at one time for both phase and 1 and 2 concurrently?

Associate Planner Syed stated no, phase 1 and 2 will be developed concurrently.

Chair Hamerly asked will they have access to the main street coming in the Mediterra Parkway?

Associate Planner Syed stated yes.

Chair Hamerly stated the streetscape that was shown in section C was the park adjacent section of Avenida Ramblas, that portion of the parkway had a double parkway on both sides of the street. If you look at the streetscape section in Exhibit 9-10 that was the original intent because that is the core of the entire development. I noticed they went back to the single line of trees with the curb adjacent sidewalk right by the park.

Associate Planner Syed asked is this by Santana?

Chair Hamerly stated yes, and that one section right through there was originally supposed to be a double parkway. There were going to be multiple crossing points. I

would encourage them to go back to that plan and that exhibit cross section C in the specific plan document.

Chair Hamerly asked why the landscape theme for the Greenspot Road streetscape was not extended to that side of the property?

Assistant Public Works Director Bennett stated it is to blend in with the natural landscape. As far as the water quality basin as described was a tubular steel fencing around it, so that it doesn't appear to be a basin is then attempting to come back as a natural landscaping.

Chair Hamerly stated the landscape features that are around the perimeter of the basin I was envisioning rather just have a bare metal fence there. At least we have some vines or some plants that replicate some of the landscaping that's present in East Valley Water District, streetscape landscaping. It is highly visible and at three plus acres it is going to be very visible on the inside of that corner, so you will see down into the basin. We do not want it to look like just a bunch of dead weeds out there that are in the wash right now.

Assistant Public Works Director Bennett stated ok, just to point out as you mentioned there is not any current plans for a sidewalk on the southerly side west of Water Conservation District land that will be maintained natural.

Chair Hamerly asked is that west or east?

Assistant Public Works Director Bennett stated west.

Chair Hamerly ok, so this is conservation land. Where does the East Valley Water District land stop?

Assistant Public Works Director Bennett stated the East Valley Water District property is probably 400 feet east of this eastern boundary of the basin. There is still an underlying property that could be developed in some other fashion.

City Landscape Architect Scott Rice stated we can work with the applicant and their landscape architect to develop a palette that would be complementary to the northside, but also considers the natural plantings. On the southside you are really touching that environmentally sensitive area and there are species that would work well.

Chair Hamerly stated I was mainly interested in the drive by presentation of that area because that is a prominent curve right there. If we could introduce street trees at a reasonable spacing and at least some perimeter to mask off the wrought iron fence so we do not have a 6-foot-tall barrier.

City Landscape Architect Scott Rice stated I would recommend using the landscape frontage for East Valley Water District facility as an inspiration for the look as opposed to just mimicking the northside of the street.

Chair Hamerly stated the south edge of Greenspot Road would keep that corridor consistent.

Chair Hamerly stated regarding the big plot plan, I think the main issue that staff brought up in their report sounds like it has been addressed with breaking up the six consecutive two-story units with the single story which should soften that. I think that is especially important because that is the longest stretch of lots that front directly to Greenspot Road.

Commissioner Amaya asked are those the model homes?

Chair Hamerly stated the western 3 are the model homes. On the original site plan there was a roundabout shown coming in off the main parkway, but there was another that was directly adjacent to the park to have everyone to slow down.

Assistant Public Works Director Bennett stated the design feature that has been provided at that intersection are the bulb-outs. That intersection was going to see additional pedestrian traffic and the intent of these bulb-outs was to allow the pedestrians to have a position at the intersection visible shorter crossing. The only roundabout that remains is the first one coming in through the track off Avenida Ramblas in Mediterra Parkway.

Chair Hamerly asked do you think that is as effective as traffic calming as a roundabout that is an actual diversion?

Assistant Public Works Director Bennett stated it is probably not as effective, it is a location, and the footprint is smaller. Regarding the park the traffic is still dominant on Avenida Ramblas, but the roundabout is not always the easiest for pedestrians as well.

Chair Hamerly stated we are taking away from some of the aesthetic benefits in the core of the project. If I had to pick and choose between which one would be more attractive or appealing right around the park, I think would take the parkway over the roundabout. Something needs to be done because that is the core of the project.

Assistant Community Development Director Stater stated this was a concession that was made with the redesign when we established Street B as a main entrance and moved that Mediterra Parkway over.

Chair Hamerly stated it makes sense with the realignment of the main entry, but that is still the core of the project, regardless of where the main point of entry is. The park is the core of the project and to take two major aesthetic hits, we're taking out the roundabout and you are narrowing the parkway.

Chair Hamerly stated in the Conditions of Approval there are several issues that are addressed. The most significant ones are the entry statements that are not detailed in landscape exhibits. Those are mentioned as being approved by Community Development Director. There is one of two ways we can go on, that we can either use the exhibits that are in the specific plan and use those as the guiding documents. Given the discussions that we have already had, I'm a little nervous to make that concession. The Mediterra Parkway and Street B, those main entry statements at a minimum, and those two points should have been included in the landscape exhibits because those are the statement features of the entire development. I would like to propose that we change those Conditions of Approval numbers 17 and 19 on page 37 of the staff report. I do concur with item 18. The configuration of the pool notice that it did a mirror image and it

got substantially smaller. If that is the only pool in the community and it has high traffic, I think a pool deck would be better. It does not look like the area is immediately adjacent just to the south and west of that shade structure is in a lawn area or a highly used area for play. Why is the pool area reduced in size for what looks to be shrubs and ground cover? I do not mind the orientation of the pool, but I encourage them to explore the additional shade structure and expanding the pool deck area, so we have a bit more circulation space.

Alyssa Bottinelli, Applicant stated yes, what we are presenting here is in line with the specific plan, but it is still in concept. As we work through our construction documents, we will wholeheartedly consider all considerations and as we work those again those construction documents will have more of the final design.

Chair Hamerly stated given the types of vehicles that frequently parked on Street L you see a lot of offloading of off-road vehicles, so you have trailers and trucks, and that street does not look like it has much capacity for community parking. Is there any thought to expanding that fire buffer zone to include dirt area to park off the street for larger vehicles like towing trailers?

Assistant Community Development Director Stater stated we would have to look at the grade at that location.

Chair Hamerly stated that street would not accommodate because since it is a street that is going to be accessing all those homes that are right there. You put a couple of trucks with trailers, and it is going to get congested in a hurry right there.

Assistant Community Development Director Stater stated I know we talked to Camille Barhi about that in the early development stages. The resolution was on street parking at street L, and it will have access to the trail itself. I do not see people parking too much further up. Perhaps when we bring back condition 17 and 19 for Planning Commission approval, we can look at an alternative parking area.

Chair Hamerly stated yes it needs to be a real trailhead with substantial parking, not just kind of parallel parking on the street.

Assistant Community Development Director Stater stated that was some of the considerations in our conversations with the applicant about amenities at the park and they were very conscientious and added certain things that we had asked for. They are going need some shade, water, and places to park so we are trying to accommodate that within this narrow portion of the of the development.

Chair Hamerly stated it also mentions on note 5 that the beginning of that trail is going to be asphalt. How far up is the asphalt going?

Assistant Community Development Director Stater stated the natural hillside trail.

City Landscape Architect Scott Rice stated considering the park exhibit part of the landscape pertaining to the shade this is an interesting site because the pool area is key fob residents only, but the remainder of the park side is public. The shade within the pool area would not necessarily serve the park. I think that is one of the things that was driving the comment relating to shade for the park site. We had some discussion about

the playground area itself, it has a large footprint. Overtime the amount of surfacing that is in the park site has a maintenance cost and replacement costs that if the surfacing is not really serving any play function it is just out there. We did not explore shade over the playground at this level.

Chair Hamerly stated some of those place structures are self-shading. I think it is important that there be some element of shade within the play area.

City Landscape Architect Scott Rice stated there would be some flexibility in the footprint of the play area if that would offset the costs of the shape.

Community Development Director Mainez stated there is a lot of comments and I suggest refining it for the comments and bring it back with the other and suggested conditions later.

Commissioner Sutorus stated I enjoyed your plan model that has the kind of mother/grandmother suite, that is very needed in our community.

Alyssa Bottinelli stated thank you for that. We do the multigenerational (multi-gen) plans and we have two of them at this community. We been building them throughout Southern California. They have done very well, and they really speak to the contemporary family living needs in America today. We are very excited to bring our multi-gen plans to the City of Highland.

Chair Hamerly stated regarding the shutter configurations, the shutters on the non front elevations are listed where they are visible note that it is typically only one window that has the shutters. Even though there are typically two cases in point would be planned 1A Santa Barbara, and that is drawing exhibit 1.4 in the packet. On the left elevation, the middle window has the two shutters, the one that is closest to the front does not have any. If they are going to be visible from the middle, that they would also be visible on the one that is closest to the entry. I would recommend adding another set of shutters that are closest to the front. In terms of the Santa Barbara style, I was wondering if there was some rationale for when it was decided to use the tile accent and where it was eliminated? It seems like everywhere that there is a single round top arch that had the tile accent would work in all of them. The one for plan 1A has three arches, so I think it'd be a bit overdone for that one. I would agree with your decision to eliminate the tile, but on some of the other ones where you only had a single arch, what was the rationale for not having tile for those arches?

Gary Cunningham Senior Architect for Applicant stated the front window on the left elevation is going to be the same between all. If you see the shutters to the center window, we placed it there because it is in the center wall plane. If you look to the right if I try to introduce the second window and with the return fence there is an opportunity of crowding it.

Dan Dugan Architect for the Applicant stated regarding the tiles our opinion was the same, but it would have a little too tight with that and, we do not want it to be redundant. We wanted to mix it up a little bit with the Santa Barbara style, so we get a good mixture of arches and front elevations that have the tiles and some that did not.

Chair Hamerly asked did it have more to do with color palette than it did with the specific style or the particular model?

Dan Dugan stated no, it is just a redundancy.

Chair Hamerly stated assuming there within the overall plotting plan that there would not be, let's just say three Santa Barbara styles in a row that they would be mixed up with the Italian in the Tuscan. How much risk do you think there would be if all the two-story plans that were Santa Barbara style had the tile accent just around the entry feature?

Gary Cunningham stated we can look at it with our colors that helps us go through with the color palettes and they also do the color elevation assignments per lot, per house and color plotting so it is something we can look.

Chair Hamerly stated in terms of the locations of the shutters there isn't trim around the arch so if that were the plainer Santa Barbara style you would expect that the window above that would have some sort of attention. Either that being shutters, wrought iron or planters. The shutters are at the larger window to the left, but that element looks a little bland for the main entry right in the heart of the elevation, so I was wondering if there's another layer of detail that is consistent?

Gary Cunningham stated the main element over the entry arch is a deep and recess. It gives a tower effect, so as you enter the arch entry that is your point of entry, and you have the tower element over the top of the shadow line. To the left or the shutters if I was to introduce another pair of shutters as you as an architect proportion of shutters are very important. European shutters usually are a single shutter and it's the size of the windows. If we try to apply it on a deep recess architecturally that is not typically acceptable and designing too narrow over shutter is usually how shutters are applied. We looked at where the shutters would work proportionately to the window and that's on the left side second floor. Can we look at some other additional material, absolutely?

Chair Hamerly stated within the Santa Barbara style there are a couple of options for articulating a main entry. You have used the tile surround on the archway. Another would be using reveals where you are taking the plaster and you are stepping it back, whether it is a chamfer, a step, or series of steps. It seems like that might be a middle ground because it is kind of an all or nothing solution. For the arches that have no detail and it is just a simple roman arch, would that be an option to add a layer of detail that might complement your recessed window up above?

Gary Cunningham stated at the lower here is a wainscot material apply. There is a layer effect across the bottom, so that's about an inch and a half going across. We do not paint it a different color. We refer to that as candy striping. We want a color of the same material, and you will see it labeled in a black and white text. If you are asking for another layer, a vertical layer that would be breaking this gable and coming down. That applying additional layer.

Chair Hamerly stated a simpler effect where you are chamfering the arch, might allow that dramatic window treatment to carry the day around the entry.

Gary Cunningham stated to accommodate your request as well as work within my client's budget I can reallocate this arch material to another plan and allow this to take over.

Chair Hamerly stated it is an option because one other feature that is on this one that I really find attractive is the decorative wall on the buttress. It is a nice detail, and you see a lot of that in the Santa Barbara style. I know lot more expensive to do, but anywhere we can introduce things like that around the entry, I think that almost reads more dramatically than tile a lot of times.

Gary Cunningham stated usually the buttress works well here versus trying to throw it here where it's impeding a garage driveway right.

Chair Hamerly stated yes, might have a trouble backing out of the garage that would not be workable.

Commissioner Sutorus asked are you going to have solar on their roofs?

Gary Cunningham stated in today's environment with building green solar is here to stay and there will be solar installed standard just to comply with California Energy Code. The problem is as a design professional I have the building code over here and at the state government it says you shall do this, but this specific plan was developed 10 years ago. Solar came into play about 12 years ago and we got around it because of the tentative tract maps however, we try to locate solar, so they are not on the front of the elevations.

Vice Chair Thomas asked how was the red brick wall chosen?

Alyssa Bottinelli asked are you referring to the ladera brick perimeter wall?

Vice Chair Thomas stated yes.

Alyssa Bottinelli stated it is a block wall, so it is not brick. The ladera red is more of a Mediterranean feel it is a bit of a higher end block wall, and it should add a little bit more of a higher end feel to the community.

Richard Krumwiede Landscape Architect for the project stated the ladeira red wall is based on inspiration from Camille Barhi, the original owner. We have been with this project for almost 8 years through Camille. We want to stick with a Mediterranean theme with all the landscaping.

Chair Hamerly asked would that impact the color selection of some of the plant materials that are in the parkway to compliment the deeper jewel tone as opposed to get the contrast?

Richard Krumwiede stated I would say that the red is more like the roof tile red on the homes. They have a bit of a patina to it than a brilliant red. It is a called a Tuscan Red.
Chair Hamerly closed public hearing.

Assistant Community Development Director Stater and Associate Planner Syed recommended modifications of the Conditions of Approval Numbers 17, 19, 21 and 22.

A MOTION was made by Commissioner Amaya, seconded by Commissioner Sutorus, to adopt Resolution No. 2021 – 014 to:

- 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 subsequent environmental documents and further find that the project is exempt from additional environmental review under Government Code Section 65457; and
- 2) Approve Design Review Application (DRA 21-007), subject to the Conditions of Approval as modified numbers 17, 19, 21, and 22 and Findings of Fact. Motion carried 4-0-1.

RESOLUTION NO. 2021-014

A RESOLUTION OF PLANNING COMMISSION TO APPROVE DESIGN REVIEW APPLICATION (DRA 21-007) FOR THE CONSTRUCTION OF 149 SINGLE-FAMILY HOMES, A PUBLIC PARK, A PUBLIC TRAIL, A PRIVATE COMMON AREA, A PRIVATE COMMUNITY POOL, AND A RECREATION CENTER WITHIN PHASES 1 & 2 OF THE MEDITERRA PLANNED DEVELOPMENT (APN NO. 0297-021-25, 0297-021-26, 0297-021-27 & 0297-021-28).

ANNOUNCEMENTS

The next Planning Commission meeting is scheduled August 17, 2021.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 8:35 p.m.

Submitted by:

Approved by:

Camille Goritz, Administrative Assistant III
Community Development Department

Randall Hamerly, Chair
Planning Commission



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: August 17, 2021

FROM: Lawrence A. Mainez, Community Development Director

SUBJECT: Development Code Interpretation (DCI-21-001) requesting to establish a Non-retail Party Supply business within a vacant nonconforming structure in the R-1 Single Family Residential Zone *[continued from the August 3, 2021, Planning Commission meeting]*.

LOCATION: 7761 Sterling Avenue
Assessor's Parcel Number: 1192-171-01-0000

OWNER: Hammuraby Mayorga

RECOMMENDATION: Staff recommends the Planning Commission approve Finding of Facts listed herein to support the re-use of a legal non-conforming structure located at 7761 Sterling Avenue as a Non-retail Party Supply business.

PUBLIC NOTICE: No Public Notice is required prior to the Planning Commission taking action on this matter other than placing the subject request on the Agenda which was posted at three (3) locations per City Council Resolution, and on the City's Website.

ENVIRONMENTAL REVIEW: Pursuant to the California Environmental Quality Act ("CEQA"), the Planning Division has determined that the subject code interpretation is exempt from the requirements of CEQA and the City's CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3)(general rule) because it can be seen with certainty that there is no possibility that the proposed code interpretation will have a significant effect on the environment.

The proposed Code Interpretation will not result in a permanent alteration of property nor the construction of any new or expanded structures. The existing structure was previously developed as an automotive repair shop and supply store. If the proposed use of the

Approved _____	Motion _____	Second _____	Agenda Item No. <u>2</u>
Denied _____	Ayes _____		File No. _____
	Noes _____		
Continue _____	Abstain _____		
	Absent _____		
 Recording Secretary		 Community Development Director	

building is approved as a party supply business or a business office, it will not be more intensive than the prior use. The structures, parking, and on-site circulation are already in place.

SITE DESCRIPTION: The quarter-acre site is located at the northeast corner of Sterling Avenue and 7th Street. The single parcel contains two concrete masonry buildings constructed in 1949; 7755 and 7761 Sterling Avenue.

7755 STERLING AVENUE – EXISTING AUTO REPAIR BUSINESS

The northerly structure at 7755 Sterling Avenue is a single-story commercial building approximately 1,900 square feet in area. A long driveway on Sterling Avenue provides access to a bay door facing west and a drive aisle leading to the interior of the lot. There are numerous windows and a man door on the south side of the building. Historically this building was used as an automotive repair business which continues today.

7761 STERLING AVENUE – VACANT BUILDING, SEEKING CODE INTERPRETATION

The southerly structure, 7761 Sterling Avenue, is also a single-story commercial building, 1,032 square feet in area. There is a man door and four large windows on the west side fronting Sterling with a cantilevered awning over the entry. Stripped parking for six (6) vehicles is located along the easterly boundary. There is a smaller driveway on the south side of the site along 7th Street. Chain link fencing and gates secure the perimeter of the site. This building has been vacant for several years.

The site was constructed prior to the incorporation of the City and is surrounded by R-1 Single-Family Residential and R-2 Two-Family Residential housing on all sides (see Exhibit B - Zoning Map). Further to the north is a vacant lot zoned Neighborhood Commercial and Fire Station No. 3. There are numerous Neighborhood Commercial uses at the intersection of Sterling Avenue and 9th Street.

The entire site is zoned R-1 Single Family Residential. The on-site buildings are considered “Non-conforming” per the Highland Municipal Code meaning that they were legally established at the time of their construction, but they no longer conform to the current zoning or land use development standards.

BACKGROUND: The property owner purchased the property in March 2017. The existing auto repair business located on the northerly portion of the property identified as 7755 Sterling Avenue continues to operate as of the date of this report. Since 2017, the property owner has attempted to occupy the vacant building on the southerly portion of the property identified as 7761 Sterling Avenue.

At its meeting on August 3, 2021, the Planning Commission (at the request of the Community Development Director) reviewed a proposal from the property owner to reuse the vacant building (7761 Sterling Avenue) as a non-commercial party supply business. After deliberation the Planning Commission determined the request to occupy the existing legal non-conforming structure with a non-commercial party supply business was

reasonable and no-more intense than land uses previously permitted on the property and directed staff to prepare finding of facts to support their determination.

PROJECT REVIEW: As directed by the Planning Commission at their meeting on August 3, 2021, the following Findings of Facts were prepared for the Planning Commission's approval to support their determination to allow a non-retail party supply business to occupy a legal non-conforming building located at 7761 Sterling Avenue.

Findings of Facts:

1. The subject property is a single parcel developed in 1949 with two (2) structures for the purpose of auto repair and auto parts supply store as permitted under the County of San Bernardino (prior to City of Highland incorporation).
2. In 2006 the City of Highland adopted its first comprehensive General Plan Update and rezoned the subject parcel from a retail type land use to a Low-Density Residential land use (LDR) with a consistent zoning designation as Single-Family Residential (R1 Single-Family Residential). This City initiated land use and zoning designation change resulted in the subject property, existing structures, and existing uses being classified as legal non-conforming.
3. On August 3, 2021, the property owner advised the Planning Commission that there will be no customers coming to the property to purchase and/or pickup and drop-off party supply equipment (such as tables, chairs, and inflatable jumpers, etc.), and all related supplies will be stored inside the existing building at 7761 Sterling Avenue (no outside storage).
4. In accordance with the Highland Municipal Code, prior to occupancy of a proposed use on the property and structure the following permits must be obtained by the tenant and/or property owner: a) a Staff Review Permit approval by the City's Planning Division; b) a Business License approved by the City's Finance Department; and c) a Tenant Improvement Permit approved by the City's Building and Safety Division.
5. On August 3, 2021, after careful review and consideration and input from the property owner determined that the proposed "*non-retail party supply business*" type use occupying the southerly portion of the subject property (7761 Sterling Avenue) would not increase the intensity of use historically operating on the property, and it would be less of an impact on surrounding parcels, and therefore would be an appropriate use for the legal non-conforming structure.

Staff recommends the Planning Commission approve the Findings of Facts listed above and direct staff to notify the property owner of its determination in writing.



STAFF REPORT

TO THE APPEALS BOARD

DATE: August 17, 2021

FROM: Lawrence Mainez, Community Development Director

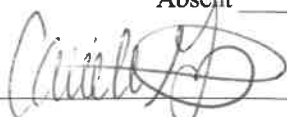
PREPARED BY: Gary Chambers, Code Compliance Officer *G.C.*

SUBJECT: 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 3rd Street & Central Ave., Highland, CA 92346, San Bernardino Tax Assessor's Parcel Numbers 1192-561-15-0000, 1192-561-16-0000, 1192-561-17-0000, 1192-561-18-0000, 1192-561-19-0000, 1192-561-20-0000, 1192-561-21-0000, 1192-561-11-0000

Property Owner: 3rd St. Descansando LLC

RECOMMENDATION: Staff recommends the Appeals Board conduct the required Public Hearing and adopt Appeals Board Resolution No 2021 ____, declaring the existence of a public nuisance on Properties generally located at 3rd Street & Central Ave., Highland, California 92346, and order the abatement thereof.

FISCAL IMPACT: The full cost to the city regarding the abatement of the Public Nuisance is currently unknown. Staff has accounted for its time in its attempt to abate the nuisance conditions on the Properties. Staff will present the Property Owner(s) of record with the cost of the City's efforts to abate the violations at the time all violations are remedied. If the Property Owner(s) elect not to pay for the City's cost to abate the violations, a Public Hearing will be held to assess the property for the cost of the abatement process.

Approved _____	Motion _____	Second _____	Agenda Item No. <u>3</u>
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		
 Recording Secretary		 Community Development Director	

PUBLIC NOTICE: Pursuant to Chapter 8.32, Public Hearing Notices were mailed via First Class Mail, and Certified Mail, Return Receipt Requested, to the property owner(s) on August 05, 2021. (Attached hereto as Exhibit "1" and incorporated herein by reference). In addition, on August 05, 2021, staff posted the Public Hearing Notice at the subject property and the agenda was posted at three designated locations in accordance with City policy, and a copy of said Agenda was placed on the City's Website (see Affidavit of Posting / Mailing and attached hereto as Exhibit "2" and incorporated herein by reference).

BACKGROUND:

- Feb. 10, 2021** This case was initiated due to a complaint received regarding the unpermitted parking/storage of buses and tractor-trailers on the properties. Code Compliance Officer Chambers arrived at the properties and observed some buses and tractor-trailers being parked/stored. Code Compliance Officer Chambers contacted an employee on site and was given the number to Jonathan Pauls, he then contacted Mr. Pauls, who identified himself as a representative of the property owner and stated that he was the property broker. Mr. Pauls was advised that the property owner did not have approval from the city to use the properties for the parking/storage of any vehicles and directed him to the City's Planning Division. An Initial Contact Letter was mailed to the property owner(s) address of record.
- Feb. 27, 2021** Code Compliance Officer Chambers arrived at the properties to conduct an inspection and observed that the number of buses and tractor trailers being parked/stored on the properties had increased from the last time he had inspected the properties. A **Notice of Violation** was mailed to the property owner(s) address of record.
- Mar. 03, 2021** Jonathan Pauls came into city hall to discuss the case with the City's Planning Division. Angela Tafolla, Planning Technician III, advised Mr. Pauls that the property owner would be granted sixty (60) days to remove all vehicles.
- Mar. 25, 2021** Code Compliance Officer Chambers conducted an inspection of the properties and observed no improvement. Significantly more buses and tractor-trailers were observed being parked/stored at the properties than noted during previous inspections. A **2nd Final Notice of Violation** was mailed to the property owner(s) address of record and on March 26th, 2021, a copy of the notice was posted at the properties.

Appeals Board Meeting of
August 17, 2021

- Apr. 14, 2021** Code Compliance Officer Chambers contacted Mr. Pauls and informed him that if the vehicles were not removed from the properties by April 28th, 2021, he would begin issuing citations, and if no compliance was obtained, the case would be referred to the Appeals Board for a Public Nuisance declaration.
- Apr. 27, 2021** Mr. Suresh Doddiah from SD Engineering & Associates came into city hall on behalf of the property owner(s) to see if an agreement could be reached. At the direction of Lawrence Mainez, Community Development Director, Code Compliance Officer Chambers informed Mr. Doddiah that if the vehicles were not removed by the following day, 04/29/2021, he would be issuing a citation for non-compliance. Mr. Doddiah requested an additional 30 days after the citation was written to comply. Mr. Doddiah was informed that the case would be referred to the Appeals Board for a Public Nuisance Hearing if no compliance was obtained at the end of the 30 days. Mr. Doddiah acknowledged this and left.
- Apr. 29, 2021** Code Compliance Officer Chambers arrived at the property(ies) to conduct an inspection. Due to no change or improvement in the condition of the properties, an **Administrative Citation, #16964 (\$100)**, was issued for the violation of the Highland Municipal and Development codes. One copy of the citation was mailed to the property owner's address of record and an additional copy was posted at the property.
- Jun. 08, 2021** Angela Tafolla, Planning Technician III, sent an email to the property manager, Brad Kaplan, to set up a zoom meeting, or an in-person meeting, between Lawrence Mainez, Community Development Director, and Mr. Kaplan to discuss the condition of the properties. Mr. Kaplan did not respond.
- Jul. 08, 2021** Code Compliance Officer Chambers conducted an inspection and observed no change or improvement in the condition of the properties. The properties were not in compliance and still being utilized for the parking/storage of vehicles, buses & tractor-trailers, without city approval. At the direction of Lawrence Mainez, Community Development Director, a decision was made to proceed to a Public Nuisance Hearing.
- Jul. 12, 2021** A **Notice of Non-compliance/Public Nuisance Hearing Letter** was mailed to the property owner(s) address of record via certified mail advising the owner(s) that a Public Nuisance Hearing had been scheduled for August 17, 2021, at 6 pm, or soon thereafter, and if the owner(s) wished to avoid the hearing, the vehicles would need to be

removed from the properties. A copy of the letter was also emailed to the property manager, Brad Kaplan.

Aug. 08, 2021

Mr. David Lurker, Attorney, Buchalter Law Firm, representing the property owner(s) spoke to Lawrence Mainez, Community Development Director, via phone. Mr. Lurker advised Mr. Mainez that his client was operating under contracts with the owners of the vehicles being stored/parked on the properties. Mr. Lurker was exploring whether the city could authorize additional time to remove the vehicles from the property. Mr. Mainez informed Mr. Lurker that based on the events noted in the case file and the amount of time the Code Officer already provided the property owner, the request was denied. Mr. Lurker was further advised that he present his request to the Appeals Board at the Public Nuisance Hearing.

CONCLUSION: As evidenced by all inspections conducted and the exhibits incorporated herein by reference, the properties have been permitted to exist in violation of the following sections of the Highland Municipal & Development Code, and therefore constitutes a public nuisance. Specifically, the properties are in violation of the following provisions of the Municipal & Development Code:

- I. Highland Municipal Code Section 8.32.020 C (A public nuisance is created by any building, structure, or property that is in violation of any provision of the Highland Municipal Code, including the Highland Development Code, or the statutes of the state of California).
- II. Highland Municipal Code Section 16.24.030 (Use Regulations for Employment Districts); Table 16.24.030 A (B)(5), vehicle storage requires a Conditional Use Permit (i.e. buses), and Table 16.24.030 A (C)(9), automotive fleet storage requires a Conditional Use Permit (i.e. buses). The zoning for the subject properties is Business Park (BP), and as identified in Table 16.24.030 A, (B)(5) & (C)(9), the use of vehicle and automotive storage land use or activity (i.e. buses) may be permitted subject to the approval of a Conditional Use Permit. The subject properties being used for the unpermitted parking and storage of buses and other vehicles without a Conditional Use Permit constitutes a public nuisance. Furthermore, the City of Highland's Land Use and Development Code Title 16 is a permissive code, which means if a use is not specifically listed within in the applicable use tables it should be considered a 'not permitted' use. The land use of trucking services and terminals (i.e. tractor-trailers) is only allowed in the BP Zoning District if ancillary to a permanent warehousing or other related business on the property (Table 16.24.030.A (B)(2), Wholesale and Warehousing Uses). The unimproved subject properties being used for the unpermitted parking and storage of trucking services and terminals (i.e. tractor-trailers) not related to and/or ancillary to an on-site warehousing or similar type use constitutes a public nuisance.

Appeals Board Meeting of
August 17, 2021

- III. Highland Municipal Code Section 5.04.030 A (No person shall conduct any business in the city without first having obtained a business license, paid the appropriate license fee, and complied with any and all applicable provisions of this code).

The property owner(s) is requested to remove all unpermitted parking or storage of vehicles from the property(ies) and obtain land use approvals or any other applicable permits prior to the establishment of any future uses on the property(ies) by no later than thirty (30) days from the issuance of an order of the Appeals Board in accordance with Chapter 8.32 of title 8 of the Highland Municipal Code.

- Exhibit "1"** Appeals Board Resolution 2021_____, inclusive of the following attachments:
- A.** Initial Contact Letter dated February 10, 2021
 - B.** Notice of Violation Letter dated February 27, 2021
 - C.** Notice of Violation Letter dated March 25, 2021
 - D.** Administrative Citation, #16964, dated April 29, 2021
 - E.** Notice of Public Hearing/Affidavit of Mailing dated August 05, 2021
 - F.** Notice of Public hearing (Public Posting Copy) dated August 05, 2021
- Exhibit "2"** Notice of Non-Compliance/Public Nuisance Hearing dated July 12, 2021
- Exhibit "3"** Case photograph dated February 10, 2021
- Exhibit "4"** Case photographs dated February 27, 2021
- Exhibit "5"** Case photographs dated March 25, 2021
- Exhibit "6"** Case photographs NOV Posting dated March 26, 2021
- Exhibit "7"** Case photographs dated April 29, 2021
- Exhibit "8"** Case photographs dated July 08, 2021

EXHIBIT 1

APPEALS BOARD RESOLUTION NO. (2021-____)

A RESOLUTION OF THE PUBLIC NUISANCE HEARING BOARD OF THE CITY OF HIGHLAND, CALIFORNIA, DECLARING THAT A PUBLIC NUISANCE EXISTS ON THE PROPERTIES IDENTIFIED AS APN's 1192-561-15-0000, 1192-561-16-0000, 1192-561-17-0000, 1192-561-19-0000, 1192-561-20-0000, 1192-561-21-0000, 1192-561-11-0000, and 1192-561-18-0000, GENERALLY LOCATED AT THE NORTHWEST CORNER OF 3RD ST. AND CENTRAL AVE. AND ORDERING THE OWNERS OF THE PROPERTIES TO ABATE THE NUISANCE CONTAINED THEREON.

(CODE CASE #7765)

A. RECITALS

1. On February 10, 2021, the City received a complaint that the properties identified as San Bernardino County APN's 1192-561-15-0000, 1192-561-16-0000, 1192-561-17-0000, 1192-561-19-0000, 1192-561-20-0000, 1192-561-21-0000, 1192-561-11-0000, and 1192-561-18-0000 (collectively, "the Properties") were being used for the unpermitted parking and storage of buses and tractor-trailers. Inspection revealed several buses and tractor-trailers being parked/stored on the properties without approval from the city.
2. The City of Highland has since inspected the Properties numerous times and discovered the Properties being maintained and permitted to exist in violation of multiple sections of the Highland Municipal Code, and therefore constitutes a public nuisance.
3. Initial Contact Letter mailed on;

02/10/2021 (Attachment A)
4. Notices of Violation were mailed/posted on;

02/27/2021 (Attachment B)
03/25/2021 (Attachment C)
5. Administrative Citation, #16964, issued/mailed on;

04/29/2021 (Attachment D)
6. Pursuant to Chapter 8.32 of the Highland Municipal Code, a Notice of Public Hearing was mailed via First Class Mail, and Certified Mail, Return Receipt Requested, to the property owner(s) on August 5th, 2021. A copy of the notice was also posted at the Properties (Attachment E).

B. RESOLUTION

NOW THEREFORE, it is hereby found, determined, and resolved by the Appeals Board of the City of Highland as follows:

1. All of the facts set forth in the Recitals of this Resolution are true and correct and are hereby incorporated into this Resolution by this reference.
2. Staff timely notified the owners of the Properties that the Appeals Board would be holding a Public Hearing on August 17th, 2021; that Notice is attached hereto as Attachment F. The Appeals Board held a Public Hearing on that Hearing Date, at which time, all written and oral evidence and testimony from the owner of the Properties, the Public, and Staff were considered.
3. All necessary hearings and opportunities for testimony, and comment have been conducted in compliance with the Municipal Code of the City of Highland.
4. The Public Nuisance Hearing has independently considered all relevant information of both the public, and Staff testimony, written and oral, including the Staff Report and its exhibits which are incorporated herein by this reference.

Order Finding and Ordering Abatement of Public Nuisance

5. Based upon substantial evidence in the record, the Appeals Board hereby declares that a public nuisance, as defined by Highland Municipal Code 8.32.020, has been allowed to exist on the Properties generally located at the northwest corner of 3rd St. and Central Ave, Highland, California 92346, since at least February 10th, 2021.
6. Specifically, based upon the evidence and testimony presented to the Appeals Board during the above-referenced Hearing, the Appeals Board finds as follows;
 - a. Highland Municipal Code Section 16.24.030 (Use Regulations for Employment Districts); Table 16.24.030 A (B)(5), vehicle storage requires a Conditional Use Permit (i.e., buses), and Table 16.24.030 A (C)(9), automotive fleet storage requires a Conditional Use Permit (i.e., buses). The zoning for the subject properties is Business Park (BP), and as identified in Table 16.24.030 A, (B)(5) & (C)(9), the use of vehicle and automotive storage land use or activity (i.e., buses) may be permitted subject to the approval of a Conditional Use Permit. The subject properties being used for the unpermitted parking and storage of buses and other vehicles without a Conditional Use Permit

constitutes a public nuisance. Furthermore, the City of Highland's Land Use and Development Code Title 16 is a permissive code, which means if a use is not specifically listed within in the applicable use tables it should be considered a 'not permitted' use. The land use of trucking services and terminals (i.e., tractor-trailers) is only allowed in the BP Zoning District if ancillary to a permanent warehousing or other related business on the property (Table 16.24.030.A (B)(2), Wholesale and Warehousing Uses). The unimproved subject properties being used for the unpermitted parking and storage of trucking services and terminals (i.e., tractor-trailers) not related to and/or ancillary to an on-site warehousing or similar type use constitutes a public nuisance.

- b. Highland Municipal Code Section 5.04.030 A (No person shall conduct any business in the city without first having obtained a business license, paid the appropriate license fee, and complied with any and all applicable provisions of this code).
7. The Appeals Board of the City of Highland hereby finds that the aforementioned Violations constitute a public nuisance, and hereby orders the Property Owner(s) to abate the aforementioned Violations, within thirty (30) days. The Appeals Board of the City of Highland hereby sets forth the actions necessary to abate the public nuisance from the Properties as follows:
 - a. Remove all unpermitted parking or storage of buses, tractor-trailers, and any other vehicles from the properties.
 - b. Obtain Land use approvals and any other applicable permits prior to the establishment of any future uses on the properties.
8. The administrative and incidental costs and expenses incurred in abating the nuisance, which are proved in accordance with provision of Highland Municipal Code Section 8.32.180, shall be assessed against the Properties and shall result in a lien until paid.
9. Pursuant to Highland Municipal Code Section 8.32.110, the Appeals Board of the City of Highland authorizes the abatement of the public nuisance by the city as follows:
 - (a) If the owner, agent of the owner, lessee, occupant, or person in possession of the Properties who are served with a notice of the final decision of the Appeals Board finding and ordering the abatement of a public nuisance, shall fail to take the required action within thirty days as specified above, the City shall commence with the lawful procedures to have the Properties abated.

- (b) The costs and expenses of demolition, removal, and abatement by the City, including any additional administrative and legal and incidental expenses, pursuant to Highland Municipal Code Section 8.32.120, shall also be assessed and result in a lien upon the Properties until paid.
- 10. Any owner, occupant, or other party who has a legal or equitable interest in the Properties may appeal the final order of the Appeals Board finding and ordering the abatement of a public nuisance pursuant to Highland Municipal Code Section 8.32.210. The appeal must be in writing and must be filed with the City Council no later than 10 days from the date of service of this Appeals Board resolution finding and ordering the abatement of a public nuisance. After 10 days from the date of service of the Appeals Board resolution finding and ordering the abatement of the public nuisance, the order is deemed final and may no longer be appealed.
- 11. A property owner also has a right to appeal the order ordering liability incidental and administrative expenses incurred and ordering the abatement of a public nuisance

PASSED, APPROVED AND ADOPTED this 17th day of August 2021.

AYES:

NOES:

ABSENT:

ATTEST:

Randall Hamerly
Appeals Board Chairman

Lawrence Mainez
Community Development Director

ATTACHMENT A



City of Highland
Community Development Department
Code Enforcement Division
27215 Base Line St.
Highland, CA 92346
Telephone: (909) 864-6861
Fax: (909) 862-3180

February 10, 2021

Resident
E 3rd St
Highland Ca -

Subject: Case Number: 7765, Address: E 3rd St

To Whom It May Concern:

The City of Highland has been, and is continually involved in an effort to improve the physical environment through many programs, one of which is through voluntary code compliance. Recently, this office received information that the condition of the subject property located at E 3rd St may constitute a violation of the Highland Municipal Code regarding the property containing:

HIMC 8.32.020 B1 - Violation of any condition of a site approval or conditional use permit; Contact the Planning Division at (909) 864-6861 ext. 258 regarding land use approvals for parcels; 1192-561-15-0000, 1192-561-16-0000, 1192-561-17-0000, 1192-561-19-0000, 1192-561-20-0000, 1192-561-21-0000, 1192-561-11-0000 (3rd St. & Central, Highland, CA). Properties cannot be used to store any buses or tractor-trailers.

If the alleged condition does exist, we respectfully ask that you take corrective action as quickly as possible to remove or eliminate the above referenced violation(s). Please contact this office when appropriate corrective measures have been taken so that we may close our case on this matter.

Please notify this office if you feel this complaint has been filed in error, or if the alleged conditions do not exist. Kindly refer to the case number listed above for proper handling. A site inspection will be conducted after 14 days to determine if further enforcement action may be necessary.

Thank you for your prompt attention to this matter. Your anticipated cooperation and help to protect, Highland property values and to preserve neighborhood integrity is appreciated. Should you have any questions, please feel free to contact our office at (909) 864-6861, Ext. 220.

Sincerely,

Gary Chambers
Code Enforcement Division Team

ATTACHMENT B



City of Highland
Community Development Department
Notice of Violation
Public Nuisance Violations

To: 3rd St. Descansando LLC

Date: 02/27/2021

Property Located at: 3rd St. & Central; 1192-561-15-0000, 1192-561-16-0000, 1192-561-17-0000, 1192-561-19-0000, 1192-561-20-0000, 1192-561-21-0000, 1192-561-11-0000,

PO BOX 4792, Covina, CA 91723

YOUR PROPERTY IS IN VIOLATION OF THE CITY OF HIGHLAND MUNICIPAL CODE

- | | |
|--|--|
| <p>☐ Title 16, Chapter 52, Section, 16.52.060 B.4.b.i
Parking on unimproved/landscaped areas is prohibited</p> <p>☐ Title 16, Chapter 52, Section, 16.52.060 B.4.a.iii
Any vehicle parked in plain view, must be currently registered to operation a street or road way.</p> <p>☐ Title 8, Chapter 32, Section, 8.32.020 B.3
Trash containers shall generally be placed out of direct public view.</p> <p>☐ 8.32.020 Declaration of public nuisance
A public nuisance is created by every building or structure which:</p> <ul style="list-style-type: none"> ☐ Dilapidation, dangerous or at risk of collapse from neglect ☐ Is a breeding place for rodents, vermin, or vagrants ☐ Is boarded up, abandoned, destroyed and is allowed to remain in a state of partial construction ☐ Allows access through doors, windows, into vacant structure | <p>☐ Title 6, Chapter 6.04, Section, 6.04.020C/SBCC 32.0209
Every Resident in the City who owns, who has an interest, harbors feeds, takes care of, charge or custody of shall be required to obtain a city Dog license at 4 months of age</p> <p>☐ Title 16, Chapter 44, Section, 16.44.040.D.1.a
All lots smaller than 20,000 square feet-each residential parcel shall not exceed (4) four adult dogs or four (4) adult cats, or a combination totaling not more than four adult animals.</p> <p>☐ Title 15, Chapter 15.52.040, Section, 15.52.040
Residential rental without a business license.</p> <p>☐ Other :</p> <p>☒ Violation of condition of site approval or conditional use permit</p> <p>☐ Has overgrown weeds, trash accumulation, has noxious smell</p> <p>☐ Is unsafe, has graffiti, is left unpainted</p> <p>☐ Attractive nuisance to children</p> |
|--|--|

CA13 Firecode - 505.1

- ☐ **Premises Identification** - 4" minimum address numbers. Numbers shall be placed on front of the building, said numbers shall be on contrasting background.
- ☐ **CA13 Electrical Code 590.3 B** - Temporary Installations (Holiday Lights)

Title 10, Chapter 10.20, Section 10.20.040

- ☐ **Public nuisances - Vehicle Abatement**

The accumulation and storage of dismantled, wrecked, inoperative, junked, abandoned vehicles or parts thereof, on private or public property is found to create a condition tending to reduce the value of private or public property, to promote blight and deterioration, invite plundering, to create fire hazards, to constitute an attractive nuisance, creating a hazard to the health and safety of minors, to create a harborage for rodents and insects and to be injurious to the health, safety and general welfare of the public.

Please correct conditions by taking the following actions:

****1st Notice**** 3rd St. & Central; 1192-561-15-0000, 1192-561-16-0000, 1192-561-17-0000, 1192-561-19-0000, 1192-561-20-0000, 1192-561-21-0000, 1192-561-11-0000 HMC 8.32.020 B1 - Violation of any condition of a site approval or conditional use permit; Corrective Actions: Contact the Planning Division at (909) 864-6861 ext. 258 regarding zoning and land use requirements. Tractor-trailers and buses cannot be stored on your properties. Parcel #1192-561-15-0000 is approved for used auto sales only.

You have 25 days to complete the abatement of this violation. A reinspection of this property is scheduled for 03/25/2021

Failure to correct the existing condition will result in further action. You may be charged for any corrective action taken by the City if you fail to correct the violation.

No person shall violate any provision, or fail to comply with any of the requirements to the Municipal Code, unless a different penalty is prescribed for violation of the Municipal Code, every act prohibited is declared unlawful, and every failure to perform an act made mandatory by the Municipal Code is punishable as a misdemeanor. The City Attorney may specify an accusatory pleading that the offense shall be an infraction. Each person shall be deemed guilty of a separate offense for each, and every day during any provision of the Municipal Code committed, continued, or permitted

by such person, and shall be punishable accordingly. City administrative costs may be assessed to the property for noncompliance.

The City of Highland appreciates your cooperation. If you have any questions, contact a Code Compliance officer, at Phone: (909) 864-8732 Ext. 220 Fax (909) 862-3180

Accepted By: "MAILED"

Thank You,

City of Highland, 27215 Base Line, Highland, CA 92346

Gary Chambers

Code Compliance Officer

ATTACHMENT C



**City of Highland
Community Development Department
Notice of Violation
Public Nuisance Violations**

To: 3rd St. Descansando LLC

Date: 03/25/2021

Property Located at: 3rd St. & Central; 1192-561-15-0000, 1192-561-16-0000, 1192-561-17-0000, 1192-561-19-0000, 1192-561-20-0000, 1192-561-21-0000, 1192-561-11-0000,

PO BOX 4792, Covina, CA 91723

YOUR PROPERTY IS IN VIOLATION OF THE CITY OF HIGHLAND MUNICIPAL CODE

- | | |
|--|--|
| <p>☐ Title 16, Chapter 52, Section, 16.52.060 B.4.b.i
Parking on unimproved/landscaped areas is prohibited</p> <p>☐ Title 16, Chapter 52, Section, 16.52.060 B.4.a.iii
Any vehicle parked in plain view, must be currently registered to operation a street or road way.</p> <p>☐ Title 8, Chapter 32, Section, 8.32.020 B.3
Trash containers shall generally be placed out of direct public view.</p> <p>☒ 8.32.020 Declaration of public nuisance
A public nuisance is created by every building or structure which:</p> <ul style="list-style-type: none">☐ Dilapidation, dangerous or at risk of collapse from neglect☐ Is a breeding place for rodents, vermin, or vagrants☐ Is boarded up, abandoned, destroyed and is allowed to remain in a state of partial construction☐ Allows access through doors, windows, into vacant structure | <p>☐ Title 6, Chapter 6.04, Section, 6.04.020C/SBCC 32.0209
Every Resident in the City who owns, who has an interest, harbors feeds, takes care of, charge or custody of shall be required to obtain a city Dog license at 4 months of age</p> <p>☐ Title 16, Chapter 44, Section, 16.44.040.D.1.a
All lots smaller than 20,000 square feet-each residential parcel shall not exceed (4) four adult dogs or four (4) adult cats, or a combination totaling not more than four adult animals.</p> <p>☐ Title 15, Chapter 15.52.040, Section, 15.52.040
Residential rental without a business license.</p> <p>☐ Other :</p> <p>☒ Violation of condition of site approval or conditional use permit</p> <p>☐ Has overgrown weeds, trash accumulation, has noxious smell</p> <p>☐ Is unsafe, has graffiti, is left unpainted</p> <p>☐ Attractive nuisance to children</p> |
|--|--|

CA13 Firecode - 505.1

- ☐ **Premises Identification** - 4" minimum address numbers. Numbers shall be placed on front of the building, said numbers shall be on contrasting background.
- ☐ **CA13 Electrical Code 590.3 B** - Temporary Installations (Holiday Lights)

Title 10, Chapter 10.20, Section 10.20.040

- ☐ **Public nuisances - Vehicle Abatement**

The accumulation and storage of dismantled, wrecked, inoperative, junked, abandoned vehicles or parts thereof, on private or public property is found to create a condition tending to reduce the value of private or public property, to promote blight and deterioration, invite plundering, to create fire hazards, to constitute an attractive nuisance, creating a hazard to the health and safety of minors, to create a harborage for rodents and insects and to be injurious to the health, safety and general welfare of the public.

Please correct conditions by taking the following actions:

****2nd Final Notice**** 3rd St. & Central; 1192-561-15-0000, 1192-561-16-0000, 1192-561-17-0000, 1192-561-19-0000, 1192-561-20-0000, 1192-561-21-0000, 1192-561-11-0000 HMC 8.32.020 B1 - Violation of any condition of a site approval or conditional use permit; HMC 8.32.020 C - A public nuisance is created by any building, structure, or property that is in violation of any provision of the Highland Municipal Code, including the Highland Development Code, or the statutes of the state of California. Corrective Actions: REMOVE all Tractor-trailers, buses, and any other unapproved miscellaneous storage from the property(ies). Parcel #1192-561-15-0000 was/is approved for used auto sales only. If you do not comply by 04/28/2021, administrative citations will begin. Thank you for your cooperation in resolving this matter. **You have 30 days to complete the abatement of this violation. A reinspection of this property is scheduled for 04/29/2021**

Failure to correct the existing condition will result in further action. You may be charged for any corrective action taken by the City if you fail to correct the violation.

No person shall violate any provision, or fail to comply with any of the requirements to the Municipal Code, unless a different penalty is prescribed for violation of the Municipal Code, every act prohibited is declared unlawful, and every failure to perform an act made mandatory by the Municipal Code is punishable as a misdemeanor. The City Attorney

may specify an accusatory pleading that the offense shall be an infraction. Each person shall be deemed guilty of a separate offense for each, and every day during any provision of the Municipal Code committed, continued, or permitted by such person, and shall be punishable accordingly. City administrative costs may be assessed to the property for noncompliance.

The City of Highland appreciates your cooperation. If you have any questions, contact a Code Compliance officer, at Phone: (909) 864-8732 Ext. 220 Fax (909) 862-3180

Accepted By: "MAILED"

Thank You,

City of Highland, 27215 Base Line, Highland, CA 92346

Gary Chambers

Code Compliance Officer

ATTACHMENT D



CITY OF HIGHLAND
FINANCE DEPARTMENT
27215 BASE LINE
HIGHLAND, CA 92346
(909) 864-6861

Case # 7765

CITATION NO. 16964

ADMINISTRATIVE CITATION

Date: 4-29-2021 Time: 10:33 am (Violation Observed)

☒ **WARNING**

☒ 1st Citation - \$ 100.00 ☐ 2nd Citation - \$ _____

☐ 3rd Subsequent - \$ _____

The payment listed above is due by 5-24-2021. See reverse side for payment and appeal instructions.

Corrections indicated below are required by 6-1-2021. If you fail to make the indicated corrections by this date, the next level citation may be issued or the City may take other enforcement action or actions.

PERSON CITED: LAST FIRST MIDDLE

3RD ST DESCANSAIDO LLC

DL #: N/A DOB: N/A

MAILING ADDRESS:

PO Box 4792, Corona, CA 91723

VIOLATION ADDRESS: 41192-561-211 (20)-0000

APH #3 1192-561-115 (16) (17) (18) (19)-0000

MUNI. / STATE CODE SECTION VIOLATED	VIOLATION DESCRIPTION
<u>HA1C</u> <u>8.32.020 C</u>	<u>Violation of any provisions of</u> <u>the Highland Municipal Code,</u> <u>Highland Development Code, or</u> <u>California State Statutes.</u>

CORRECTIONS REQUIRED: Remove ALL buses,

tractor-trailers, or vehicles of

any kind from the property (ies).

Contact the Planning Division for any

questions regarding land development &
uses.

Signature of Issuing Officer [Signature] Issued Date 4-29-2021

Printed Name of Issuing Officer Carroll Kars

Acknowledgement of Receipt (Signature) [Signature]

**READ REVERSE SIDE
FOR IMPORTANT INFORMATION**

GREEN: FILE

ATTACHMENT E

VIA CERTIFIED MAIL
RETURN SERVICE REQUESTED
AND FIRST CLASS MAIL



CITY OF HIGHLAND NOTICE OF PUBLIC HEARING

27215 Baseline, Highland, CA 92346
Telephone (909) 864-6861 FAX: (909) 862-3180

CITY OF HIGHLAND NOTICE OF PUBLIC HEARING BEFORE THE CITY OF HIGHLAND APPEALS BOARD (BOARD)

This notice is to inform you of a hearing to be held before the City of Highland Appeals Board to determine whether certain conditions and/or uses are existing on properties identified as APN's 1192-561-15-0000, 1192-561-16-0000, 1192-561-17-0000, 1192-561-19-0000, 1192-561-20-0000, 1192-561-21-0000, 1192-561-11-0000, and 1192-561-18-0000 generally located at the Northwest corner of 3rd Street and Central Avenue (referred to hereafter as ("The Properties")) continue to constitute a public nuisance pursuant to the Highland Municipal Code & Ordinances of the City of Highland at the following place, date, and time.

TIME AND DATE OF HEARING: Tuesday, August 17, 2021 at 6:00PM

LOCATION OF HEARING: City Hall Council Chambers 27215 Base
Line Highland, CA 92346

You may bring any witnesses, pictures, photographs, reports, or any other exhibits to this hearing which you feel will establish or prove the Property is not a public nuisance. You may be represented by an attorney. You will have an opportunity to examine all evidence and witnesses testifying against you.

If the Appeals Board determines at the end of the hearing, that this Property is in fact a public nuisance, you will be ordered to abate the public nuisance or the condition thereof and your property will be assessed the City's administrative and incidental costs incurred up to that stage in the abatement process. This assessment will result in a lien upon your property until paid. Thereupon, if you fail to obey the Appeals Board's order to abate this nuisance, the City may do so for you, in accordance with applicable statutes [HMC Section 8.28.010 (A)(B)]. The costs and expense of abating the nuisance including the City's incidental and administrative expenses, may be recovered in an appropriate civil action, and will result in a lien upon the Property until it is paid. (HMC Section 8.28.020).

VIA CERTIFIED MAIL
RETURN SERVICE REQUESTED
AND FIRST CLASS MAIL

The conditions of the Property constituting a public nuisance are as follows:

Unapproved/Unpermitted land use, storage of buses and tractor-trailers.

You may voluntarily abate the nuisance yourself by doing the following things:

Stop all operation of unapproved/unpermitted land use, remove all buses and tractor-trailers, as well as other vehicles associated with this public nuisance.

If you choose to voluntarily abate this nuisance prior to this hearing, you may notify the Community Development Director at least three (3) days prior to the date of hearing set below, for a prehearing inspection.



Lawrence A. Mainez

Community Development Director

Cc: Code Enforcement File

AFFIDAVIT OF MAILING

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)

I am a citizen of the United States, over the age of eighteen years of age, not a party to this action, and I am a resident of and or employed in San Bernardino County where the mailing took place. My business address is City of Highland, 27215 Base Line, Highland, CA 92346.

On August 5, 2021, I caused to be served a copy of the attached Public Hearing Case # 7756, Certified Mail, Return Receipt Requested, to the following party: 3rd St Descansando LLC. Said service was made by placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, in the United States Mail, at Highland, California, and addressed to the Parties as more fully detailed below.

3rd Street Descansando LLC
PO Box 4792
Covina, CA 91723

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: 08/05/2021


Shannon Wisniewski
Administrative Assistant III
City of Highland

ATTACHMENT F



CITY OF HIGHLAND NOTICE OF PUBLIC HEARING

27215 Baseline, Highland, CA 92346
Telephone (909) 864-6861 FAX: (909) 862-3180

NOTICE OF PUBLIC HEARING BEFORE THE CITY OF HIGHLAND APPEALS BOARD (BOARD)

Date: August 5, 2021

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE HIGHLAND APPEALS BOARD TO CONSIDER DECLARING THE FOLLOWING DESCRIBED PROPERTIES A PUBLIC NUISANCE DUE TO LAND USE VIOLATIONS RELATED TO UNPERMITTED STORAGE OF BUSES AND TRACTOR TRAILERS.

File Number: APPEALS BOARD PUBLIC NUISANCE HEARING
CASE # 7765

SUBJECT: A Public Hearing to declare the existence of a Public Nuisance in accordance with Chapter 8.32.060 of the Highland Municipal Code on the following Assessor's Parcel Numbers:
1192-561-15-0000, 1192-561-16-0000, 1192-561-17-0000, 1192-561-19-0000, 1192-561-20-0000, 1192-561-21-0000, 1192-561-11-0000, and 1192-561-18-0000.

PROPERTY OWNER: 3rd St. Descansando LLC

VIOLATION ADDRESS/APN: 1192-561-15-0000, 1192-561-16-0000, 1192-561-17-0000, 1192-561-19-0000, 1192-561-20-0000, 1192-561-21-0000, 1192-561-11-0000 generally located at the Northwest corner of 3rd Street and Central Avenue.

HEARING LOCATION: Highland City Hall Council Chambers
27215 Base Line
Highland, CA 92346

DATE AND TIME OF HEARING: Tuesday August 17, 2021, at 6:00 PM
(Or soon thereafter)

EXHIBIT 2

City of
HIGHLAND
Inc. 1987



July 12, 2021

3rd St. Descansando LLC, Brad Kaplan

PO Box 4792

Covina, CA 91723

RE: Notice of Non-compliance/Public Nuisance Hearing; [Parcel #'s 1192-561-15-0000, 1192-561-16-0000, 1192-561-17-0000, 1192-561-18-0000, 1192-561-19-0000, 1192-561-20-0000, 1192-561-21-0000, 1192-561-11-0000 (Highland, CA)]

Dear Mr. Kaplan

Since March 2021, The City of Highland has made every effort to work with you in an attempt to bring the properties into compliance with the City of Highland Municipal & Development Code's, specifically, unapproved/unpermitted land use, storage of buses & tractor-trailers. The Planning Division sent you an email on June 8, 2021, in an effort to schedule a meeting between you and the Community Development Director to discuss a resolution for the open code case on the property, no response was received. Parcel #1192-561-18-0000 is also in violation and included in this case. A Public Nuisance Hearing has been scheduled to declare the subject properties a public nuisance on August 17, 2021, at 6:00 pm or soon thereafter. If you wish to avoid having the properties declared a public nuisance, please vacate the properties, and contact the Planning Division as soon as possible.

Thank you for your prompt attention and cooperation in resolving this matter.

Sincerely,

Gary Chambers

Code Compliance Officer, City of Highland, California

Phone: (909) 864-6861 ext. 220

CC: Lawrence Mainez, Community Development Director

CC: Angela Tafolla, Planning Technician II

Mayor
Penny Lilburn

Mayor Pro Tem
Larry McCallon

City Council
Jesse Chavez

City Council
Anaeli Solano

City Council
John P. Timmer

City Manager
Joseph A. Hughes

27215 Base Line • Highland, CA 92346

Tel: 909.864.6861 • Fax: 909.862.3180 • www.cityofhighland.org



EXHIBIT 3



AD SPACE
AVAILABLE
909-499-2226

2021/02/10 10:27

EXHIBIT 4





EXHIBIT 5



EXHIBIT 6



EXHIBIT 7







EXHIBIT 8



