

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

September 7, 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, Assistant Planner
Camille Goritz, Administrative Assistant III



MISSION STATEMENT

Highland is dedicated to the betterment of the individual, the family, the neighborhood and the community. The City Council and the staff of Highland are dedicated to providing the quality of public facilities and services that its citizens are willing to fund and will do so as efficiently as possible.

Visit the City's Website at: www.cityofhighland.org

The City of Highland complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the City Clerk's Office at (909) 864-6861 Ext. 226, at least 48 hours prior to the meeting.

Pursuant to Government Code Section 54957.5, any disclosable public records related to an open session item on a regular meeting agenda and distributed by the City of Highland to all or a majority of the Planning Commission, less than 72 hours prior to that meeting, are available for public inspection at Highland City Hall, 27215 Base Line, Highland, CA 92346, during normal business hours.

Submission of Public Comments: 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 September 7, 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
September 7, 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 September 7, 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 17, 2021 Regular Meeting.
RECOMMENDATION: That the Planning Commission approve the minutes, as submitted.

PUBLIC HEARING

2. Conditional Use Permit (CUP 21-005) to convert an existing commercial building into a vehicle tow yard and office. (25003 5th Street, APN No. 0279-141-07)

RECOMMENDATION: Staff recommends the Planning Commission:

- 1) Adopt Resolution No. 2021 - _____, approving Conditional Use Permit (CUP 21-005) to establish a vehicular tow yard and office, subject to the Conditions of Approval and Findings of Fact; and
- 2) Direct Staff to file a Notice of Exemption with the County Clerk of the Board of Supervisors.

3. Tentative Parcel Map No. TPM-18-001 and Design Review Application No. DRA 18-006 for the subdivision of the one parcel into four and the construction of four (4) detached single-family residences. (APN No. 1200-401-80)

RECOMMENDATION: Staff recommends to the Planning Commission:

- 1) Adopt Resolution No. 2021 - _____ to Approve Tentative Parcel Map No. TPM-18-001 to subdivide one parcel, 1.04 acres in area, into four parcels for the purposes of constructing four single-family residences;
- 2) Adopt Resolution No. 2021 - _____ to Approve Design Review Application No. DRA 18-006 for the related Site Plan Layouts, Grading Plan, Building Elevations and Conceptual Landscape Plan for four (4) single-family residences, subject to the Conditions of Approval, and Findings of Fact; and
- 3) Direct Staff to file a Notice of Exemption with the County Clerk of the Board.

ANNOUNCEMENTS

ADJOURN

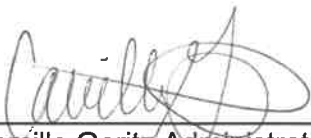
I, Camille Goritz, Administrative Assistant III of the City of Highland, California, certify that I caused to be posted this agenda on or before the 2nd of September 2021 by 5:30 p.m. on our website at www.cityofhighland.org and in the following designated areas:

Highland Branch Library
7863 Central Avenue

Fire Station No. 1
26974 Base Line

City Hall
27215 Base Line

Date: September 2, 2021



Camille Goritz Administrative Assistant III



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: September 7, 2021

FROM: Lawrence Mainez, Community Development Director

PREPARED BY: Camille Goritz, Administrative Assistant III 

SUBJECT: Minutes from the August 17, 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 _____		
 Recording Secretary		 Community Development Director	

MINUTES
PLANNING COMMISSION REGULAR MEETING
August 17, 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

Absent:	Commissioner	Jessica Sutorus
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Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Angela Tafolla, Planning Technician II
Gary Chambers, Code Enforcement Officer
Barrie Owens, Code Enforcement Officer
Justin Ramirez, Code Enforcement Officer
Camille Goritz, Administrative Assistant III
Shannon Wisniewski, 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 August 3, 2021 Regular Meeting.

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

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].

Community Development Director Mainez presented the staff report.

Commissioner Amaya asked on average how long would that take to be approved?

Community Development Director Mainez stated it could take a couple weeks to get through the process.

Chair Hamerly stated that would be contingent on the property owner having the Certificate of Occupancy, completing the tentative improvements, and make all the construction modifications that they would need.

Community Development Director Mainez stated yes, that's a good point. You are bringing up the six-month provision on a non-conforming ordinance and certainly we will have to keep track of that. We will work with them closely and make sure that it's before the timeline ends in six months.

Chair Hamerly stated my biggest concern is the building has been vacant. At this point it is making sure that the existing business remains functional while they are doing the work depending on what it might be, because it could be a laundry list of improvements to make the structure habitable. On item 5 of the finding's states, it would not increase the intensity of use historically operating on the property and would be less of an impact on surrounding parcels. That's the part that I'm not sure we can reconcile that. It is not increasing the intensity of the use, but a vacant piece of property is going to have less impact on surrounding property than an inactive use property, so it's tough to make that finding. I don't think we have any problems saying the historic operating intensity, but it was the second part of that statement that I didn't see how we could make that finding.

Community Development Director Mainez stated I can remove that. I took that from the minutes to understand that it's not an auto repair, an outside activity or conditioning that everything be inside. It's not a lot of operation outside from a noise perspective and traffic, but I could strike it and have it more focused.

Chair Hamerly stated if you want to put a period after property and then say the proposed use would not have more of an impact on surrounding properties than the historic use or something like that.

Community Development Director Mainez stated we can make that change in the final written notice to the owner.

A MOTION was made by Commissioner Amaya, seconded by Vice Chair Thomas, to approve Finding of Facts listed herein as amended to support the re-use of legal non-conforming structure located at 7761 Sterling Avenue as a Non-retail Party Supply business. Motion carried, 4-0, with Commissioner Sutorus absent.

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.

Chair Hamerly opened the public hearing.

Community Development Director Mainez administered an oath to Code Enforcement Officer Gary Chambers and Property Owners Representative David Lurker.

Code Enforcement Officer Chambers presented the staff report.

David Lurker the Applicant's Representative, stated I represent the owner, which is a Limited Liability Company Descansando, and on behalf of the owners of the property we agree to remove the vehicles and tractor trailers from the property. The concerns we have is the timing and our request would be to continue this item to avoid a finding of public nuisance. While the property is not in compliance, it's fenced, relatively safe, and vehicles are not junk vehicles, the things that you usually would identify as a nuisance. We have started the process of removing the vehicles. We are asking for a period of 90-120 days to accomplish that, with the objective being full compliance with Code Enforcement and satisfying all violations. The difficulty is it takes time to relocate all the vehicles and find alternative places, particularly in these times with COVID-19, other restrictions, and issues with third parties.

Commissioner Amaya asked what would be the guarantee that the applicant would comply being that it has been since February 27th?

David Lurker stated I kind of anticipated that question and we would we realize that you may want assurances and my proposal was to create a penalty at that point for every month or period of time that we did not satisfy it. Now, the Community Development Director was concerned that you may not have authority to do that which I understand the issue, but from a practical matter we could enter contractual agreement with the city that we would pay some penalty if we were not able to do it within that time. At the time expires then assuming that you would just continue this hearing, then you would be able to do your finding at that time, and we'd be left with the the minimum 30 days that would apply.

Commissioner Amaya asked was that enforceable or is that a standard practice that the city has done in the past?

Community Development Director Mainez stated the owner's representative is correct. We did talk about this, and I explained that there is no authority in the code that limits some kind of fine each month. The process is what we're going through right now. The officer is aware, opened a case and try to work with the applicant. Due to noncompliance, we issued a citation. We're here tonight to declare this property a public nuisance. That is the process and I just want to point out in the letter from the property owner's representative, he is suggesting additional time which I do not recommend we continue the item. Section 7 and section 9.8 that states staff did suggest 30 days in the Resolution, but certainly you could consider tonight extending that another 60 days or whatever is reasonable. There is a due process after this. I suggest working with them on the timeline.

Vice Chair Thomas asked why was the additional enforcement, fines and citations given, when on April 3rd it said that he had 60 days?

Code Enforcement Officer Chambers stated I counted it from the first notice that I gave from the February 27th date.

Commissioner Miller asked what was the reason for not processing a Conditional Use Permit (CUP)?

David Lurker Applicants stated the entitlements are being processed for the development of the property. From a land use perspective would be a temporary CUP for this kind of use. We would be happy to process CUP if there was a reasonable expectation that would work and with the CUP you could have the typical requirements for fencing, gating, and safety. There was concern that the city would not be amenable to doing that.

Commissioner Miller asked were their inquiries or effort to understand the process of the applying for a CUP?

David Lurker stated I can't answer that question, but the ownership is aware of filing a CUP and they understand the process. Unless we have a CUP, we're going to need to phase out the operations.

Commissioner Miller asked is there a reason why a business license hasn't been obtained?

David Lurker stated I don't know the answer to that question.

Chair Hamerly stated what I have trouble with is you state that the property owner understands a CUP process. I'm sure they did their due diligence to understand what they could and could not do with the property before they spent a substantial amount of money to purchase the property. If the Highland Municipal Code (HMC) says these are the permitted uses, you have your answer before you ever tie up the property in escrow. The second is I'm not sure the city can issue a business license for an activity that is violating the HMC so that is kind of a self-fulfilling thing there if you're doing something that's indirect violation with Code Enforcement. You also wouldn't be able to obtain a business license because Code Enforcement would be sanctioning illegal activity and put the city at jeopardy. After the initial notices were issued it got worse, more buses and vehicles started showing up on site. After the owner was made aware that they were in violation although I think the city demonstrated good faith in giving you 30 days which continued for some time. The other side of that is I must question the ability to enforce those agreements if he's contractually obligating himself to perform services that he can't legally provide. He's allowing vehicles to be stored in violation of the HMC on the piece of property that's an issue for someone like yourself to sort out the legal ramifications of that, but the city has an obligation to enforce its HMC. The Code Enforcement department must take these steps and they must do it within certain timeframes, otherwise their ability to enforce is going to be perceived as arbitrary. I think they have demonstrated that they have gone extra mile now that we're now six months into this process. Why do we give the property owner an additional 120 days when it's already been well over that?

David Lurker stated if we had a CUP, we would be able to get a business license. The original understanding is that this was going to be grandfathered in so that it would be a pre-existing use that would be continued to be permitted. Ultimately that was determined by the city not to be the case, and at this point that's recognized, and we're prepared to respond accordingly.

Chair Hamerly asked does that grandfather predate 1987?

David Lurker stated I don't know the dates.

Chair Hamerly stated ok, because that is a critical piece of fact for this piece of property.

David Lurker stated I know the city has made the determination that it is not grandfathered in, but you asked what at the time of the acquisition that was assumed it would be grandfathered in. If the city is interested in doing a CUP, we'd be more than happy to process that and then that would help us to get the license and move forward in a legally conforming manner. What we can do to satisfy the city's concerns to discontinue the operations in a manner that is the least disruptive to the owners of the vehicles that are there currently, provide you assurances that we understand, and we're prepared to take action. The timing shouldn't be that critical if we achieve the compliance.

Vice Chair Thomas asked how many vehicles have you removed since February when this began?

David Lurker stated I don't have the answer to that.

Vice Chair Thomas stated you're asking us to give an extension of time to work with you guys, but you have had since February from the first notice which the property owner was informed with the violation. If we suspect that he's going to have the same behavior that he's had since February, more vehicles are going to continue to be added if that extension of time is granted.

David Lurker stated one of the things that we agreed to is not to add anymore vehicles and instead remove them. We have already started that, and we'll continue to do so. What we are contemplating is really a stipulated agreement between the parties.

Vice Chair Thomas asked Officer Chambers do you have an estimate of how many vehicles were still on the property, 10 or 20% of compliance?

Code Enforcement Officer Chambers stated It still looked full to me, so I wouldn't be able to get an approximate of what's been moved off properties.

Chair Hamerly asked approximately how many contracts are we talking about?

David Lurker stated the buses are one block and then there's a lot of individual ones. They're generally on very short-term agreements just for storage.

Chair Hamerly asked what is the time frame of the short-term agreements?

David Lurker stated most of them are going to require at a minimum 30 days prior notice, which would mean you need 30 days plus you have to give the notice and it typically would run a calendar month later, so you're talking 45 days minimum just on the notice requirements.

Vice Chair Thomas asked have you guys noticed them yet since we've had enforcement since February?

David Lurker asked I don't know the answer to that.

Chair Hamerly asked is there a different attorney that's handling the agreements with these companies?

David Lurker stated they're not being handled by legal counsel. We can agree to immediately give notices to everyone. The problem is whether they will comply or not within the time frame and we must give the notices as required under the agreements and then we've got to rely on them to be able to move their equipment.

Vice Chair Thomas stated it would have been best to issue those notices earlier on in the process. It has been several months now, so I have concerns because today you haven't taken those steps towards doing that yet. To me it doesn't look like there's been much compliance since February on this item.

David Lurker stated there have been buses that have been removed and they're in the process of removing the more, so that's a step in the right direction and there have been no new additions.

Chair Hamerly asked does the city have the ability or authority to start locking the site and shut the operation down? What type of authority does the city have to step in?

Community Development Director Mainez stated the authority is outlined in the process that we presented, and I summarized we are here tonight to adopt a declaration of public nuisance, and that gives the city and quite a bit of authority to go forward. If they miss that deadline whether it's 30, 90 or 120-days staff at this point is looking for direction. Once we get to that point, the next step is we will need to go to court. Everything we do as part of your training is due process and we will obviously try to go to court to get access to the property. Tonight, rather than trying to negotiate whether the property owner has this authority, the item really is to conclude that there is a violation on that property, and it's a public nuisance.

Chair Hamerly asked none of those next steps can occur until the declaration has been made, correct?

Community Development Director Mainez stated correct. In the in the resolution of section 7 and 9 we're stipulating a time frame and so whatever you come up tonight is part of your motion. We will make sure we amend those sections and then we'll have the chairman to sign the documents, and I'll make sure that the notice is sent to the property owner and the property representative. The timeline starts when they receive that notice.

Vice Chair Thomas stated I think we need to come to consensus on a time frame between us.

Community Development Director Mainez read into the record the changes that were made to the Resolution.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner Amaya, seconded by Vice Chair Thomas, to adopt Planning Commission/Appeals Board Resolution No 2021-015 as modified with 60 days stipulated, and declaring the existence of a public nuisance on properties generally located at 3rd Street & Central Ave., Highland, California 92346, and order the abatement thereof. Motion carried 4-0, with Commissioner Sutorus absent.

RESOLUTION NO. 2021-015

A RESOLUTION OF THE PLANNING COMMISSION/APPEALS 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.

ANNOUNCEMENTS

The next Planning Commission meeting is scheduled September 7, 2021.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 7:04 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: September 7, 2021

FROM: Lawrence A. Mainez, Community Development Director

REVIEWED BY: Kim Stater, Assistant Community Development Director *KS*

PREPARED BY: Ash Syed, Associate Planner *AS*

SUBJECT: Conditional Use Permit (CUP 21-005) to convert an existing commercial building into a vehicle tow yard and office.

LOCATION: 25003 5th Street, Highland, CA 92346
Assessor's Parcel Number: 0279-141-07

OWNER: Javier Gonzalez

REPRESENTATIVE: Kevin Kent, TK Management Services, LLC

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution No. 2021 – ____, approving Conditional Use Permit (CUP 21-005) to establish a vehicular tow yard and office, subject to the Conditions of Approval and Findings of Fact; and
2. Direct staff to file a Notice of Exemption with the County Clerk of the Board of Supervisors.

FISCAL IMPACT: The Applicant submitted the required deposit fee of \$12,300 for processing a Conditional Use Permit Application. Staff time spent working on the Application will be charged to this fee.

PUBLIC NOTICE: As required by the City Council, notice of the public hearing was posted at the City's three designated posting locations. In addition, the notice was posted on the City's website, mailed to property owners within three-hundred (300) feet

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

of the project site, and published in the Highland Community News on August 27, 2021. No further notice is required.

PUBLIC COMMENT: At the time of preparing this report, staff had not received any written comments.

DESCRIPTION OF SITE: The project site is located along the south side of 5th Street, a roadway defined in the General Plan as a “major highway”, approximately 600 feet east of the Tippecanoe Avenue intersection (Exhibit 1 – Location Map). The property is composed of a single parcel approximately 0.63 acres in size. Currently, the property features three (3) vacant, single-story buildings that were each constructed in various years. The primary buildings, a 1,600 square foot office toward the northeast corner and 2,500 square foot warehouse toward the northwest of the property, were constructed in 1965 with permits issued by the County of San Bernardino. There are two additional structures on the site that were constructed around 2011 and 2020, respectively, but were not permitted or inspected by the City’s Building & Safety Division. Most recently, the site was occupied as an HVAC system maintenance contractor.

The permitted office building at the northeast corner of the site features a medium brown tone stucco exterior and a low-pitch roof with a white boarder around the perimeter. The building can be accessed through two (2) separate single-door entrances each located along the west side. The permitted warehouse at the northwest corner of the site features a medium brown tone CMU block wall exterior with a four-foot tall raised parapet around the northern, southern, and western perimeter. This building can be accessed through a single-door entrance on the north side and three (3) roll-up garage-style doors along the eastern front. The unpermitted structures to the south side of each building feature exteriors that match the elevations of each respective building.

The site features eight (8) designated onsite parking spaces that are arranged in a double loaded aisle formation in front of and alongside the two buildings. A single concrete driveway is located along the 5th Street frontage that provides vehicle access to the property. The pole-mounted sign affiliated with the previous HVAC business meets the size requirements per the Municipal Code but is located within the public right-of-way. Due to it being left unmaintained and unaffiliated with an existing business on the premises, the pole-mounted sign is deemed abandoned and unable to be reused. A condition of approval has been included that requires the demolition of the sign prior to the issuance of a Certificate of Occupancy.

Surrounding Land Uses

North: J&J Metal Products Hardware Store
South: Nonconforming Single-Family Residence
East: Nonconforming Single-Family Residence
West: Vacant Parcel

Location	General Plan	Zoning
Site:	Business Park (BP)	Business Park (BP)
North:	Business Park (BP)	Business Park (BP)
South:	Business Park (BP)	Business Park (BP)
East:	Business Park (BP)	Business Park (BP)
West:	Business Park (BP)	Business Park (BP)

The developed site is relatively flat with a slope of approximately zero to five percent (0% - 5%). On-site drainage flows to the north toward Base Line. The location is also approximately three (3) miles southwest of the San Andreas Earthquake Fault and does not fall within the Alquist-Priolo Earthquake Fault Zone. Additionally, the project site is not located within a FEMA flood zone or a High Fire Severity Area.

PROJECT REVIEW/ANALYSIS: The Applicant is proposing the reuse of the existing commercial building as a towing business and storage yard for impounded Class C, passenger vehicles (Exhibit 2 – Site Plan). The permitted onsite buildings feature a total of 4,100 square feet of space between the 1,600 square foot office and 2,500 square foot warehouse, as previously discussed. The building addition located behind the proposed office on the east side is approximately 1,250 square feet in total and will need to be permitted and inspected by the City's Building and Safety Department for its proposed office use upon approval. The structure currently located at the southwest corner of the property is proposed to be demolished, as the space is necessary for additional vehicle storage.

The Applicant will be operating four (4) tow trucks and employing four (4) tow truck drivers. The proposed hours of operation for the towing business office will be 8am to 5pm, seven days a week, with a 24-hour attendant available to tend to emergency calls from local law enforcement agencies. The existing building had been recently painted and remodeled in 2017 and the Applicant is requesting the exterior be left as-is. The interior of the building will be remodeled with appropriate and necessary towing business related equipment.

Parking

As mentioned, there are currently eight (8) designated parking spaces located on the property, although there is approximately an additional half acre of paved area toward the southern part of the site. There are no onsite modifications proposed to the buildings, as the Applicant plans to reuse the buildings as-is. Thus, after restriping the spaces along the proposed office and to the south of the warehouse as well as marking a grid like formation for vehicle storage, there are a total of fifteen (15) spaces for service vehicles and temporary parking and an additional twenty-seven (27) spaces in the rear for towed Class C, passenger vehicles. The fifteen (15) spaces dedicated for service vehicles accommodate two (2) handicap spaces with supplementary 5-foot crosshatch pathways.

The existing office at the northeast corner of the site features 1,600 square feet of interior space, as previously mentioned. With a requirement of 1 space per 250 square feet of interior office space, there are a minimum of seven (7) standard 9-foot wide parking spaces for this use, satisfying the parking requirement. Additionally, the existing 2,500 square foot warehouse area on the northwest portion of the property has a requirement of 1 parking space per 1,000 square feet of storage facility. Thus, the six (6) available parking spaces remaining on the site satisfies the three (3) dedicated parking spaces required for this use.

While no landscape islands have been proposed within the new parking arrangement, the existing ramps/access paths to the office building doors separates the parking spaces along the office front into groups of two (2). Accent landscaping however has been proposed in the front setback area along the 5th Street frontage. Additionally, while there was previously no trash enclosure on the site, one has been proposed on the east side of the property, just south of the existing office building.

Access

The site will consist of both vehicular and pedestrian accessibility. Currently, both vehicles and pedestrians can access the property from 5th Street on the north side. The Applicant is proposing to keep the vehicle access and ramps as-is. Sidewalks, curbs, and gutters have already been constructed and no modifications are being proposed by the Applicant.

Elevations

The Applicant is proposing to leave the current building onsite as-is (Exhibit 3 – Site Photos). The overall exterior of the onsite buildings features a clean design with various warm tones. The office building at the northeast corner of the site features a medium brown tone stucco with white vinyl framed windows and wooden doors. The low-pitch, asphalt shingle roof is of a similar brown tone with white perimeter trim and rain gutters. The warehouse building at the northwest corner of the site features a medium brown tone CMU block exterior with white painted roll-up style garage doors. While this building features a flat roof, there is a 4-foot tall parapet around the northern, southern, and western perimeter of the building. There is also a 6-foot tall black metal sliding privacy gate about 80 feet in from the front property line, between the two buildings that was installed in 2017 for added security. Since the Applicant has proposed to leave each of the existing structures and features on the site as-is, a separate Design Review Application for this project was not required.

Landscape

According to the City of Highland Municipal Code, new developments within the Business Park zone must include a 20-foot landscaped front setback area. This

landscaping must consist predominantly of plant materials except for necessary walkways and drives. Where off-street parking is located within building setback areas, as the case with this site, a minimum landscaped area of 10 feet in depth must be provided between the property line and parking area, with an additional minimum landscaped area of 10 feet in depth provided between the parking area and the building.

The site is considered legal non-conforming and due to the size of the lot and placement of the existing permitted buildings, there is not adequate space for 10 feet of landscaping from the property lines to the parking area and an additional 10 feet from the parking area to the office building and warehouse. The proposal does include roughly sixteen (16) feet of landscaped area from the property line to the parking spaces, which is the maximum this current design can accommodate without implementing substantial changes to the parking lot and onsite buildings.

The landscaping that is proposed on the site comprises of various trees, shrubs, groundcovers and vines. Located in the landscape bed is a proposed mix of "Yellow Trailing Lantana" trees and "Prostrate Myoporum" trees placed in an alternating arrangement with "India Hawthorn" trees placed in bunches on each side of the site entrance ramp. Along the center of the landscape bed are individual "Dwarf Bottlebrush" trees with a 4-inch thick layer of wood mulch placed through the planting area as groundcover. Lastly, each side of the landscape bed will feature one (1) Canary Island Palm tree to add aesthetic variety. (Exhibit 4 – Landscape Plan). The conceptual landscape plan has been reviewed by the City's Landscape Architect and the plan has been revised to incorporate the provided comments.

Specific Use Development Standards

Staff has reviewed the project specifics to ensure that any and all visual impacts and environmental concerns related to the use, its operational characteristics, and development standards are addressed accordingly.

The subject site is fully paved with asphalt does not have any unimproved surfaces aside from the onsite buildings and required landscaping. The warehouse building on the site, located at the northwest corner of the property, features roll-up style garage doors that open toward the interior of the lot so that entrances to individual vehicle bays shall not face the public right-of-way. The Applicant does not intend to use the site for any vehicle repairs. However, in the event that a towed vehicle requires minor automotive repairs for drivability, the work will be done within the warehouse and away from the public's view. With regard to the storage of vehicles on the property, the parking spaces fronting 5th Street will be dedicated to customer and employee parking only. Tow trucks, as well as impounded vehicles that are not expected to be retrieved by the respective owners, will be stored at the rear of the site, behind the existing gate and out of the public's view.

WQMP

The Site Aerial photo shows the current state of the property as well as the surrounding parcels and boundary walls. Because the Applicant is not proposing any modifications to the site with regard to surface improvements, this project is exempt from a Water Quality Management Plan (WQMP).

Signs

As discussed, a single pole-mounted sign is located along the 5th Street frontage and within the public right of way. The project has been conditioned so that prior to the issuance of the Certificate of Occupancy, the sign will be removed and the Applicant will submit revised plans for a building-mounted sign on the warehouse building.

ENVIRONMENTAL REVIEW: This project is Categorically Exempt from environmental proceedings pursuant to Section 15301, Class 1, Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines, since the project consists of the operation of an existing site with existing buildings involving no expansion of use beyond that existing at the time of the lead agency's determination. As previously discussed, the site currently features two (2) permitted buildings and two (2) unpermitted additions constructed in 2011 and 2020 respectively. The Applicant has proposed to demolish one structure and legalize the other as it satisfies the current development standards for the Business Park zone.

SUMMARY: The City of Highland General Plan designates the project site as Business Park (BP). The Applicant's proposal for a towing business is consistent with the land use designation via the approval of a Conditional Use Permit with appropriate and reasonable conditions and findings. Staff recommends the Planning Commission adopt Resolution No. 2021 – _____, approving Conditional Use Permit (CUP 21-005).

EXHIBITS:

- 1 – Location Map
- 2 – Site Plan
- 3 – Site Photos
- 4 – Landscape Plan

ATTACHMENTS:

- 1. Resolution No. 2021 – _____ for Conditional Use Permit (CUP 21-005)
 - Exhibit A: Conditions of Approval

Exhibit 1:
Location Map

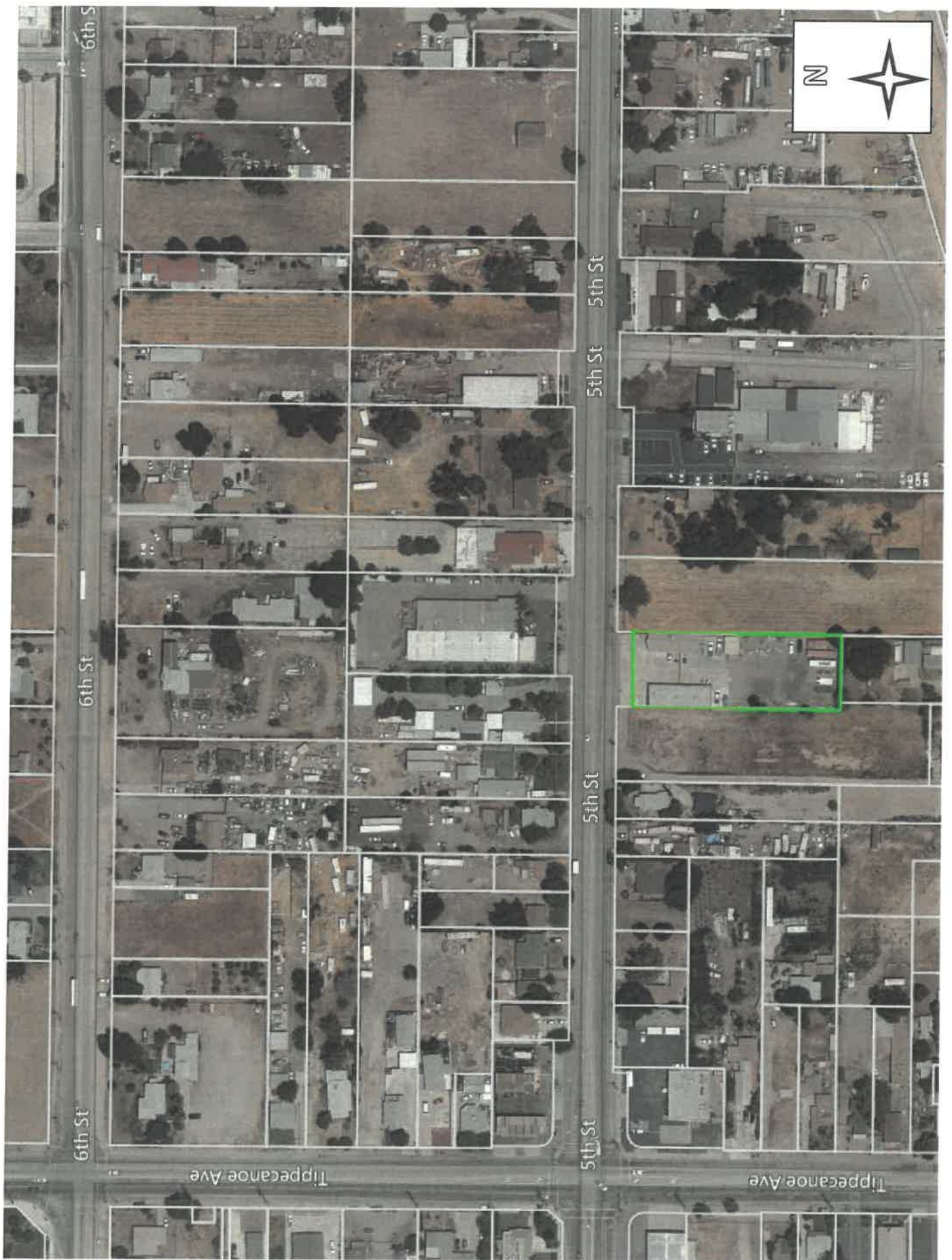
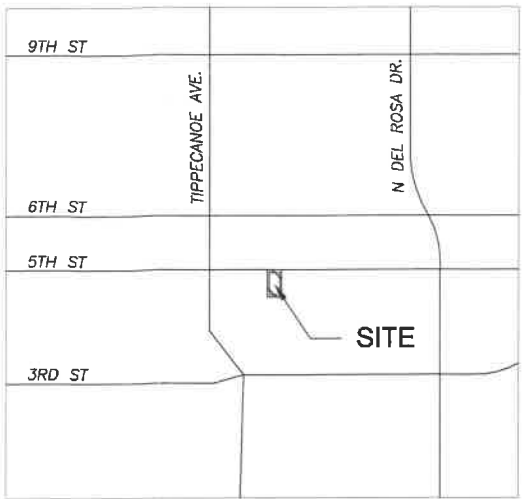
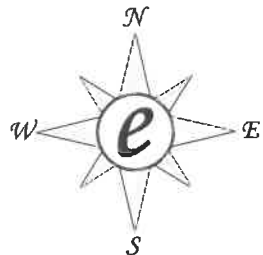


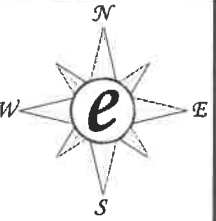
Exhibit 2:

Site Plan

HIGHLAND TOW YARD SITE PLAN 25003 5TH STREET



VICINITY MAP
N.T.S.



GRAPHIC SCALE
0 10 20
(IN FEET)
1 INCH = 20 FT.

ENCOMPASS ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS
3888 COLINAS PLACE
RANCHO CUCAMONGA, CA 91737
(909) 984-0001

APPLICANT
TK MANAGEMENT SERVICES, LLC
KEVIN KENT
417 W. FOOTHILL BLVD. #104
GLENDORA, CA 91741
KEVIN.TKMANAGEMENTSERVICES@HOTMAIL.COM
(626) 808-5067

SITE PLAN
25003 5TH STREET

VERSION HISTORY

SHEET
1 OF 1

APPLICANT: MR. KEVIN KENT, PRESIDENT
TK MANAGEMENT SERVICES, LLC
(626) 808-5067
Kevin.tkmanagementservices@hotmail.com

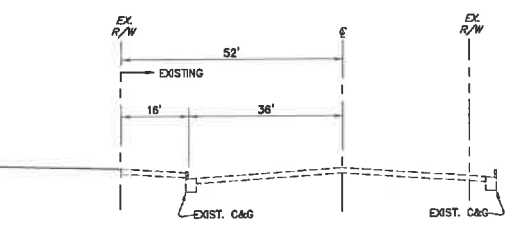
CIVIL ENGINEER: ENCOMPASS ASSOCIATES, INC.
5889 COLINAS PLACE
RANCHO CUCAMONGA, CA 91737
AARON SKEERS
909.884.0093

LAND SURVEYOR: KELSIE & ASSOCIATES, INC.
1835 FIRST ST.
NORCO CA 92860
ROBERT KELSIE
951-738-2184

UTILITY PURVEYOR CONTACT INFORMATION

ELECTRICITY	SOUTHERN CALIFORNIA EDISON 800-307-5749
NATURAL GAS	SOUTHERN CALIFORNIA GAS 800-335-7772
WATER & SANITARY SEWER	EAST VALLEY WATER DISTRICT 909-888-8886
CABLE TV	TIME WARNER CABLE 909-721-8589
TELEPHONE	VERIZON 909-748-6849

- LEGEND
- TB - TRACT BOUNDARY
 - PL - PROPERTY LINE
 - R/W - RIGHT OF WAY
 - CL - CENTERLINE
 - EP - EDGE OF PAVEMENT
 - TC - TOP OF CURB
 - FL - FLOWLINE
 - FS - FINISHED SURFACE
 - GB - GRADE BREAK
 - INV - PIPE INVERT
 - FG - FINISH GRADE
 - ES - EXISTING SURFACE
 - EG - EXISTING GROUND
 - PAD - PAD ELEVATION
 - FF - FINISH FLOOR ELEVATION
 - GF - GARAGE FLOOR ELEVATION
 - HP - HIGH POINT
 - TRW - TOP OF RETAINING WALL
 - TF - TOP OF FOOTING
 - 97.61 - INDICATES PROPOSED ELEVATION
 - (97.61) - INDICATES EXISTING ELEVATION
 - SD - PROPOSED STORM DRAIN
 - SD - EXISTING STORM DRAIN
 - W - PROPOSED WATER LINE
 - W - EXISTING WATER LINE
 - F - PROPOSED FIRE LINE
 - F - EXISTING FIRE LINE
 - S - PROPOSED SEWER LINE
 - S - EXISTING SEWER LINE
 - - PROPERTY LINE
 - - RIGHT-OF-WAY
 - - CENTERLINE
 - [Hatched] - RETAINING WALL
 - [Hatched] - INDICATES EXTRA DEPTH FOOTING
 - [Dashed] - ADA PATH OF TRAVEL
 - [Dashed] - IMPROVEMENT LIMITS
 - [Stippled] - CONCRETE
 - [Solid] - AC PAVEMENT



5TH STREET TYP. SECTION
1"=20'

SITE INFORMATION

- PARCEL
- 25003 5TH ST.
- APN 0279-141-07
- 0.6382 AC
- EXISTING TOWING BUSINESS (ACTIVE)
- PROPOSED VEHICLE STORAGE

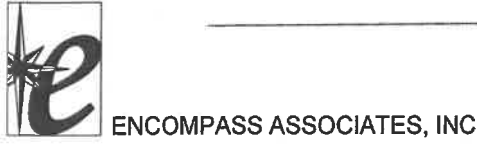


Exhibit 3:
Site Photos



View From 5th Street



Existing Office Building at NE Corner to Remain



Existing Warehouse at NW Corner to Remain

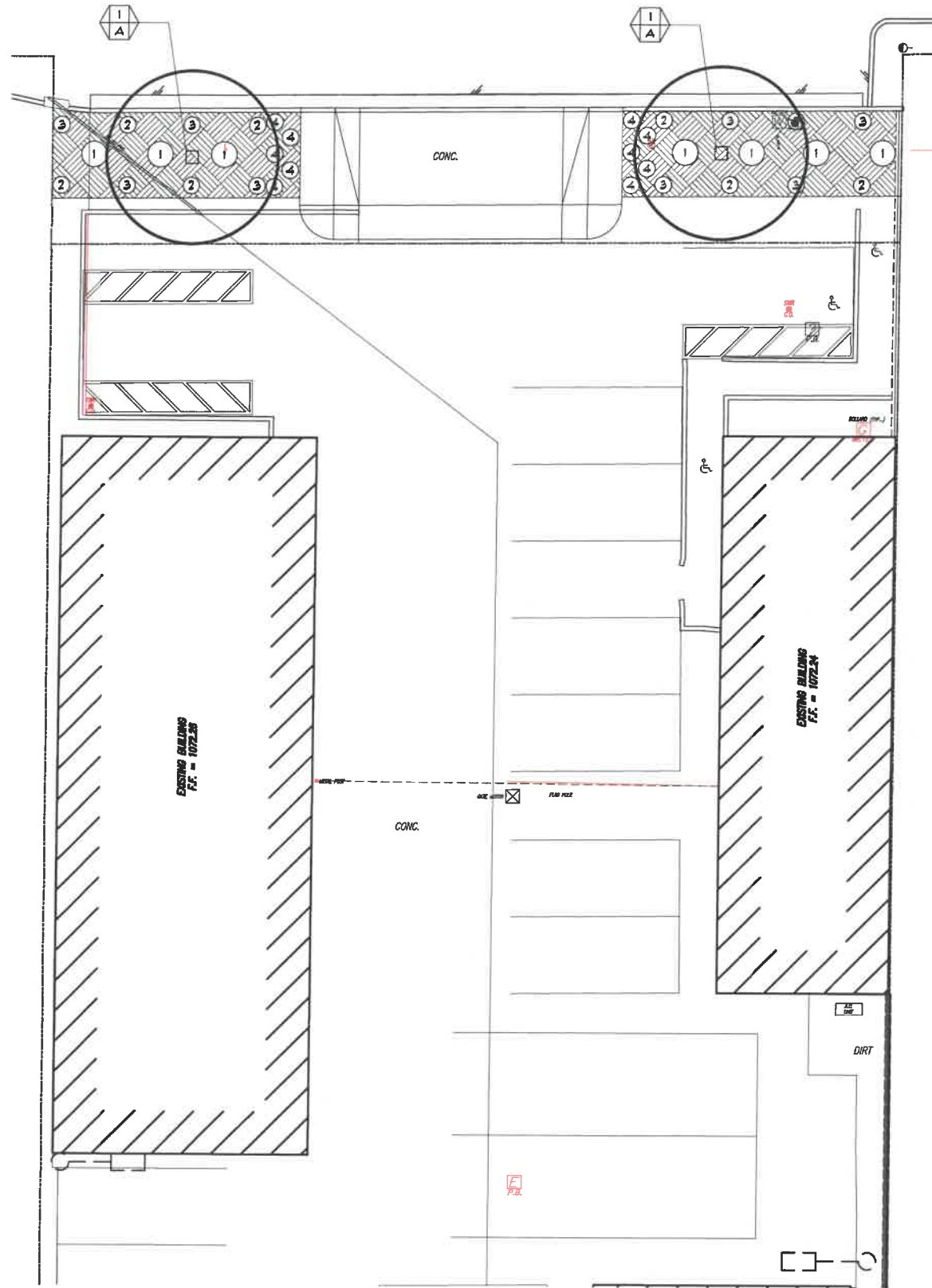


Existing Unpermitted Storage Building on East Side to be Legalized and Remain



Existing Unpermitted Storage Building at SW Corner to be Demolished

Exhibit 4:
Landscape Plan



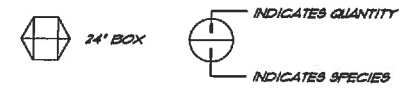
PLANTING LEGEND

BOTANICAL NAME	COMMON NAME	SIZES	QUANTITY	WUCOLS	SPACING
TREES: 24" BOX					
A. PINUS CANARIENSIS	CANARY ISLAND PINE	24" BOX	2	M	30' ON CENTER
SHRUBS: 5 GALLON					
1. CALLESTEYMON 'LITTLE JOHN'	DUARF BOTTLEBRUSH	5 GAL	7	L	3'-0" O.C.
2. LANTANA M. 'SUNSHINE GOLD'	YELLOW TRAILING LANTANA	5 GAL	8	L	8'-0" O.C.
3. MYOPORUM P. 'PUTAH CREEK'	PROSTRATE MYOPORUM	5 GAL	8	L	3'-0" O.C.
4. RHAPHIOLEPIS L. 'CLARA'	INDIA HAWTHORN	5 GAL	10	L	3'-0" O.C.

GROUND COVERS:

 WOOD MULCH
4" THICK LAYER OF WOOD MULCH THROUGHOUT THE ENTIRE PLANTING AREA

PLANTING SIZING KEY



WATER USE CALCULATIONS

MAWA (Annual Gallons Allowed)

$$MAWA = ETO \times 0.62 ((0.7 \times AREA)) + (0.3 \times SLA)$$

$$MAWA = 55.6 \times 0.62 \times (0.7 \times 620 SF) + (0.3 \times 0) = 14,960 / YEAR$$

ETWA (Estimated Total Water Use in gallons per year)

$$MAWA = ETO \times 0.62 ((IFF \times AREA)) + (1-ETAF) \times SLA = MAWA$$

$$MAWA = 55.6 \times 0.62 \times (0.45 \times 620 SF) + (1 \times 0) = 11,314 / YEAR$$

$$0.85$$



SCALE: 1/8" = 1'-0"



REFER TO SHEET 4 FOR PLANTING NOTES

DATE	REMARKS
08/22/21	PER CITY PLAN CHK 08/19/21

PREPARED BY:
PATRICK J. DIAZ
Landscape Architect, LA #3880
3483 Coral Way, Fremont, CA 9767
909-576-1876

OWNER / CLIENT:
HIGHLAND TOW YARD
25003 FIFTH STREET
HIGHLAND, CA 92346

SHEET TITLE:
PLANTING PLAN

DATE:
JUNE 15, 2021
PROJECT NO.:
-
DRAWN BY:
PJD
CHECKED BY:
PJD
SHEET NO.

3

Attachment 1:

**Resolution No. 2021 – ____ for
Conditional Use Permit (CUP 21-005)**

RESOLUTION NO. 2021 - ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP 21-005) TO CONVERT AN EXISTING COMMERCIAL BUILDING INTO A VEHICLE TOW YARD AND OFFICE ON A 0.63 ACRE PARCEL LOCATED AT 25003 5TH STREET. ASSESSOR'S PARCEL NUMBER: 0279-141-07.

OWNER: JAVIER GONZALEZ

A. RECITALS

1. On May 18, 2021, the Applicant filed an application with the City of Highland for a Conditional Use Permit (CUP 21-005) to convert an existing commercial building into a vehicle tow yard and office on a 0.63 acre parcel located at 25003 5th Street.
2. On August 27, 2021, the notice of the public hearing was posted at the City's three designated posting locations. In addition, the notice was posted on the City's website, mailed to property owners within three-hundred (300) feet of the project site, and published in the Highland Community News.
3. On September 7, 2021, the Planning Commission of the City of Highland conducted a public hearing on the subject Application and concluded the hearing on this date.
4. All legal prerequisites to the adoption of this Resolution have occurred.
5. Pursuant to CEQA, project is Categorically Exempt from environmental proceedings pursuant to Section 15301, Class 32, In-Fill Developments, of the California Environmental Quality Act (CEQA) Guidelines, since:
 - (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;
 - (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
 - (c) The project site has no value as habitat for endangered, rare or threatened species;

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and

(e) The site can be adequately served by all required utilities and public services.

B. RESOLUTION

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

1. The Planning Commission finds that all of the facts set forth in the Recitals, Part "A" of this Resolution, are true and correct.
2. The City of Highland Planning Commission after due consideration, inspection, investigation and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said hearing, including the staff report to the Planning Commission dated September 7, 2021, which is incorporated herein by this reference, does find and determine the following facts:
 - a. All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the Municipal Code of the City of Highland.
3. Findings of Fact (Conditional Use Permit (CUP 21-005):
 - a. The proposed use is permitted within the subject district pursuant to the provisions of this section, and complies with all of the applicable provisions of this title; and is consistent with the goals, policies, and objectives of the Highland General Plan, and the applicable development policies and standards of the city.

Response: The project is located within the Business Park (BP) land use designation, and proposes to establish a tow business and tow yard at an existing site last used by an HVAC maintenance contractor. While the permitted buildings on the site do not comply with the current setback requirements, they are considered legal, non-conforming and do not pose and detrimental effect on the surrounding vicinity. The use of this property by a towing business is permitted in the Business Park (BP) zone, subject to the approval of a Conditional Use Permit.

- b. The proposed use would not impair the integrity and character of the district in which it is to be established or located.

Response: The establishment of a towing business and tow yard in this portion of the city will not impair the integrity and/or character of the district or its surroundings. The proposed use is appropriate in nature and in keeping with the development standards of the Business Park (BP) zoning classification and the use is no more intense than the prior use. As mentioned, the site features two legal, non-conforming buildings that were permitted by the County of San Bernardino prior to the City's incorporation. These buildings, which are setback approximately 2 feet and 1 foot from the respective side property lines, do not meet the current Business Park setback requirement of 20 feet. However, considering that the project site is adjacent to properties on both sides that are otherwise vacant and the legal, non-conforming buildings do not overhang onto the adjacent properties, no significant impacts to the existing quality of the site or its surroundings would occur as a result of the project.

- c. The site is suitable for the type and intensity of use or development which is proposed.

Response: The project is suitable and permitted within the Business Park (BP) zone, and proposes to establish a tow business and tow yard utilizing the existing buildings of a prior HVAC maintenance contractor. As mentioned, there are currently eight (8) designated parking spaces located on the property, although there is approximately an additional half acre of paved area toward the southern part of the site. There are no onsite modifications proposed to the buildings, as the Applicant plans to reuse the buildings as-is. Thus, after restriping there will be a total of fifteen (15) spaces for service vehicles and temporary parking and an additional twenty-seven (27) spaces in the rear for impounded vehicles and tow trucks.

The Applicant will be operating four (4) tow trucks and employing four (4) tow truck drivers. The proposed hours of operation for the towing business will be 8am to 5pm, seven days a week, with an overnight attendant available to tend to emergency calls from local law enforcement agencies. The existing building had been recently painted and remodeled in 2017 and the Applicant is requesting the exterior be left as-is. The interior of the building will be remodeled with appropriate and necessary towing business related equipment.

- d. There are adequate provisions for water, sanitation, and public utilities and services to ensure public health and safety.

Response: The project site is already being served by water, sewer, public utilities, as well as served by the City of Highland Fire and Police Departments. There are adequate provisions for water, sanitation, and public utilities and services to ensure public health and safety.

- e. The proposed use will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity.

Response: The establishment of a tow yard in this portion of the city will not be detrimental to the public health, safety, welfare, or materially injurious to properties and improvements in the vicinity. The subject site is fully paved with asphalt does not have any unimproved surfaces except for onsite buildings and required landscaping. Additionally, the warehouse building features roll-up style garage doors that open toward the interior of so that entrances to individual vehicle bays shall not face the public right-of-way. With regard to the storage of vehicles on the property, the front parking spaces will be dedicated to customer and employee parking only. Towed vehicles that are not expected to be retrieved by the respective owners will be stored at the rear of the site, behind the existing gate and out of the public's view. The conditions of approval have been provided to ensure compliance with the specific use site development standards.

- f. The proposed use would not result in a significant effect on the environment.

Response: This project is Categorically Exempt from environmental proceedings pursuant to Section 15301, Class 1, Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines, since the project consists of the operation of an existing site with existing buildings involving no expansion of use beyond that existing at the time of the lead agency's determination. As previously discussed, the site currently features two (2) permitted buildings and two (2) unpermitted additions constructed in 2011 and 2020 respectively. The Applicant has proposed to demolish one structure and legalize the other as it satisfies the current development standards for the Business Park zone.

- 4. Based on the Findings of Fact set forth above, the Planning Commission approves Conditional Use Permit (CUP 21-005) to convert an existing commercial building into a vehicle tow yard and office on a 0.63 acre parlocated at 25003 5th Street.

C. ADOPTION OF RESOLUTION.

The City Clerk shall certify to the adoption of this Resolution and shall cause the same to be published or posted in the manner prescribed by law.

Exhibit 1 attached provides the Conditions of Approval for the project.

PASSED, APPROVED, and ADOPTED this 7th day of September, 2021.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez
Community Development Director

Exhibit A:

Conditions of Approval

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date: September 7, 2021

Applicant: Kevin Kent, TK Management Services, LLC

Project No: Conditional Use Permit (CUP 21-005)

Proposal: Conditional Use Permit (CUP 21-005) to convert an existing commercial building into a vehicle tow yard and office on a 0.63 acre parcel located at 25003 5th Street.

Location: 25003 5th Street, Highland, CA 92346
Assessor's Parcel Number: 0279-141-07

PLANNING CONDITIONS

These conditions of approval represent the Planning Division's conditions of approval and are meant to be one part of overall conditions of approval that include Building and Safety, the Fire Marshal, and other agency conditions of approval.

The conditions below are continuing conditions. Failure of the Applicant and/or operator to comply with any or all said conditions at any time shall result in the revocation of this permit granted to use the subject property.

1. This Conditional Use Permit shall become null and void:
 - a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this conditional use permit have occurred within thirty-six (36) months from the approval date of this conditional use permit, this conditional use permit shall expire and be null and void without further action by the City of Highland.
 - b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the Planning Division a minimum of thirty (30) calendar days prior to the expiration of the conditional use permit. Such application shall be filed together with the City's processing fee, as established by the City Council.
2. This Conditional Use Permit (CUP 21-005) to establish a vehicle towing business and office.

- a. The approval of the Conditional Use Permit is applicable to the proposed use, utilizing the existing legal, non-conforming structures at the north side of the property.
 - b. The unpermitted structure at the southwest corner of the property will be demolished prior to the issuance of the certificate of occupancy.
 - c. The unpermitted structure along the east property line shall be legalized prior to the issuance of the certificate of occupancy.
3. The hours of operation for the towing business office shall be 8am to 5pm, seven days a week, with a 24-hour attendant available to tend to emergency calls from local law enforcement agencies
4. The eight (8) exterior parking spaces located outside the security gate will be dedicated to customer and employee parking only.
5. Towed vehicles that are not expected to be retrieved by the respective owners before the end of the business day will be stored at the rear of the site, behind the existing gate and out of the public's view.
6. All permanent parking areas shall be paved and permanently maintained with asphalt or concrete and designated with clearly painted lines. The number of parking spaces, including disabled parking, shall comply with the requirements of the City's Municipal Code
7. The site shall be entirely paved, except for buildings and landscaping, as exhibited on the approved plans.
8. Trash enclosure shall be screened on at least three sides from public view by a solid wall not less than five feet in height. Permanent opaque panel gates shall be installed on all openings to the trash enclosure and meet the design criteria established by the Public Services Division.
 - a. All trash shall be deposited in the trash area and the gates leading thereto shall be maintained in working order and shall remain closed except when in use.
9. Obtain all required building/occupancy permits from the Highland Building and Safety Division.
10. The Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, and Fire Marshal. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions

of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.

11. Revisions, modifications, and/or deletions to the approved plans shall be submitted to the Planning Division for review and approval. Revisions, modifications and/or deletions may require additional review by the Planning Commission.
12. In compliance with the Highland Municipal Code, the Applicant/Owner shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.
13. The Applicant and Owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective.
14. Prior to issuance of a certificate of occupancy and/or final inspection for the tow yard and office by the City, all landscaping, irrigation or other construction shown on the approved landscaping and irrigation plans, shall be installed and approved by the City's Landscape Architect.
15. All parking spaces shall be provided with nighttime security lighting. Lighting must be shielded and directed to reflect away from neighboring properties. Lighting shall not exceed 0.5 foot candles of illumination beyond the property boundary.
16. A photometrics plan shall be submitted for review by the Planning Division prior to the issuance of a certificate of occupancy.
17. The existing pole mounted sign structure in the right of way must be removed prior to the issuance of a certificate of occupancy.
 - a. A demolition permit shall be first obtained from the City's Building & Safety division. Any proposed on-premise signage must first be approved by the City's Planning Division and Building and Safety Division prior to installation.
18. Development Impact Fees shall be paid in accordance with City Policy

Building and Safety Division Conditions of Approval

Date: 9/7/2021

Applicant: Kevin Kent, TK Management Services, LLC

Site Location: 25003 5th st

CUP: 21-005

APN: 0279-141-07

General Conditions:

1. Permit will need to be obtained prior to any Construction/renovations or demolition being performed.
2. Please provide the following number of construction plans and documents listed below for the first review of the proposed project. The initial plan review time will take two weeks on most projects. The applicant will receive an application number at the time plans are submitted for Building & Safety's plan review. This number is needed to obtain information regarding your project.
 - (3) Architectural Plans
 - (3) Structural Plans
 - (2) Structural Calculations
 - (3) Plot/Site Plans
 - (3) Electrical Plans
 - (3) Electrical Load Calculations
 - (3) Plumbing Plans/Isometrics
 - (3) Mechanical plans
 - (3) HVAC Duct Layout Plans
 - (2) Roof and Floor /Truss Plans
 - (2) Title 24 Energy Calculations, or include in each plan set
 - (3) Site Disabled Access Plan
 - (2) Precise grading plans (for reference, or included grading details with accessibility plans
 - (3) Condition of Approval Packages (included in Architectural plan set)
 - (3) Temporary Fence Plan
3. All structures shall be designed in accordance with the current version of the California Building Codes (2019), including the California Green

Building Standards Code. Design all structures in accordance with the proper Risk Category and design wind speed, at exposure "C" (ASCE7-16), and Energy Climate Zone 10. If the project plans are submitted after January 1, 2023, the project and plans will need to be designed to the 2022 California Building Code of Regulations.

4. Construction projects requiring fire permits must apply and submit fire plans prior to the issuance of the building permit, including fire sprinkler submittals.
5. Building and Safety does not release all meters until final approvals are obtained from all agencies and departments. Policy 295.
6. The City of Highland enforces the State of California Energy and Green Building Standards Code.
7. The Developer/Owner is responsible for the coordination of releasing any Deferral of Development Impact Fees or Bonds after such fees have been paid. The Developer/Owner should be aware, once the deferral notice is sent to the San Bernardino County Recorder's Office; the release process takes two to three weeks. This process will delay final Certificates of Occupancy.
8. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall request clearances from each department and/or agency at least two weeks prior to requesting a final building inspection from Building and Safety. Each agency shall sign the back of the Building and Safety Job Card, or provide agency approved signed documentation, and provide a copy of the signatures to Building and Safety at the time the final inspection is requested.
9. The issuance of a Temporary or Conditional Certificate of Occupancy (TCCO) may be requested prior to occupancy if certain identified conditions or issues have not been completed with the explicit approval of all departments or agencies. A separate permit for the additional inspections will be required in order to obtain the TCCO. Each agency must sign off on the TCCO before Building & Safety conducts inspections or sign off on the temporary permit.
10. Building and Safety inspection requests can be made 24 hours in advance for the next day inspection. Please contact (909) 864-2136, Ext 228.
 - a. If your inspection request is left on another phone extension your inspection will not be performed.

- b. Inspection requests must be made by 4:00 pm for an inspection the following Business Day. Please see the City's Website for more information.
- 11. A security fence with screening shall protect all construction sites. The fencing and screening shall be maintained at all times to protect pedestrians. All development projects shall submit a construction fencing plan with the construction design plans. Construction projects that have phased occupancy shall be completely separated by a construction fence that is screened and show the adjusted fence locations at each phase.
- 12. On site toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition unless access is provided through an existing permanent structure within the property limits. Construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3 and on site per NPDES storm water requirements.
- 13. All construction materials, which are not used, shall be recycled pursuant to the requirements set forth by Ordinance No. 269. Receipts from the recycle company responsible for picking up the materials shall be kept in the construction office. After the construction is complete and before final occupancy, the trash receipts shall be forwarded to the City Public Services division.
- 14. All construction projects shall comply with the NPDES Stormwater Best Management Practices.
- 15. All deferred plan items are to be identified on the plans cover sheet.
- 16. The City enforces the State of California provisions of the California Building Code disabled access requirements. The Federal Americans with Disabilities Act (ADA) standards may differ in some cases from the California State requirements; therefore, it is the building owner's responsibility to be aware of those differences and comply accordingly.
- 17. Demolition of any onsite structures requires the following information or action.
 - a. Submit copies of the property title at permit submittal.
 - b. Provide copy of the hazardous materials survey (asbestos and lead) for each structure.

- c. Contact the City of Highland Public Services Division for current abatement and documentation requirements prior to performing demolition.
- d. Completely demolish the structure, removing all materials, foundations, slabs, trash, and debris

Site Specific Conditions:

- Note some of these comments can be addressed once plans are submitted for plan review. Comments that should be addressed prior to submitting for plan review are:
 - Conditions that change the overall layout in order to comply with accessible path of travel to all facilities and making the facilities accessible. Facilities shall include, but not limited to trash enclosure(s).
18. Accessibility shall comply with California Building Code CBC Chapter 11B.
 - a. Accessible Vehicle spaces shall adjoin an accessible route to site buildings and component. Accessible Vehicle spaces shall comply with 11B812.6, 11B502.2 (Exc.) and access aisles shall comply with 11B812.7.
 19. Site development and grading shall be designed to provide access to all buildings or portions of buildings required to be accessible. Accessible building entrances and exterior ground floor exits shall be located on an accessible route. Paths of travel shall incorporate (but not limited to) exterior stairs, landings, walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warnings, signage, gates, lifts and walking surface material.
 20. The detached Structure on the rear east side of the property (storage/Garage) appears to have been constructed between December 2018 and March 2019 without permits. Please provide plans and calculation for the structure in accordance with the general requirements for the legalization of the structure or obtain permits for the removal of said structure.
 21. The site appears to have another metal structure (Storage/Garage) constructed in the southwest corner around the beginning of 2021, without permits. Plans indicate this structure is to be removed. Please obtain a demolition permit for the structure removal.
 22. Submit plans and obtain permits for Outdoor site lighting systems.

City of Highland

Engineering Department

Conditions of Approval

CUP 21-005

25003 5th Street

- B - Required Prior to Building Permit/Construction
- C - Required Prior to Building Occupancy
- D - Ongoing
- E - Required Prior to Grading Permit
- * - Non Standard Conditions

STREET IMPROVEMENTS

- B* 1. Design public sidewalk in accordance with the State of California Accessibility Standards, Title 24 of the California Administrative Code. Remove existing drive approach and reconstruct per City Std. 212 (24' min. width). Remove conflicting curb along west side of approach where sidewalk swerve is to be provided.
- B* 2. Obtain written permission from the adjoining property owner(s) for offsite grading or fences or walls, if located on property line. Remove conflicting block wall across existing right of way and sidewalk along eastside of property.

FEES/PERMITS

- B 3. Pay appropriate City fees for dedications, plan check, off-site inspection, utility excavation permits, GIS map update, microfilming and storage of maps and plans, and other required fees.

UTILITIES/CONSTRUCTION

- B 4. Remove existing business pole sign in sidewalk and repair concrete as necessary.
- C 5. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary.
- C 6. Provide utility services to the proposed building, including sanitary sewers, water, electric, cable, internet, gas, and telephone. All onsite utilities are to be underground.
- B 7. Plot all easements on site plan and note disposition of any existing utilities, appurtenances, fences, and access roads.
- B 8. Provide overall lot dimensions. Plot location of existing utilities in the surrounding area and include existing lateral for sewer and water and fire hydrant.

- B 9. At the time of formal development application, provide a preliminary title report for the subject site.



City of Highland, **FIRE PREVENTION DIVISION**, Conditions of Approval.

DATE : August 25, 2021

Page 1 of 5

APPLICANT : Kevin Kent

ADDRESS : 25003 Baseline

PARCEL No. : 0279-141-07

FILE / INDEX No.: CUP 21-005

A tiered level of mitigation options has been developed and listed below are the systems and/or modifications required for your project. Compliance of the following items are a condition of **FINAL OCCUPANCY APPROVAL**. These conditions are required as acceptable solutions to the adverse fire conditions impacting firefighting and emergency operations accompanying the site/area. They will either assist in detection and extinguishment of the fire and/or facilitate the anticipated emergency operations.

This project is protected by the City of Highland Fire Department / Cal-Fire / California Department of Forestry and Fire Protection. Prior to any construction occurring on any parcel, the applicant shall contact the city of highland fire marshal office for verification of current fire protection development requirements. All new construction shall comply with the currently adopted California Fire Code and all applicable statutes, appendices, codes, ordinances, standards and policies of the City of Highland Fire Department/ Fire Prevention Division / Cal-Fire / California Department of Forestry and Fire Protection.

Fire Department Review of all projects is required.

ALL CONSTRUCTION (New and renovations to existing) SHALL COMPLY WITH THE CALIFORNIA FIRE CODE Along with amendments as adopted within the Highland Municipal Code (Ord. #411).

Note: All weather access roads (CFC) and fire hydrant/water system installations shall be in place, inspected and approved, **PRIOR** to combustible material being brought on site.

GENERAL.

1. **HF3:** A fuel break of one hundred (100) feet (brush and weed clearance) is required prior to construction. The clearance shall be maintained on a year-round basis. **CFC & HMC**

2. **HF40:** Where an automatic extinguishing system or standpipe system is in place, system shall be serviced and maintained in operating condition according to NFPA and California State Fire Marshal requirements. **T19; CFC; NFPA**
3. **HF51:** The main electrical panel and all sub-panel(s) shall be labeled on inside cover for all circuits. **CEC**
4. **HF52:** Water heater (fuel fired), shall be properly vented to exterior of structure. Water heater shall be seismic strapped to wall and be located 18" above a garage floor. **CBC**
5. **HF55:** Commercial exit requirements:
 - A. Required exit doors shall be maintained in an operable condition at all times
 - B. Required exit doors shall swing outward and away in the direction of exit travel.
 - C. Obstructions shall not be placed in the required width of an exit. Exits shall not be blocked or locked shut or obstructed in any manner during business hours.
 - D. Exit paths shall be illuminated when structure is occupied.
 - E. Exit path illumination shall be supplied from two (2) sources of power when occupant load is one hundred (100) persons or more.
 - F. When exit way/exit pathway and/or exit doorway is not easily identified, additional exit signs shall be installed.
6. Exit signs shall be internally or externally illuminated by two lamps or shall be of the self-luminous type. **CFC; CBC**
7. **HF60:** Additional plans for access, fire safety systems, fire lanes and signage, gates, storage, or other special conditions may be requested for review, conditioning and approval by the fire marshal.
8. **HF56:** All flammable and combustible liquid storage and dispensing shall be in accordance with applicable sections of the **CFC, T-19** and city codes and ordinances.

ACCESS:

9. **HF7:** Fire department **access** roads shall meet the fire dept. minimum unobstructed width of twenty (20) feet. (twenty-six (26) feet within FR-1&2 zones). **This standard shall not lessen other agency requirements.** Access roads shall be paved (asphalt/concrete) and in place **prior** to delivery of combustible building materials on site. Roads shall be designed and constructed to meet adopted city standards. **CFC**

10. **HF8:** All access roads, public, private streets and residential driveways shall maintain a minimum vertical clearance of thirteen (13) feet-six (6) inches. **CFC**
11. **HF10:** Driveways exceeding 150 feet shall have a fire department approved turn-around at the terminus. **CFC / APPENDIX D**
12. **HF11:** Fire department access roadway(s) and/or public/private street(s) exceeding one hundred fifty (150) feet in length shall provide an approved turn-around at the terminus (**cul-de-sac**). Minimum radius shall be **not less than forty (40)** feet. Or as approved by the fire marshal. Cul-de-sacs providing access to perimeter emergency access roads shall have a minimum radius of forty four (44) feet. **CFC / APPENDIX D, SBCO TRANSPORTATION STD**
13. **HF12:** Fire department access roadway(s); public/private street(s) and driveways shall not exceed 12% grade. **CBC / APPENDIX D, HMC**
14. **HF13:** Fire department access roadway(s); shall extend to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building and/or facility.
An access road, approved by the fire dept., shall be provided to within fifty (50) feet of all structures when the natural grade between access road and structure is in excess of 30%.
Where an approved access road cannot be provided, a fire protection system shall be required and approved by the fire department. **CFC**
15. **HF19:** **Manually** operated gates across fire department access roadways, public and/or private streets and driveways, shall be equipped with approved emergency key-operated **"KNOX"** padlock or box containing key to open the private lock. For **automatic** gates, a **"KNOX"** emergency access switch, shall be installed, at location determined by fire department, and shall over-ride all command functions and open gate automatically upon activation. All automatic gates shall have a manual over-ride for use during loss of electric power. **"KNOX BOX"** request form is available from the fire marshal or may be ordered directly from www.knoxbox.com (specify City of Highland, CA) **CFC – Appendix D Note: The city of Highland also requires an electronic "H" key system (Ord. #320) for multi-family, gated communities or secured storage facilities. HMC**
16. **HF24:** **"NO PARKING – FIRE LANE"** signs shall be posted at locations designated by fire marshal. Fire lane curbs shall be painted red, with white letters stating, **"NO PARKING – FIRE LANE"** on top, not face. **CFC - APPENDIX D**
17. **HF54:** commercial and industrial structures-occupancies and gated complexes shall have a **"KNOX BOX"** system installed on the exterior of the building(s) or complex. location of device to be determined by the fire department. The box shall contain keys necessary to gain access and may contain pre-plans and MSDS information as required by the fire department. New and existing multi-tenant

commercial buildings shall provide a 'KNOX' box large enough to contain keys to access each individual tenant space. Installation location(s) to be determined by the fire marshal. The box shall contain clearly marked keys to each tenant space or other areas as determined by the fire marshal. **CFC**

18. **HF61:** Aerial fire apparatus access roads. **Where required:** buildings or facilities **exceeding 30-feet** in height above the lowest level of fire dept. Vehicle access shall be provided access roads capable of accommodating aerial apparatus. **Width:** aerial apparatus access roads shall provide a minimum unobstructed width of **26-feet** in the immediate vicinity of any building exceeding 30-feet in height. **Proximity to buildings:** aerial apparatus access roads shall be located a minimum of 15-feet to a maximum of 30-feet from the building, and shall be positioned parallel to one entire side of the structure, as approved by the fire code official. **CFC APPENDIX D**

ADDRESSING – IDENTIFICATION:

19. **HF21:** **Commercial and multi-family residential** address numbers shall be displayed on all **new and existing** structures in such a manner as to be plainly visible and legible from the access roadway or street. Numerals shall be of a contrasting color to the building and electrically illuminated. **Minimum size** of the numerals shall be **8"** height, **3/4"** stroke, or as approved by the fire marshal. **Industrial occupancies shall have address numbers of 12" height, 1" stroke** and shall be electrically illuminated so as to be visible and legible from access roadway or street. **Note:** Depending on height and setback of a building, larger numerals may be required and at additional locations on the building, as determined by a case-by-case review. **HMC**
20. **HF22:** Commercial-retail structures with rear access shall display address numbers on rear entry doorways, **4"** in height, **1/2"** stroke, on contrasting background. **CFC**
21. **HF41:** A minimum of one 2A-10BC fire extinguisher shall be installed for each 3,000 sq.ft. of floor area. Travel distance to any one fire extinguisher shall not exceed 75 feet. Additional fire extinguishers, size and class to be determined by fire department, may be required. Fire extinguishers shall be serviced bi-annually and shall have a current State Fire Marshall service tag attached. Fire extinguishers are to be serviced every two years and inspected & tagged every year. **CFC; NFPA**

22. **HF61: TENANT IMPROVEMENT.** Review the 'tenant improvement information' handout. If any of the items listed apply to this project, they must be included in the 'fire department notes' section on the plan.
23. **HF62:** Additional plans for access, fire safety systems, storage or other special condition may be requested for review, conditioning and approval by the fire marshal.
24. **HF63:** Submit to fire marshal's office: **one copy** of building and/or structure plans for fire department review.

Craig Sanchez, Fire Marshal
City of Highland Fire Prevention
(909) 864-8732 x 248



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: September 7, 2021

FROM: Lawrence A. Mainez, Community Development Director

PREPARED BY: Kim Stater, Assistant Community Development Director *KS*

SUBJECT: Tentative Parcel Map No. TPM-18-001 and Design Review Application No. DRA-18-006 for the subdivision of one parcel into four and the construction of four (4) detached single-family residences.

LOCATION: West side of La Praix Street, 1000' south of Pacific Avenue
APN No. 1200-401-80

APPLICANT: Amer Abu Rezeq, Owner

RECOMMENDATION: Staff recommends the Planning Commission:

- 1) Adopt Resolution No. 2021-____ to Approve Tentative Parcel Map No. TPM-18-001 to subdivide one parcel, 1.04 acres in area, into four parcels for the purposes of constructing four single-family residences;
- 2) Adopt Resolution No. 2021 - ____ to Approve Design Review Application No. DRA-18-006 for the related Site Plan Layouts, Grading Plan, Building Elevations and Conceptual Landscape Plan for four (4) single-family residences, subject to the Conditions of Approval, and the Findings of Fact; and
- 3) Direct Staff to file a Notice of Exemption with the County Clerk of the Board.

FISCAL IMPACT: The Applicant submitted the required deposit for processing a Design Review Application and Tentative Parcel Map Application. Staff time spent working on the application is charged to this deposit.

Approved _____	Motion _____	Second _____	Agenda Item No. <u>3</u>
Denied _____	Ayes _____		File No. _____
	Noes _____		
Continue _____	Abstain _____		
	Absent _____		
<i>Carrie D.</i> Recording Secretary		<i>Lawrence Mainez</i> Community Development Director	

ENVIRONMENTAL REVIEW: This project is Categorically Exempt from environmental proceedings under the California Environmental Quality Act (CEQA) guidelines pursuant to Section 15332, Class No. 32 (In-Fill Development Projects). This section consists of projects characterized as in-fill development consistent with the site's general plan designation and policies as well as zoning designation and regulations. Additionally, the site is less than five (5) acres, substantially surrounded by urban uses, has no value as habitat for endangered, rare or threatened species and would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site is adequately served by all required utilities and public services.

PUBLIC NOTICE: As required by City Council Resolution, a Notice of the Public Hearing was posted at the City's three designated posting locations within the City. On August 24, 2021, a legal ad regarding this item was published in the Highland Community News. In addition, the Notice was posted on the City's Website, and mailed to interested agencies and property owners within 300 feet of the site. No further notice is required.

PUBLIC COMMENT: At the time of preparing this report, staff had not received any comments.

BACKGROUND: A prior property owner submitted the Design Review and Tentative Parcel Map Applications on June 6, 2018. Subsequently, the property owner passed away and a new Property Owner/Applicant, Amer Abu Rezeq, purchased the property in March of 2019. The new Applicant continued the processing of the DRA and TPM with modifications as requested by Staff.

DESCRIPTION OF SITE: The 1.04 acre site is located between La Praix Street and SR-210, approximately 1000' south of Pacific Avenue. Monterey Villa Apartments are adjacent on the north (see Attachment 1 – Aerial Location Map).

The irregular-shaped parcel is surrounded by single-family residences to the east, multi-family to the north, SR-210 to the west, and a freeway remnant parcel to the south. La Praix Street connects to Messina Street to the south on which the Panda Express and the Jack in the Box restaurants are located. The project site is a vacant parcel within the Single-Family Residential (R-1) zoning district.

Table 1. Surrounding Land Uses

	<i>Existing Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>
<i>Site</i>	Vacant	Low Density (LD)	Single-Family Residential (R-1)
<i>North</i>	Monterey Villas Apartment	Medium Density (MD)	Two-Family Residential (R-2)

<i>South</i>	Remnant SR-210 Freeway vacant property	SR-210 Freeway	SR-210 Freeway
<i>East</i>	Single-Family Homes	Low Density (LD)	Single-Family Residential (R-1)
<i>West</i>	SR-210 Freeway	SR-210 Freeway	SR-210 Freeway

PROJECT REVIEW: The Applicant is proposing to subdivide the existing vacant parcel into four (4) parcels to construct four (4) detached, single-story, single-family homes. The site will have landscaping, right-of-way, fencing and improvements as required by the Municipal Code.

DESIGN REVIEW APPLICATION NO. DRA-18-006

Site Design and Access/Circulation

As designed through Tentative Parcel Map No. 19959, access to the development will be provided from La Praix Street. La Praix Street is currently improved with curb, gutter, and sidewalk. The Applicant will construct new driveway approaches for each parcel. The project site is relatively flat with minimal slope on the western side of the property, requiring minimal grading (see Attachment 3 – Preliminary Grading Plan).

The four (4) parcels meet all development standards for the R-1 zone district including minimum lot size, lot coverage, setbacks, and unit size.

	R-1 Standards	Project Proposal
1. Maximum density (DUs per gross acre)	6.0	4.0
2. Minimum building site (net area in sq. ft.)	7,200	14,517 parcel 1 7,813 parcel 2 7,905 parcel 3 15,082 parcel 4
3. Minimum lot width ^c	60 ft.	60-153 ft.
4. Minimum lot depth	100 ft.	100-170'
5. Minimum front yard setback	25 ft. ^f	25+ ft.
6. Minimum interior side yard setback ^h	5 ft. and 10 ft.	5 ft. and 10+ ft.
8. Minimum rear yard setback ⁱ	20 ft.	20+ ft
9. Maximum lot coverage	40%	14% - 26%
12. Minimum dwelling unit size in square feet ^j	1,200 sf For 3 bedroom units	1,600 sf – parcels 1 & 2 2,172 sf- parcels 3 & 4

The Applicant is proposing all four houses to be single-story with two (2) model homes, 1,600 square feet and 2,172 square feet. Parcel No. 1 and 2 on the south end will have the 1,600 square foot homes and Lot No. 3 and 4 on the north will have 2,172 square foot homes.

To address the proximity of the project to the freeway, Building & Safety and Planning Conditions of Approval require certain building materials and methods rated for the anticipated ambient noise of the vehicular traffic (Planning Condition Nos. 24-30).

Walls and Fences

The Applicant is proposing to construct a six (6) foot high masonry block wall along the west and south side of the property as depicted on the proposed site plan. The wall will need to be heightened by two additional feet to address sounds attenuation (Planning Condition No. 24). A six (6) foot high vinyl fence will be installed between the lots.

Architectural Elevations

The architecture consists of two (2) floor plans with two (2) elevations each. Color renderings are provided in the Staff Report and a color and materials board will be presented at the meeting. The proposed traditional style of architecture which consist of 5:12 rooflines with flat tile shingles, stucco finish, decorative shutters, stone veneer, pop-outs with stucco. The four houses will be painted with different color schemes to complement the architectural style of the homes. Furthermore, the houses will have decorative trims around the doors and windows. The garage doors will be painted in various colors to enhance and differentiate the design of the homes. The proposed architecture will complement the existing residences in the surrounding area.

Landscape

The Project Site Plan Layout, prepared by the Applicant, exhibits the proposed landscaping. The front yards will be planted with Red Creeping Thyme groundcover, Euonymus Golden, Catawba Crape Myrtle, and sod. Due to the small nature of the project, plans were not required to be prepared by a California licensed Landscape Architect.

Review by the City's Landscape Architect yielded the following Conditions of Approval (Nos. 15-19) to be addressed in final plan check:

15. The front yard landscaping shall be extended past the property line to the back of sidewalks well as between the fence/wall and sidewalk of Lot 1.

16. The perimeter block wall shall extend along the frontage of Lot 1 at the southerly end of the tract.

17. Any reference to "fiberglass" fencing shall be changed to "vinyl" fencing.

18. To maintain consistency with the City's Water Efficient Landscape Ordinance, the lawn should encompass less than 25% of the total front yard landscape area for each lot. Revise the plans in advance of Plan Check.

19. Each of the four (4) lots shall complement the proposed architectural style and vary in a manner where no two adjacent lots utilize the same palette. To achieve this, revise the plans in advance of Plan Check to utilize the following specimens:

Lot 1

Street Tree: Platanus x acerifolia 'Bloodgood' (London Plane Tree) – 24" box
Accent Tree: Lagerstroemia 'Catawba' (Catawba Crape Myrtle) – 15 gal.
Foundation Shrub: Myrtus communis 'Variegata' (Variegated Myrtle) – 5 gal.
Accent Shrub: Lavandula 'Otto Quast' (Spanish Lavender) – 1 gal.
Groundcover: Verbena tenuisecta (Moss Verbena) - 4" pots or rooted cuttings

Lot 2

Street Tree: Platanus x acerifolia 'Bloodgood' (London Plane Tree) – 24" box
Accent Tree: Vitex agnus-castus (Chaste Tree) – 15 gal.
Foundation Shrub: Russelia equisetiformis (Firecracker Plant) – 5 gal.
Accent Shrub: Calandrinia spectabilis (Rock Purslane) – 1 gal.
Groundcover: Senecio serpens (Blue Chalksticks) – 4" pots or rooted cuttings

Lot 3

Street Tree: Platanus x acerifolia 'Bloodgood' (London Plane Tree) – 24" box
Accent Tree: Betula pendula (European White Birch) – 15 gal.
Foundation Shrub: Grevillea 'Noellii' (Hummingbird Bush) – 5 gal.
Accent Shrub: Muhlenbergia capillaris (Pink Muhly) – 1 gal.
Groundcover: Juniperus horizontalis 'Bar Harbor' (Spreading Juniper) – 4" pots or rooted cuttings

Lot 4

Street Tree: Platanus x acerifolia 'Bloodgood' (London Plane Tree) – 24" box
Accent Tree: Agonis flexuosa 'After Dark' (Burgundy Peppermint Willow) – 15 gal.
Foundation Shrub: Abelia grandiflora 'Edward Goucher' (Glossy Abelia) – 5 gal.
Accent Shrub: Bougainvillea 'Raspberry Ice' (Variegated Dwarf Bougainvillea) – 1 gal.
Groundcover: Convolvulus sabatius (Ground Morning Glory) - 4" pots or rooted cuttings

Tentative Parcel Map

As mentioned, the four new parcels will range from 7,813 square feet to 15,082 square feet. The irregularly shaped parcel is wider at the north end and slim at the southern end of the property (see Attachment 4 – Tentative Parcel Map 19959). A large 40' drainage easement runs the length of Parcel 4 at its northerly boundary. The subdivision meets all requirements of the Highland Municipal Code.

ANALYSIS: The project site is zoned Single-Family Residential (R-1) which permits the construction of single-family residential homes, subject to the processing of a Design Review Application and Tentative Parcel Map. The proposed use is consistent with the General Plan Land Use designation of Low Density Residential (LDR) and the zoning district (R-1 Single Family Residential).

The subject property has been under-utilized for several years and the new development would be a welcome enhancement. The design and layout of the site were well vetted by staff and as designed and conditioned this project will be compatible with the neighboring residential homes and consistent with the current residential zoning designation. Therefore, staff recommends approval of the proposed project, subject to the Findings of Fact and Conditions of Approval as addressed in the Planning Commission resolutions (Attachment 5 & 6 – Resolutions)

Attachments:

1. Aerial Location Map
2. Site Plan Layouts
(incl. site Plan, Floor Plans, Building Elevations, Color Renderings)
3. Preliminary Grading Plan
4. Tentative Parcel Map No. 19959
5. Resolution No. 2021-____ for Design Review Application (DRA) No. 18-006 and Conditions of Approval
6. Resolution No. 2021-____ for Tentative Parcel Map (TPM) No. 18-001 and Conditions of Approval

ATTACHMENT 1
Aerial Location Map

Aerial Map of the Project Site

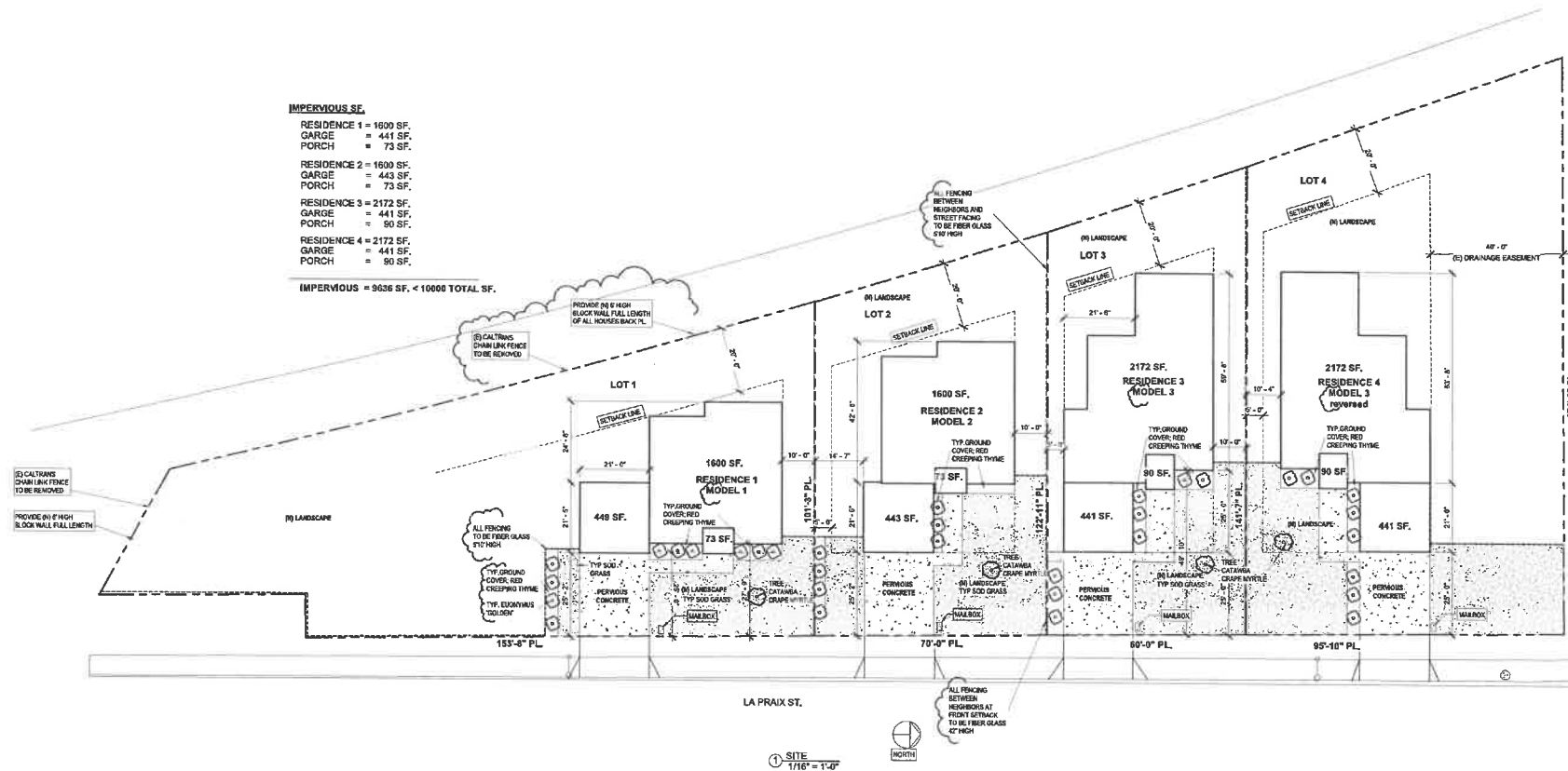


ATTACHMENT 2
Site Plan Layouts

IMPERVIOUS SF.

RESIDENCE 1 = 1600 SF.
 GARGE = 441 SF.
 PORCH = 73 SF.
 RESIDENCE 2 = 1600 SF.
 GARGE = 443 SF.
 PORCH = 73 SF.
 RESIDENCE 3 = 2172 SF.
 GARGE = 441 SF.
 PORCH = 90 SF.
 RESIDENCE 4 = 2172 SF.
 GARGE = 441 SF.
 PORCH = 90 SF.

IMPERVIOUS = 9636 SF. < 10000 TOTAL SF.



8237 Wheeler Ave.
 Fontana, CA.
 909.262.4057
 design@3dxinc.com

development
 custom homes
 additions
 commercial
 engineering
 patios & decks

No.	Description	Date

COL MODEL 1, 2 & 3S
 OWNER: MITRA MORADI
 APN: 130-030-040-00 TRN#18999
 HIGHLAND, CA.

SITE PLAN LAYOUTS

SHEET INDEX

COLOR 1
 COLOR 2
 COLOR 3
 COLOR 4
 SITES - SITE PLAN LAYOUTS
 A-1 - MODEL 1 FLOOR PLAN FOR LOT 1
 A-1.1 - MODEL 1 ELEVATIONS FOR LOT 1 A-2
 - MODEL 2 FLOOR PLAN FOR LOT 2 A-2.1 -
 MODEL 2 ELEVATIONS FOR LOT 2 A-3
 MODEL 3 FLOOR PLAN FOR LOT 3 & A-3.1 -
 MODEL 3 ELEVATIONS FOR LOT 3 & 4

Project Number LA PRAIX0020
 Date 7/8/2021
 Drawn by 3DXIT INC.
 Checked by RUBEN RAMIREZ

SITES

Scale 1/16" = 1'-0"

11

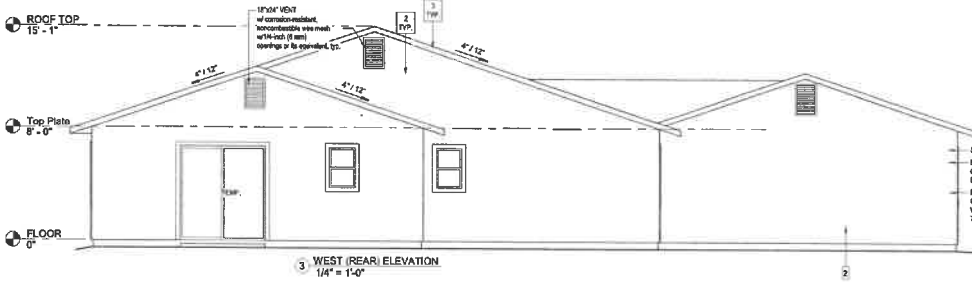


2 EAST (FRONT) ELEVATION
1/4" = 1'-0"

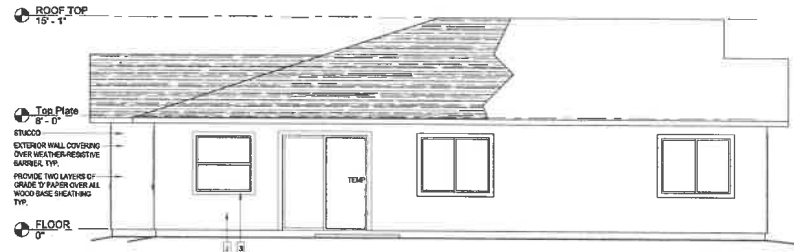
COLOR SCHEDULE: BEHR
 1- CORONADO STONE
 IDAHO DRYSTACK - CAPE COD GREY
 2- BEHR HISTORICAL GRAY N370-4A
 3- BEHR ESPRESSO BEANS PPU5-01

ATLIS VENTILATION CALCULATIONS:
 PROPOSED ROOF ATIC AT REAR ADDITION. CORONADO = 1 S.F.
 PROVIDE (5) 1/2" VENT (EXTRA) ATIC VENTS = 5 S.F.

ROOF/ROOFING NOTES:
 1. ALL FINISHES SHALL BE FASTENED ACCORDING TO THE MANUFACTURER'S
 INSTALLATION INSTRUCTIONS AND IRC 2015
 2. ROOF SHALL BE INSTALLED OVER 1/2" THICK MEMBRANE OR RADIANT BARRIER
 SHEATHING OR 1/2" JOIST, OR RADIANT BARRIER



3 WEST (REAR) ELEVATION
1/4" = 1'-0"



4 NORTH (RIGHT) ELEVATION
1/4" = 1'-0"



1 SOUTH (LEFT) ELEVATION
1/4" = 1'-0"



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development
 custom homes
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 patios & decks

#	Description	Date

MODEL 1
 OWNER: MITRA MORADA, CONTACT: MR. JOHN ALDADA
 11111 LA PRADA ST.,
 HIGHLAND, CA.
MODEL 1 ELEVATIONS FOR LOT 1

Project number: LA PRAD02020
 Date: 11/28/2020
 Drawn by: 3DXIT INC.
 Checked by: RUBEN RAMIREZ
A-1.1
 Scale: 1/4" = 1'-0"



COLOR SCHEDULE: BEHR
 [1] CORONADO STONE
 IDAHO DRYSTACK - CAPE COD GREY
 [2] BEHR HISTORICAL GRAY N570-4A
 [3] BEHR ESPRESSO BEANS PPUG-01

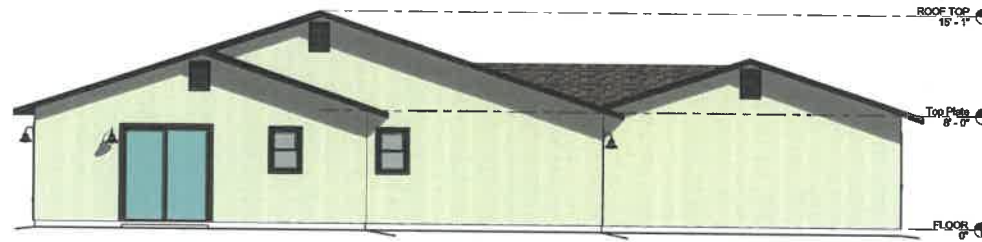
① EAST (FRONT) ELEVATION
 1/4" = 1'-0"



③ SOUTH LEFT ELEVATION
 1/4" = 1'-0"



② NORTH RIGHT ELEVATION
 1/4" = 1'-0"



④ WEST REAR ELEVATION
 1/4" = 1'-0"



8237 Wheeler Ave.
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 design@3dxtinc.com

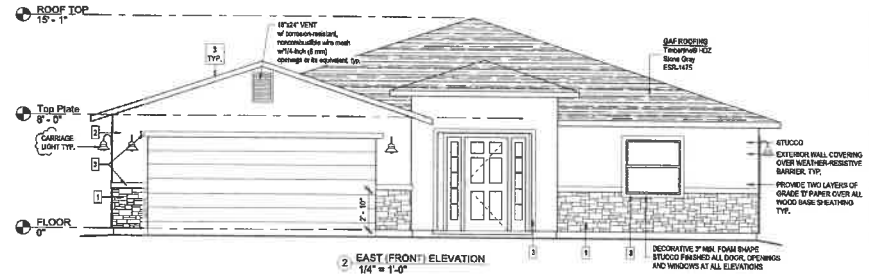
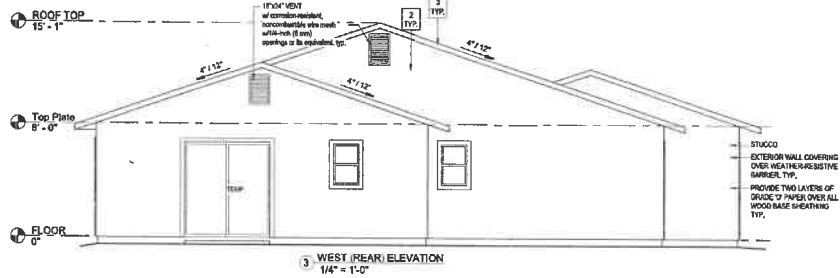
development
 custom homes
 additions
 commercial
 engineering
 patios & decks

No.	Description	Date

MODEL 1
 OWNER: MITRA MORADI CONTACT: MR. JOHN ALDUA
 APN# 1200-00480 TOWN# 19899
 HIGHLAND, CA

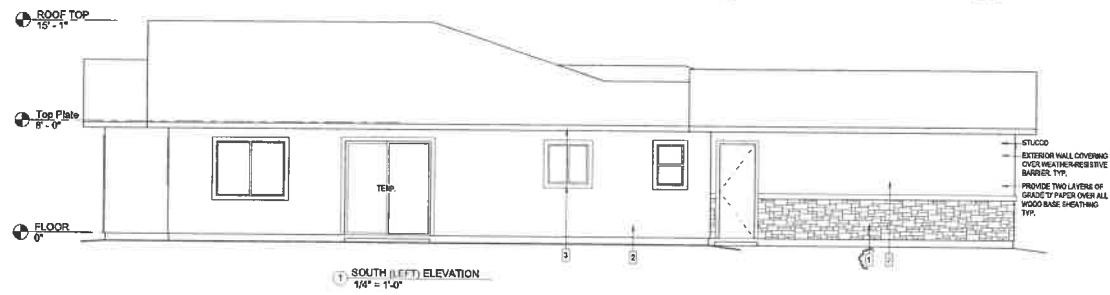
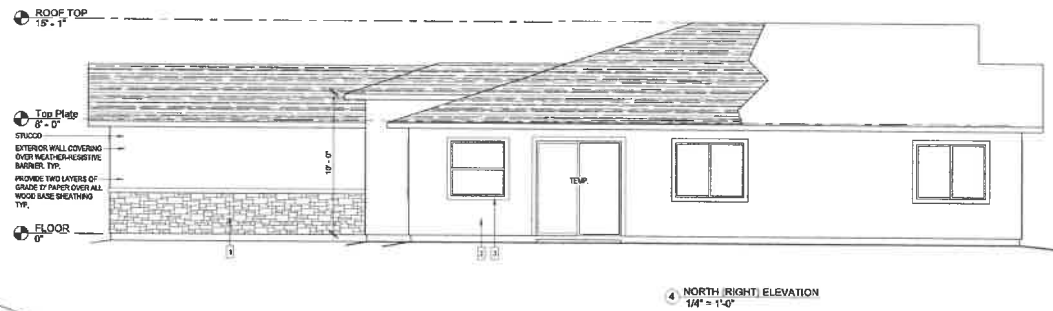
MODEL 1 RENDERINGS

Project number: LA PRAD022020
 Date: 7/19/2021
 Drawn by: 3DXT INC
 Checked by: RUBEN RAMIREZ
COLOR1
 Scale: 1/4" = 1'-0"



COLOR SCHEDULE: BEHR
 1- CORONADO STONE
 IDAHO DRYSTACK - GREY QUARTZITE
 2- BEHR TETON BLUE N490-4
 3- BEHR WEATHERED WHITE HDC-NT-21

ATTIC VENTILATION CALCULATIONS:
 PROPOSED ROOF AT TAC AT REAR ADJUTMENT: 1300YRS = 3 L.F.
 PROVIDE (6) 1 1/2" VENT (4.5752) AT TIC VENTS = 8 = 8
ROOFING NOTES:
 1. ALL SHINGLE ROOF SHALL BE FASTENED ACCORDING TO THE MANUFACTURER'S
 HIGH WIND RESISTANT INSTRUCTIONS AND DCS 2017
 2. ROOF SHALL BE INSTALLED OVER 1/2" THICK MINIMUM OSB RADIANT BARRIER
 SHEATHING OR 1/2" (1/2" OSB RADIANT BARRIER



8237 Wheeler Ave.
 Fontana, CA.
 909.262.4057
 design@3dxinc.com

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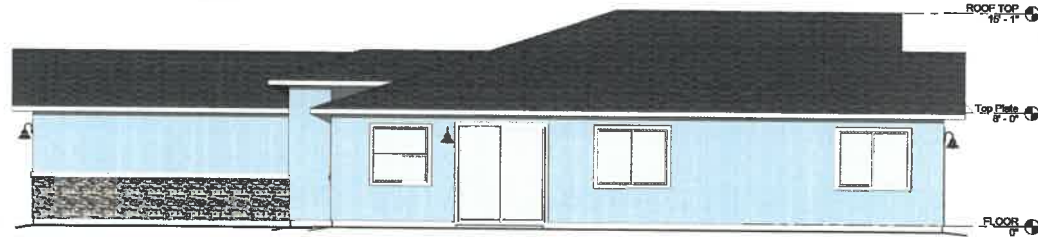
No.	Description	Date

MODEL 2
 OWNER: MITRA MORADI - CONTACT MR. JOHN ALQAZA
 15000 LA PRAX ST.
 LA PRAX ST.
 HIGHLAND, CA.
MODEL 2 ELEVATIONS FOR LOT 2

Project number: LA PRAIX22020
 Date: 11/28/2020
 Drawn by: 3DXIT INC.
 Checked by: RUBEN RAMIREZ
A-2.1
 Scale: 1/4" = 1'-0"



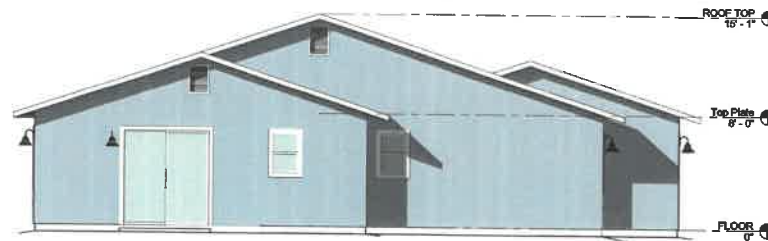
① EAST (FRONT) ELEVATION
1/4" = 1'-0"



② NORTH RIGHT ELEVATION
1/4" = 1'-0"



③ SOUTH LEFT ELEVATION
1/4" = 1'-0"



④ REAR WEST ELEVATION
1/4" = 1'-0"



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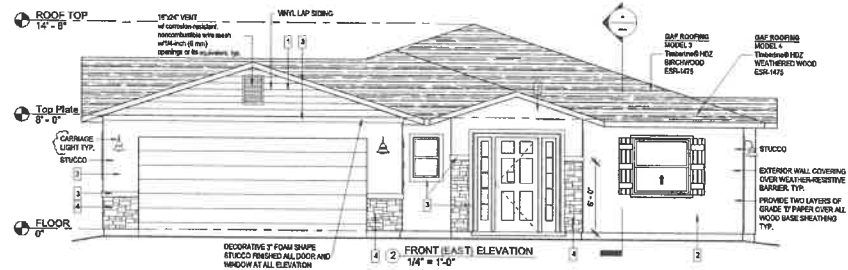
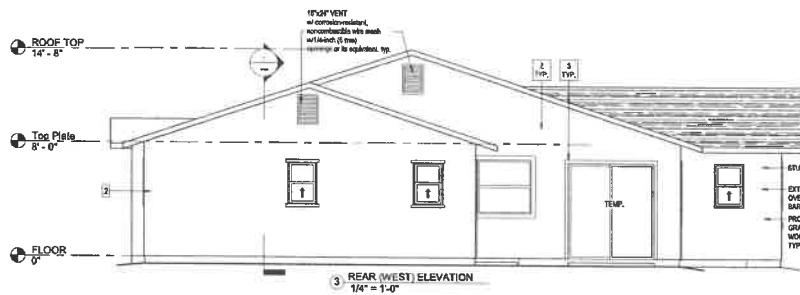
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File	Description	Date

MODEL 2
OWNER: MITRA MORADI CONTACT MR. JOHAN ALAZA
APRIL 1200-004-80 TPNP5555
HESBONA, CA

MODEL 2 RENDERINGS

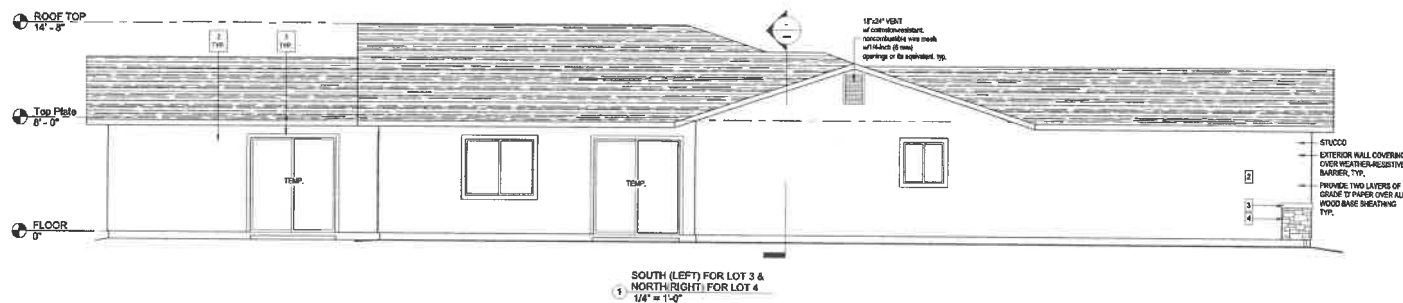
Project number LA PRAUD2020
Date 7/9/2021
Drawn by 3DXT INC.
Checked by RUBEN RAMIREZ
COLOR2
Scale 1/4" = 1'-0"



COLOR SCHEDULE MODEL 3: BEHR
 1- BEHR LUNAR SURFACE M460-3
 2- BEHR LUNAR SURFACE M460-3
 3- BEHR ESPRESSO BEANS PPUS-01N
 4- CORONADO STONE IDAHO DRYSTACK - ANTIQUE BUFF

COLOR SCHEDULE MODEL 4: BEHR
 1- BEHR ANTIQUE WHITE 23
 2- BEHR ANTIQUE WHITE 23
 3- BEHR ESPRESSO BEANS PPUS-01N
 4- CORONADO STONE IDAHO DRYSTACK - ASPEN

ATTIC VENTILATION CALCULATIONS:
 PROPOSED ROOF AT R/O AT REAR ADDITION: 1500/16 = 93.75
 PROVIDE (93.75) VENT (1500/16) AT R/O VENTS = 93.75
ROOFING NOTES:
 1. ALL SHINGLES ROOF SHALL BE FASTENED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND IRC 2018.
 2. ROOF SHALL BE INSTALLED OVER 1/2" THICK MINIMUM OSB RADIANT BARRIER SHEATHING OR 1/2" (5/8") OSB RADIANT BARRIER.



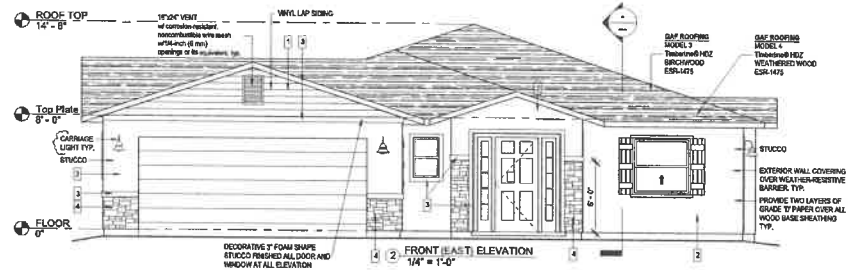
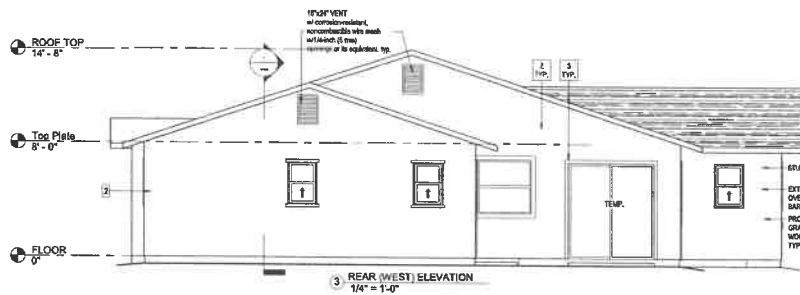
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No.	Description	Date

MODEL 3
 OWNER: MITRA MORADI
 LA PRAXIS 440 TPN#18959
 LA PRAXIS 440 TPN#18959
 HIGHLAND, CA
MODEL 3 ELEVATIONS FOR LOT 3 AND 4

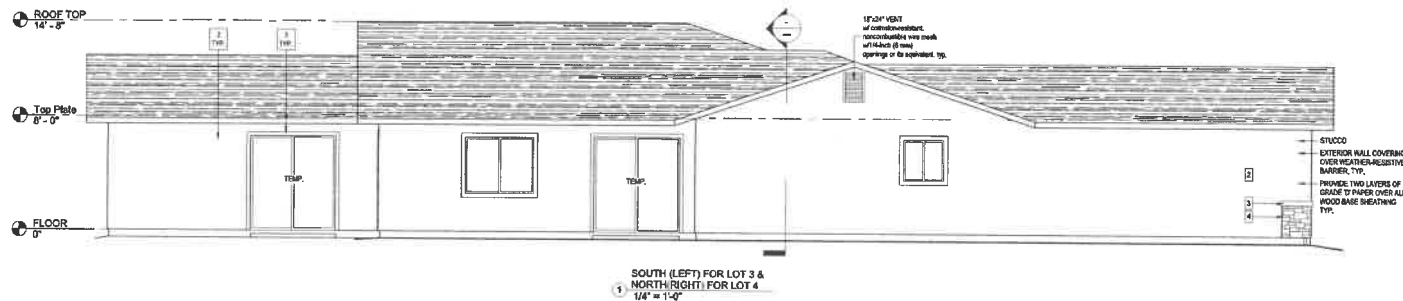
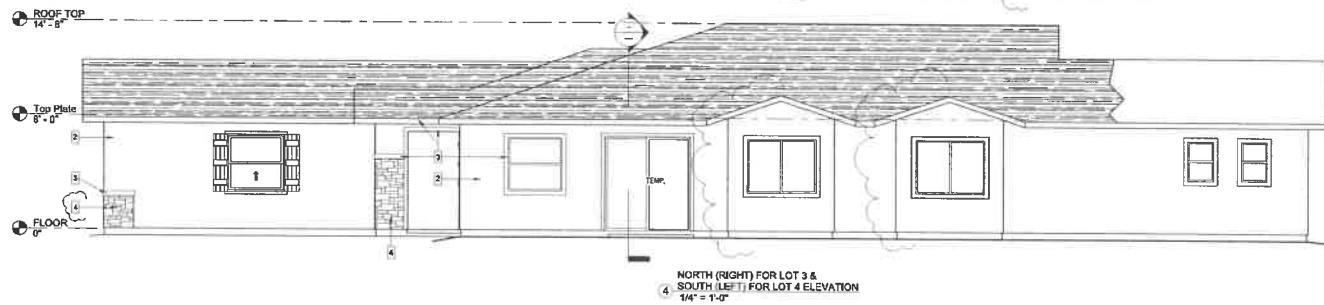
Project number LA PRAXIS2020
 Date 11/28/2020
 Drawn by 3DXIT INC.
 Checked by RUBEN RAMIREZ
A-3.1
 Scale 1/4" = 1'-0"



COLOR SCHEDULE MODEL 3: BEHR
 1- BEHR LUNAR SURFACE N460-3
 2- BEHR LUNAR SURFACE N460-3
 3- BEHR ESPRESSO BEANS PPUS-01N
 4- CORONADO STONE IDAHO DRYSTACK - ANTIQUE BUFF

COLOR SCHEDULE MODEL 4: BEHR
 1- BEHR ANTIQUE WHITE 23
 2- BEHR ANTIQUE WHITE 23
 3- BEHR ESPRESSO BEANS PPUS-01N
 4- CORONADO STONE IDAHO DRYSTACK - ASPEN

ATTIC VENTILATION CALCULATIONS:
 PROPOSED ROOF AT R/O AT REAR ADDITION: 1500/16 = 93.75
 PROVIDE (93.75) VENT (1500/16) AT R/O VENTS = 93.75
ROOFING NOTES:
 1. ALL SHINGLES ROOF SHALL BE FASTENED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND IRC 2018.
 2. ROOF SHALL BE INSTALLED OVER 1/2" THICK MINIMUM OSB RADIANT BARRIER SHEATHING OR 1/2" (5/8") OSB RADIANT BARRIER.



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No.	Description	Date

MODEL 3
 OWNER: MITRA MORADI
 15155 N. 15TH AVE.
 LA PRAX 92320
 HIGHLAND, CA
MODEL 3 ELEVATIONS FOR LOT 3 AND 4

Project number LA PRAX2020
 Date 11/28/2020
 Drawn by 3DXIT INC.
 Checked by RUBEN RAMIREZ
A-3.1
 Scale 1/4" = 1'-0"



- COLOR SCHEDULE: BEHR**
- 1- BEHR LUNAR SURFACE N480-3
 - 2- BEHR LUNAR SURFACE N480-3
 - 3- BEHR ESPRESSO BEANS PPUS-01N
 - 4- CORONADO STONE IDAHO DRYSTACK - ANTIQUE BUFF
- ① FRONT (EAST) ELEVATION
1/4" = 1'-0"



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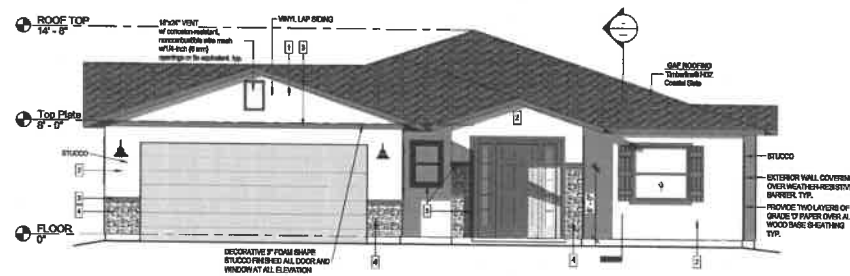
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No.	Description	Date

MODEL 3
OWNER: MITRA MORADI
APRIL 1200-00450 TPN#10889
HIGHLAND, CA

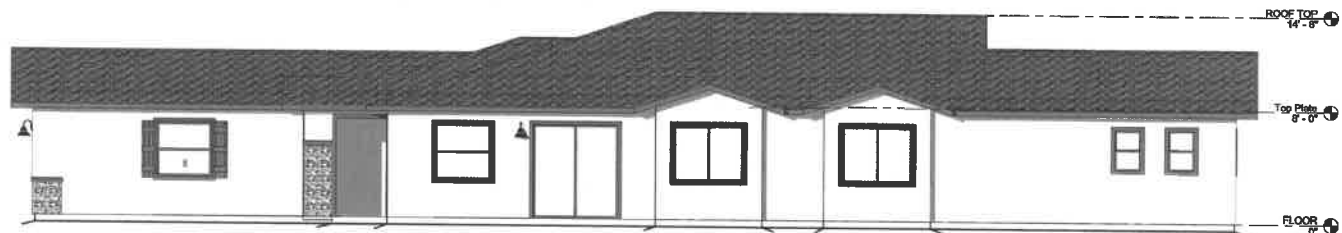
Model 3 Renderings

Project number LA PRAD02020
Date 7/09/2021
Drawn by 3DXT INC
Checked by RUBEN RAMIREZ
COLOR 3
Scale 1/4" = 1'-0"

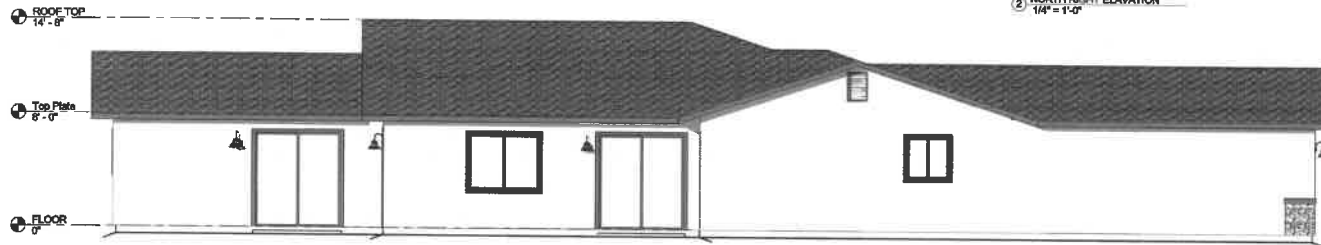


COLOR SCHEDULE E. BEHS
 [1] BEHR ANTIQUE WHITE 23
 [2] BEHR ANTIQUE WHITE 23
 [3] BEHR ESPRESSO BEANS PPUS-01
 [4] CORONADO STONE
 IDAHO DRYSTACK - ASPEN

① FRONT (EAST) ELEVATION
 1/4" = 1'-0"



② NORTH RIGHT ELEVATION
 1/4" = 1'-0"



③ SOUTH LEFT ELEVATION
 1/4" = 1'-0"



④ WEST REAR ELEVATION
 1/4" = 1'-0"



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 design@3dxtinc.com

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No.	Description	Date

MODEL 4
 OWNER: MITRA MORADI
 APN# 1200-004-00 TPN# 18659
 HIGHLAND, CA
MODEL 4 RENDERINGS

Project number LA PRAJ2020
 Date 7/19/2021
 Drawn by 3DXT INC
 Checked by RUBEN RAMIREZ
COLOR 4
 Scale 1/4" = 1'-0"

ATTACHMENT 3
Preliminary Grading Plan

GRADING NOTES:

- ALL GRADING SHALL CONFORM TO THE CURRENT CITY ADOPTED EDITION OF CALIFORNIA BUILDING CODE FOR SOILS AND GRADING REQUIREMENTS.
- ALL PROVIDING OF THE PRELIMINARY SOILS REPORT PREPARED BY: SOIL INFORMATION COMPANY, DATED 02-28-2012 SHALL BE COMPLETED WITH DURING GRADING OPERATIONS.
- THIS PLAN IS FOR GRADING PURPOSES ONLY. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF ANY OTHER LOCATIONS OR CONDITIONS. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF ANY OTHER LOCATIONS OR CONDITIONS. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF ANY OTHER LOCATIONS OR CONDITIONS.
- VERIFICATION (FORM PROVIDED BY CITY) FROM THE REGISTERED CIVIL ENGINEER AND SOILS/GEOTECHNICAL ENGINEER STATING THAT THE GRADING PLAN HAS BEEN COMPLETED FOR THE APPROVED PLAN AND THAT THE GRADING PLAN IS IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS SHALL BE PROVIDED PRIOR TO BUILDING PERMITS BEING ISSUED.
- VERIFICATION (FORM PROVIDED BY CITY) FROM THE REGISTERED CIVIL ENGINEER STATING THAT THE FINE GRADING HAS BEEN COMPLETED FOR THE APPROVED PLAN IS REQUIRED PRIOR TO OCCUPANCY PERMITS BEING ISSUED.
- CONTRACTOR IS RESPONSIBLE FOR EROSION, DUST, MUD, SILT, DEBRIS, AND TEMPORARY DRAINAGE CONTROL DURING GRADING OPERATIONS.
- ANY ON-SITE RETAINING WALLS WILL REQUIRE APPROVAL AS PART OF THESE PLANS. ANY NECESSARY RETAINING WALLS ON THE PERIMETER OF THIS SITE MAY BE REQUIRED TO BE IN PLACE AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE START OF GRADING. APPROVED REQUESTED GRADING WITH A 1:1.25 MAXIMUM SLOPE TO WITHIN 2 FEET OF THE ADJACENT PROPERTY LINE MAY BE ACCEPTABLE TO ALLOW FOR START OF GRADING PRIOR TO COMPLETION OF ANY NECESSARY PERIMETER RETAINING WALLS. (IF NO RETAINING WALLS ARE SHOWN ON THE PLAN, DO NOT PUT THIS NOTE ON PLAN.)
- ANY IMPROVEMENT CONSTRUCTED IN THE PUBLIC RIGHT OF WAY WILL REQUIRE SEPARATE PLAN APPROVAL AND INSPECTION FROM THE CITY ENGINEER.
- ANY WALLS, FENCES, STRUCTURES AND/OR APERTURES ADJACENT TO THIS PROJECT SHALL BE PROTECTED IN PLACE. IF GRADING OPERATIONS CAUSE OF ADVERSELY AFFECT SAID ITEMS IN ANY WAY, THE CONTRACTOR AND/OR DEVELOPER IS RESPONSIBLE FOR WORKING OUT AN ACCEPTABLE SOLUTION TO THE SATISFACTION OF THE AFFECTED PROPERTY OWNER(S).
- THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR ENSURING THAT RETAINING WALLS DO NOT INTERFERE WITH PROVISION OF UTILITIES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT COMPACTION HAS BEEN ATTAINED ON THE ENTIRE GRADING SITE, INCLUDING FULL AREAS OUTSIDE THE BUILDING PAIRS AND ON ALL FILL SLOPES, TO THE SATISFACTION OF THE SOILS ENGINEER.
- CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM THE RESPONSIBILITY FOR CORRECTION OR ERROR OR OMISSIONS OR NEGLIGENCE DURING CONSTRUCTION. THE REQUIRED PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL.
- IF IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CALL THE CITY ENGINEER'S OFFICE AT (909) 884-8732, EXT. 245 FOR INSPECTION TWO WORKING DAYS PRIOR TO PERFORMING ANY WORK NOT CALLED FOR INSPECTION MAY BE REJECTED AND, IF REJECTED, SHALL BE REJECTED SOLELY AT THE CONTRACTOR'S EXPENSE.
- NO GRADING SHALL COMMENCE WITHOUT OBTAINING A GRADING PERMIT AND NOTIFYING THE GRADING INSPECTOR TO SCHEDULE A PERMITTING MEETING TWO WORKING DAYS PRIOR TO THE START OF WORK.
- ALL ACTIVE BRASS/IRON LINES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPLACED WITH 12-GAUGE DIPPED AND WRAPPED WELDED STEEL PIPE.
- PRIOR TO THE START OF GRADING, ALL EXISTING VEGETATION AND DEBRIS, INCLUDING EXISTING STRUCTURES, FOOTINGS, FOUNDATIONS, TREES AND ROOT SYSTEMS SHALL BE REMOVED FROM THE SITE TO THE SATISFACTION OF THE SOILS ENGINEER.
- AFTER REMOVAL OF DEBRIS, ANY EXISTING FILL OR DISTURBED NATURAL SOILS SHALL BE EXCAVATED TO THE SATISFACTION OF THE SOILS ENGINEER.
- THE EXPOSED SOILS SHALL THEN BE INSPECTED BY THE SOILS ENGINEER, AND ANY ADDITIONAL OVER-EXCAVATION SHALL BE MADE IN ACCORDANCE WITH THE SOILS ENGINEER'S RECOMMENDATIONS AND AS CONTAINED IN THE SOILS REPORT.
- THE EXPOSED SOILS SHALL THEN BE RECLAIMED TO PROVIDE A BOND WITH NEW FILL BROUGHT TO PROPER MOISTURE CONTENT AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D1557-78 ON EQUIVALENT COMPACTION SHALL BE OBTAINED BY METHODS SPECIFIED BY THE SOILS ENGINEER.
- IF ANY UNDESIRABLE SUB-SURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, THEY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE SOILS ENGINEER BEFORE PROCEEDING FURTHER.
- THE SOILS ENGINEER SHALL ALSO BE RESPONSIBLE TO VERIFY AND REPORT THAT PROPER COMPACTION HAS BEEN OBTAINED BY SUBMERGED VIBRO-FLUTTER CONCRETE PILES, INCLUDING, BUT NOT LIMITED TO, WATER, WATER LINES, ELECTRICAL, GAS AND LANDSCAPE IRRIGATION LINES.
- ALL AS-GRADED GRADING PLAN AND THE COMPACTION OF COMPLIANCE FORMS FOR SAID GRADING PLAN WITH THE PROPER STAMPS AND SIGNATURES ARE TO BE SUBMITTED TO THE CITY ENGINEER PRIOR TO THE RELEASE OF GRADING BOND AND PRIOR TO FINAL GRADING INSPECTION.
- ANY DRIVE APPROACHES SHOWN ON THESE PLANS SHALL CONFORM TO CITY OF HIGHLAND STANDARDS. NOTE: 4" OF SEWER AT A 2% SLOPE SHALL BE MAINTAINED BEHIND DRIVE APPROACHES PER TITLE 24 AND ADA REQUIREMENTS.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA) PHONE NUMBER 1-800-227-2000, TWO WORKING DAYS BEFORE EXCISING. NO PROTECTION WILL BE PROVIDED BY THE CITY ENGINEER. CONTRACTORS SHALL PERFORM ANY WORK OUTSIDE THE ABOVE EXAMINATION FACILITIES WILL BE VOID UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY USA.
- FOR GRADING OF AREAS OF 1 ACRE OR MORE, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE KEPT ON-SITE AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) AND/OR ANY PERSON AND/OR THE CITY OF HIGHLAND, PRIOR TO ANY GRADING. SUBMITTAL OF CORRESPONDENCE FROM THE RWQCB STATING THE WORD NUMBER IS REQUIRED.
- FOR INSPECTION PURPOSES, THE NORMAL WORK DAY SHALL BE CONSIDERED AS 7:00 AM TO 5:30 PM. WORKING THROUGH PRIVATE PROPERTY, INCLUDING THOSE OWNED BY THE CITY, WITHOUT THE OWNER'S PERMISSION, SHALL BE PROHIBITED. CONTRACTORS SHALL PERFORM ANY WORK OUTSIDE THE ABOVE EXAMINATION FACILITIES WILL BE VOID UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY USA.
- IF THE DEVELOPER IS TO INSTALL FRONT YARD LANDSCAPING, THEN SAID LANDSCAPING SHALL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.

UTILITY PROVIDERS:

GAS:
SOUTHERN CALIFORNIA GAS CO.
ATTN: DENNIS FREEMAN
1081 W. LUGONIA AVENUE
REDAWOOD, CA 92374
(909) 335-7547
EMERGENCIES: (800) 427-2200

ELECTRIC:
SOUTHERN CALIFORNIA Edison COMPANY
300 N. PEPPER AVENUE
RIALTO, CA 92376
(909) 422-4133
(909) 875-5100 - TRANSMISSION
(913) 637-1233 - PIPELINES
(909) 357-0223 - DISTRIBUTION
(909) 820-5598 - UNDERGROUND

WATER/SEWER:
EAST VALLEY WATER DISTRICT
31111 GREENSPOT ROAD
HIGHLAND, CA 92346
(909) 869-9501

TELEPHONE:
SDC (PACIFIC BELL)
ATTN: VIRGINIA BECKER
3939 E. CORONADO ST.
ANAHEIM, CA 92807
(714) 666-5427

PROPOSED USE: - RESIDENTIAL

ZONING AND LAND USE DISTRICT:

MULTIPLE FAMILY RESIDENTIAL

ADJOINING LAND USE:

NORTH: R-3 MULTI FAMILY RESIDENTIAL
SOUTH: N/A
EAST: R-1 SINGLE FAMILY RESIDENTIAL
WEST: 210 FREEWAY

LEGAL DESCRIPTION:

APN: 1200-401-80
PTN SW 1/4 SEC 33 TP 1N R 3W COR. NE COR. PROP. CONVEYED TO STATE OF CALIF. 4-6-64 #109 TH ALG N. L. SD. PARS. 80 DEG 38 MIN 46 SECONDS W 174.57 FT TO NON-TANGENT CURVE. CONCAVE W. VLY. WITH RADIUS OF 3505.00 FT TH SELV. ALG SD. CURVE FR TANGENT BEARING S 20 DEG 25 MIN 19 SECONDS E THRU ANGLE OF 07 DEG 10 MIN 25 SECONDS AN ARC DISTANCE OF 436.84 FT TH S 60 DEG 57 MIN 12 SECONDS E 43.63 FT TH N 00 DEG 27 MIN 58 SECONDS W 62.43 FT TH N 89 DEG 38 MIN 41 SECONDS E 13.00 FT TH N 00 DEG 27 MIN 58 SECONDS W 379.53 FT TO POB.

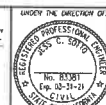
BENCH MARK:

ELEVATION = 1289.249 FT
BENCH MARK NO: 1233659
DESCRIPTION:
2' EAST OF WEST END OF CURB SOUTH SIDE OF BASELINE AVE. 8' EAST & 3/16 SOUTH OF LAT. DASHLINE & LA PRAIX ST.

Prepared By:
FUTRONO ENGINEERING, INC.
Civil Engineering & Planning & Surveying
1430 E. Conley Dr., Suite 220
Colton, CA 92324
Phone: (909) 712-4874
Fax: (909) 712-4874
www.futrono.com

JESS C. SOTO, RCE C83381

DATE



PRELIMINARY GRADING PLAN
FOR
LA PRAIX STREET
FROM
APN # 1200-401-80

SHEET
1
OF 3 SHEETS

IN THE CITY OF HIGHLAND, CALIFORNIA **PRELIMINARY GRADING PLAN**

LEGEND:

- INDICATES CENTERLINE
- INDICATES PROPERTY LINE
- INDICATES GROUND CONTOUR
- INDICATES SET BACK LINE
- INDICATES EXISTING SEWER MAIN

APPLICANT:

REZCO, AMER ABU
ALOUZA ROLA
2230 E. PEPPER HILL DR
ORANGE, CA 92667

OWNER:

REZCO, AMER ABU
ALOUZA ROLA
2230 E. PEPPER HILL DR
ORANGE, CA 92667

ADDRESS:

APN: 1200-401-80
LA PRAIX STREET
HIGHLAND, CA 92346

ENGINEER:

FUTRONO ENGINEERING INC
1430 E. Conley Dr., Suite 220
Colton, CA 92324
Phone: (909) 712-4874
JESS C. SOTO
R.C.E. C83381
EXP. DATE: 03-31-21
DE LAND SERVICES
LAND SURVEYING AND MAPPING
HERALD STEVEN LANTIS
L.S. 7627
(951) 322-0788

SURVEYOR:

DE LAND SERVICES
LAND SURVEYING AND MAPPING
HERALD STEVEN LANTIS
L.S. 7627
(951) 322-0788

CONSTRUCTION NOTES

- PROPOSED NEW HOUSE PER ARCH. PLAN.
- PROPOSED 4" THICK PERVIOUS CONCRETE.
- PROPOSED RETAINING WALL.
- PROPOSED LD INFILTRATION TRENCH
L=15' W=2' H=2'
- PROPOSED DRIVEWAY APPROACH PER CITY STD.

IMPERVIOUS AREAS

ASPHALT
RESIDENCE 1 = 1,600 SF.
GARAGE = 441 SF.
PORCH = 73 SF.
RESIDENCE 2 = 1,600 SF.
GARAGE = 443 SF.
PORCH = 73 SF.
RESIDENCE 3 = 2,172 SF.
GARAGE = 441 SF.
PORCH = 80 SF.
RESIDENCE 4 = 2,172 SF.
GARAGE = 441 SF.
PORCH = 80 SF.
IMPERVIOUS = 8,836 SF.
+ 10,000 TOTAL SF.

ABBREVIATIONS

ASPHALT
BACK OF SIDEWALK
CATCH BASIN
CHAIN LINK FENCE
CLT
DRIVEWAY
DW
FLOWLINE
GROUND
OS
POWER POLE
SMH
SEWER MANHOLE
TC
L/S
LANDSCAPE

QUANTITY

4 EA
2,106.53 SF
6.53 LF
120 LF
606 SF

SHEET INDEX:

1 PRELIMINARY GRADING PLAN.
2-3 X-SECTION.

LAND USE:

EXIST: MULTI FAMILY
PROPOSED (SFR)
SINGLE FAMILY RESIDENCE

EARTHWORK CALCULATIONS:

TOTAL CUT: 5.32 CU. YD.
TOTAL FILL: 6,427.65 CU. YD.
TOTAL IMPORT: 6,422.33 CU. YD.

NUMBER OF PARCELS:

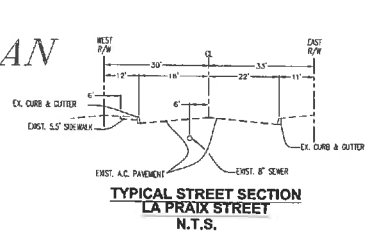
NUMBERED 4

EASEMENTS:

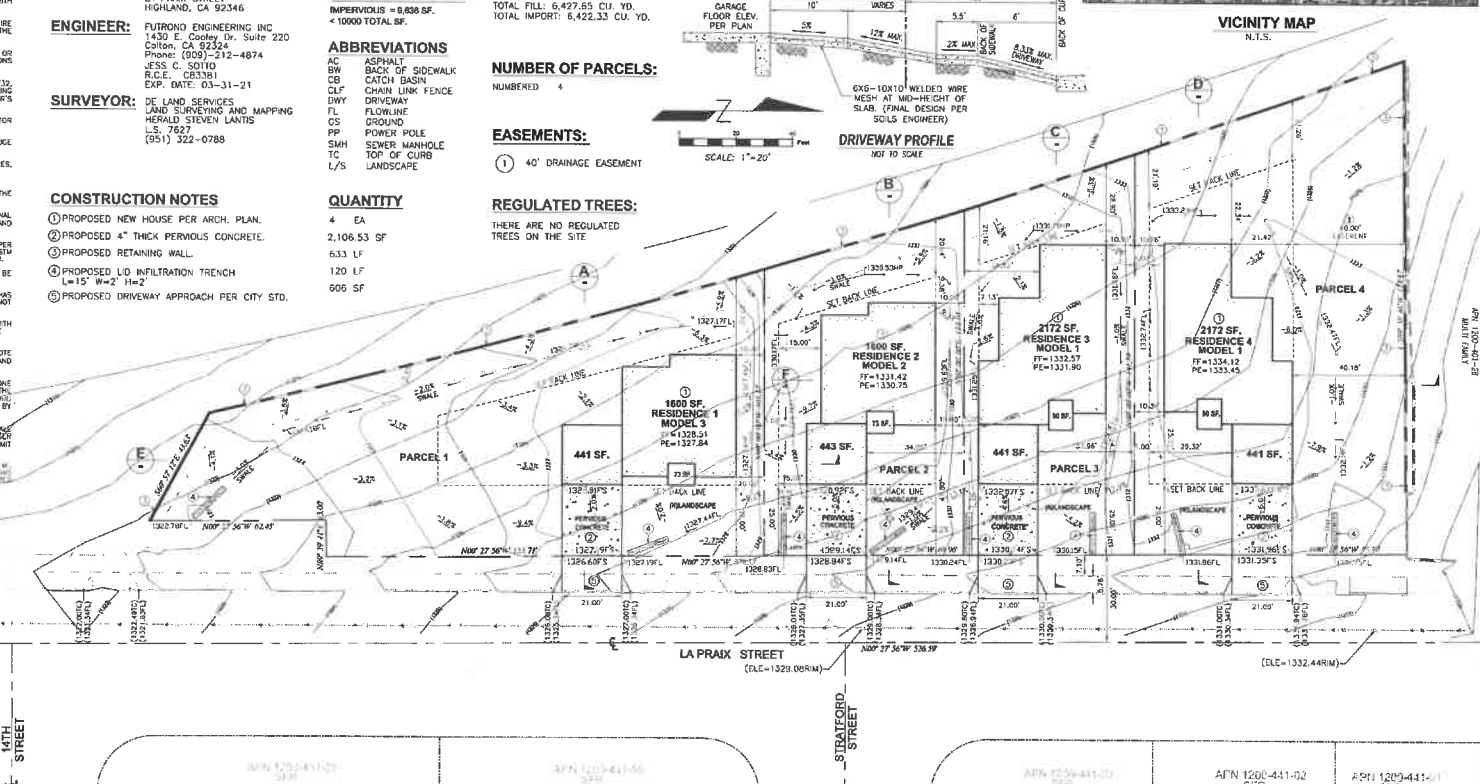
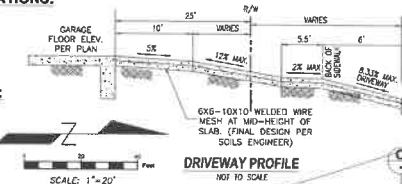
① 40' DRAINAGE EASEMENT

REGULATED TREES:

THERE ARE NO REGULATED TREES ON THE SITE



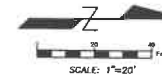
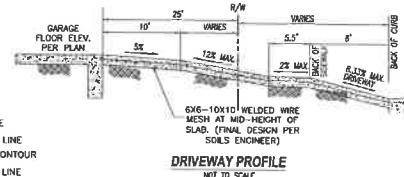
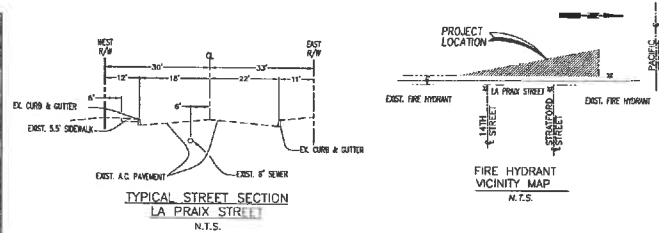
THERE IS NOT A NEW STREET PROPOSED



ATTACHMENT 4
Tentative Parcel Map No. 19959

TENTATIVE PARCEL MAP NO. 19959

'OFFICIAL USE ONLY'



VICINITY MAP
N.T.S.

APPLICANT: REZEO, AMER ABU; ALOUZA, ROLA
2230 E PEPPER HILL DR.
ORANGE, CA 92667

OWNER: REZEO, AMER ABU; ALOUZA, ROLA
2230 E PEPPER HILL DR.
ORANGE, CA 92667

ADDRESS: AEN: 1200-401-80
LA PRAIX STREET
HIGHLAND, CA 92346

ENGINEER: FUTRONO ENGINEERING INC
1430 E. Cooley Dr. Suite 220
Cotton, CA 92354
Phone: (909)-212-4874
D.C.D. DRUMMER
R.C.D. CROSBY
EXP. DATE: 03-31-16

SURVEYOR: DE LAND SERVICES
LAND SURVEYING AND MAPPING
HERALD STEVEN LANTIS
L.S.: 7627
(951) 322-0788

GRADING WILL BE PER CITY STANDARD

AREA SUMMARY:

PARCEL 1 : 14,517.1 SF (0.33 AC)
PARCEL 2 : 7813.51 SF (0.18 AC)
PARCEL 3 : 7905.21 SF (0.18 AC)
PARCEL 4 : 15082.56 SF (0.35 AC)
TOTAL : 45,318.38 SF (1.04 AC)
DENSITY : 1.04/4 = 0.26 AC PER UNIT

NUMBER OF PARCELS:
NUMBERED : 4

EASEMENTS:
① 40' DRAINAGE EASEMENT

IMPERVIOUS AREAS

RESIDENCE 1 = 1,600 SF.
GARAGE = 441 SF.
PORCH = 73 SF.
RESIDENCE 2 = 1,600 SF.
GARAGE = 443 SF.
PORCH = 73 SF.
RESIDENCE 3 = 2,172 SF.
GARAGE = 441 SF.
PORCH = 90 SF.
RESIDENCE 4 = 2,172 SF.
GARAGE = 441 SF.
PORCH = 90 SF.
IMPERVIOUS = 9,636 SF.
< 10000 TOTAL SF.

LEGEND:

- INDICATES CENTERLINE
- INDICATES PROPERTY LINE
- - - - - INDICATES GROUND CONTOUR
- - - - - INDICATES SET BACK LINE
- - - - - INDICATES EXISTING SEWER MAIN

EARTHWORK CALCULATIONS:

TOTAL CUT: 5.32 CU. YD.
TOTAL FILL: 6,427.65 CU. YD.
TOTAL IMPORT: 6,422.33 CU. YD.

LAND USE:

EXIST. MULTI FAMILY
PROPOSED (SFR)
SINGLE FAMILY RESIDENCE

ABBREVIATIONS

AC ASPHALT
BW BACK OF SIDEWALK
CB CATCH BASIN
CLF CHAIN LINK FENCE
DNV DRIVEWAY
FL FLOWLINE
CS GROUND
PP POWER POLE
SMH SEWER MANHOLE
TC TOP OF CURB

THERE IS NOT A NEW STREET PROPOSED

REGULATED TREES:

THERE ARE NO REGULATED TREES ON THE SITE

EASEMENTS:

UTILITY PROVIDERS:

GAS SOUTHERN CALIFORNIA GAS CO.
ATTN: DENNIS FREEMAN
1881 W. LUGONIA AVENUE
REDLANDS, CA 92374
(909) 335-7547
EMERGENCIES: (800) 427-2200

ELECTRIC SOUTHERN CALIFORNIA Edison COMPANY
300 N. PEPPER AVENUE
HIGHLAND, CA 92378
(909) 422-4133
(909) 875-5100 - TRANSMISSION
(909) 875-1233 - PIPELINES
(909) 357-6223 - DISTRIBUTION
(909) 820-3598 - UNDERGROUND

WATER/SEWER EAST VALLEY WATER DISTRICT
31111 GREENSPOT ROAD
HIGHLAND, CA 92346
(909) 888-9501

TELEPHONE SBC (PACIFIC BELL)
ATTN: VIRGINIA BECKER
3839 E. CORDONADO ST.
ANAHEIM, CA 92807
(714) 666-5467

PROPOSED USE: - RESIDENTIAL

ZONING AND LAND USE DISTRICT:

MULTIPLE FAMILY RESIDENTIAL

ADJOINING LAND USE:

NORTH : R-3 MULTI FAMILY RESIDENTIAL
SOUTH : N/A
EAST : R-1 SINGLE FAMILY RESIDENTIAL
WEST : 210 FREEWAY

LEGAL DESCRIPTION:

AEN: 1200-401-80

PTN SW 1/4 SEC 33 TP 1N R 3W COM NE COR PROP CONVEYED TO STATE OF CALIF 4-6-64 #109 TH ALG N L U SD PARS 89 DEG 30 MIN 46 SECONDS W 174.57 FT TO NON-TANGENT CURVE CONCAVE WLY WITH RADIUS OF 3505.00 FT TH SDLY ALG SD CURVE FR TANGENT BEARING S 20 DEG 25 MIN 19 SECONDS E THRU ANGLE OF 07 DEG 10 MIN 25 SECONDS AN ARC DISTANCE OF 438.84 FT TH S 60 DEG 57 MIN 12 SECONDS AN ARC DISTANCE OF 43.63 FT TH N 00 DEG 27 MIN 56 SECONDS W 62.43 FT TH N 89 DEG 35 MIN 41 SECONDS E 13.30 FT TH N 00 DEG 27 MIN 56 SECONDS W 379.53 FT TO FOB

BENCH MARK:

ELEVATION = 1289.249 FT
BENCH MARK NO: 1233459
DESCRIPTION:
2' EAST OF WEST END OF CURB SOUTH SIDE OF BASELINE AVE. #6 EAST & #38 SOUTH OF L&T BASELINE & LA PRAIX ST.

FUTRONO ENGINEERING, INC

Civil Engineering • Planning • Surveying
1430 E. Cooley Dr. Suite 220
Cotton, CA 92354
Phone: (909) 212-4874
Fax: (909) 212-4875
Email: info@futrono.com

DATE



ASSESSOR'S PARCEL NUMBER 1200-401-80

TENTATIVE PARCEL MAP NO. 19959

APRIL 2016

SHEET

1

OF 1 SHEETS

ATTACHMENT 5
Resolution No 2021 - ____
For the Design Review Application

RESOLUTION NO. 2021-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING A DESIGN REVIEW APPLICATION (DRA NO. 18-006) FOR THE CONSTRUCTION OF FOUR (4) DETACHED SINGLE-FAMILY RESIDENCES LOCATED ON APPROXIMATELY 1.04 ACRES ON THE WEST SIDE OF LAPRAIX STREET, SOUTH OF PACIFIC STREET (APN NO.: 1200-401-80)

APPLICANT: AMER ABU REZAQ

A. RECITALS

1. On June 6, 2018, the original Applicant submitted Design Review Application (DRA No. 18-006), associated with Tentative Tract Map No. 18-001 (TPM No. 19959), for four (4) detached single-family residences located on approximately 1.04 acres on the south side of Pacific Street just west of La Praix Street (APN No.: 1200-401-80)
2. The property is within the Single-Family (R-1) Residential zoning district with a General Plan designation of Low Density Residential (LDR).
3. The proposed project is to subdivide an irregularly shaped, 1.04 acre, vacant lot from one to four (4) parcels to construct four (4) detached single-family homes.
4. Pursuant to the California Environmental Quality Act (CEQA), project is Categorically Exempt from environmental proceedings under guidelines pursuant to Section 15332, Class No. 32 (Infill): consisting of projects characterized as in-fill development meeting the conditions described in this section:
 - (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;
 - (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
 - (c) The project site has no value as habitat for endangered, rare or threatened species;
 - (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
 - (e) The site can be adequately served by all required utilities and public services.

6. On September 7, 2021, the Planning Commission of the City of Highland conducted a public meeting on the subject application and concluded the meeting on that date.
7. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

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

1. The Planning Commission finds that all of the facts set forth in the Recitals, Part "A" of this Resolution, are true and correct.
2. The City of Highland Planning Commission after due consideration, inspection, investigation and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said meeting, including the staff report to the Planning Commission dated September 7, 2021, which is incorporated herein by this reference, does find and determine the following facts:
 - a. All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the Municipal Code of the City of Highland.
3. Design Review Application Findings of Fact
 - a. That the proposed project is consistent with the General Plan or Specific Plan.

Response: The project site is within the Low Density (LD) General Plan land use designation. The proposed use for the development of four single-family residential homes is permitted in the Single-Family Residential (R-1) zoning district with a 7,200 square foot lot minimum. Therefore, proposed project will have a density of 4.0 dwelling units per acre, is a permitted use within the land use and zone.

- b. That the proposed use is in accordance with the objectives of Title 16, Land Use and Development of the City of Highland Municipal Code, and the purposes of the land use district in which the site is located.

Response: The site plan, building elevations, floor plans, and conceptual landscape plan have been reviewed and conditioned to ensure compliance with the objectives of Title 16, Land Use and Development of the City of Highland Municipal Code and the purposes of the land use district in which the site is located. This includes meeting development standards such as minimum lot size, coverage, setbacks, building size and height. The

proposed development compliments the surrounding residential land uses while creating an attractive, cohesive combination of architectural styles and landscaping.

- c. That the proposed use complies with the City design and landscape standards and criteria.

Response: The conceptual landscape plans meets the landscape standard and criteria as establish the Highland Municipal Code. The project will improve the existing undeveloped site by providing landscaping, fencing, drainage and high-quality architecture that enhances the neighborhood.

- d. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or will not be materially injurious to properties or improvements in the vicinity of the site.

Response: The proposed development has been reviewed by the City and it has been determined that the single-family residences will not be detrimental to the public health, safety, welfare, or materially injurious to properties and improvements in the vicinity. The conditions of approval have been modified to ensure compliance with applicable development policies and standards within the city. Also, the proposed project will be constructed in compliance with applicable building codes and conditions.

- 4. Based on the Findings of Fact and Conclusions set forth above, the Planning Commission approves Design Review Application (DRA No. 18-006) for four (4) detached single-family residences.

C. ADOPTION OF RESOLUTION

The City Clerk shall certify to the adoption of this Resolution and shall cause the same to be published or posted in the manner prescribed by law.

PASSED, APPROVED AND ADOPTED this 7th day of September 2021

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez
Community Development Director

ATTACHMENT "A"

CITY OF HIGHLAND **PLANNING DIVISION CONDITIONS OF APPROVAL**

Date: September 7, 2021
Applicant: Amer Abu Rezeq
File/Index: Design Review Application (DRA) No. 18-006
Proposal: Design Review of a Site Plan, Building Elevations, Preliminary Grading Plan and Preliminary Landscape Plan for the development of four (4) detached single-family residences.
Location: An approximately 1.04-acre site on the west side of LaPraix, 1000' south of Pacific Street (APN No.: 1200-401-80)
Associated Applications: Tentative Parcel Map No. 18-001 (TPM No. 19959) to subdivide one (1) parcel into four (4) to accommodate the tract.

PLANNING CONDITIONS OF APPROVAL

Note: These conditions represent Planning Division conditions only and are meant to be only one part of the Project's overall conditions that may include Building and Safety, Engineering, and the Fire Department conditions of approval. All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy, except where noted.

Design Review Application (DRA) No. 18-006 is conditionally approved, subject to compliance with the requirements as specified below. The Conditions listed below are continuing Conditions; failure of the Applicant and/or operator to comply with any or all Conditions at any time, shall result in initiating revocation of the subject permit.

1. Design Review Application No. 18-006 shall become null and void:
 - a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this design review application have occurred within thirty-six (36) months from the approval date of this design review application, shall expire and be null and void without further action by the City of Highland.
 - b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the community development department no less than 30 calendar days nor more than 90 calendar days prior to the expiration date of the permit or approval. Such application shall be filed together with the City's processing fee, as

established by the City Council.

NOTE: All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy.

2. The subject property shall be developed in accordance with plans and materials approved by the Planning Commission on September 7, 2021, on file with the City of Highland Planning Division, and shall comply with all conditions of approval contained herein.
 - a. The Site Plan, Building Elevations, Floor Plans, Conceptual Landscape Plan, Precise Grading Plan, and Tentative Parcel Map No., 19959.
3. Design Review No. 18-006 shall allow for the construction of four (4) detached single-family residences, 2 with an area of 1,600 square feet and 2 with an area of 2,172 square feet, each plan having an unique color scheme that enhances the Traditional style architecture.
4. Revisions, modifications, and/or deletions to the approved plans must be submitted to the Planning Division for review and approval. Any discrepancy between the approved plans and the field conditions shall be remedied prior to occupancy such that the field condition is consistent with the approved plans. If the modifications cannot be reconfigured to match the approved plans, the Community Development Director shall consider any requested deviation and may refer the matter to the Planning Commission for review and consideration.
5. In compliance with the Highland Municipal Code, the Owner/Applicant shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.
6. The recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective.
7. The Owner/Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, Building Official, City Engineer, Fire Department, and Police Department. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid

by a court of law, all the other conditions shall remain valid and enforceable.

8. No expansion of use beyond the scope and nature described in the application (DRA No. 18-006), which would tend to increase the projected scale of the project, shall be permitted except upon application for, and approval of, modification of this permit in compliance with all procedures and requirements therefore.
9. The Development Impact and Inclusionary Housing Fees shall be paid at the issuance of the building permits or prior to release of the building certificate of occupancy. The Development Impact Fees are calculated at the fee rate in effect at the time of building permits issuance.

Project Design

10. The building articulation, colors, and materials for the proposed development shall be consistent with the approved elevations sheets and material sample boards on file and approved with this project. The proposed architectural styles and detailing include flat style roof tiles, a variety of stone veneers and stucco siding, shutters, and window treatments, to create a Traditional style of architecture.
11. All heating, venting and air conditioning (HVAC) units shall be ground mounted and shall incorporate sufficient structural or landscape screening, to the satisfaction of the Community Development Director.
12. Lighting for each residence shall be directed downward in order to minimize glare nuisances to surrounding properties. Fixtures shall be decorative and compatible with the overall project design theme.
13. Perimeter and interior walls and fencing shall be constructed in compliance with the approved plans and conditions of approval for Tentative Parcel No. 18-001 (TPM No. 19959). Decorative six (6) foot tall masonry block walls shall be provided along all property lines visible from the public right-of-way and the SR-210 freeway. Fences between private lots shall be a maximum height of six (6) feet and constructed of vinyl fencing as depicted on the approved site plan.

Landscaping

14. Landscape plans in substantial conformance with Chapter 16.40.390 of the Highland Municipal Code (HMC). Three (3) copies of the landscape plan shall be submitted to the Planning Division for plan check in conjunction with the construction plans, and landscaping shall be installed prior to final inspection. The landscape plans shall incorporate all requirements of HMC Chapter 16.40.390, including, but not limited to, the location of plants, plant species, spacing, and hydrozones and the Maximum Applied Annual Water Allowance (MAWA) and Estimated Total Annual Applied Water Use (ETWU) calculations.

15. The front yard landscaping shall be extended past the property line to the back of sidewalks well as between the fence/wall like and sidewalk of Lot 1.
16. The perimeter block wall shall extend along the frontage of Lot 1 at the southerly end of the tract.
17. Any reference to "fiberglass" fencing shall be changed to "vinyl" fencing.
18. To maintain consistency with the City's Water Efficient Landscape Ordinance, the lawn should encompass less than 25% of the total front yard landscape area for each lot. Revise the plans in advance of Plan Check.
19. Each of the four (4) lots shall complement the proposed architectural style and vary in a manner where no two adjacent lots utilize the same palette. To achieve this, revise the plans in advance of Plan Check to utilize the following specimens:

Lot 1

Street Tree: Platanus x acerifolia 'Bloodgood' (London Plane Tree) – 24" box
 Accent Tree: Lagerstroemia 'Catawba' (Catawba Crape Myrtle) – 15 gal.
 Foundation Shrub: Myrtus communis 'Variegata' (Variegated Myrtle) – 5 gal.
 Accent Shrub: Lavandula 'Otto Quast' (Spanish Lavender) – 1 gal.
 Groundcover: Verbena tenuisecta (Moss Verbena) - 4" pots or rooted cuttings

Lot 2

Street Tree: Platanus x acerifolia 'Bloodgood' (London Plane Tree) – 24" box
 Accent Tree: Vitex agnus-castus (Chaste Tree) – 15 gal.
 Foundation Shrub: Russelia equisetiformis (Firecracker Plant) – 5 gal.
 Accent Shrub: Calandrinia spectabilis (Rock Purslane) – 1 gal.
 Groundcover: Senecio serpens (Blue Chalksticks) – 4" pots or rooted cuttings

Lot 3

Street Tree: Platanus x acerifolia 'Bloodgood' (London Plane Tree) – 24" box
 Accent Tree: Betula pendula (European White Birch) – 15 gal.
 Foundation Shrub: Grevillea 'Noellii' (Hummingbird Bush) – 5 gal.
 Accent Shrub: Muhlenbergia capillaris (Pink Muhly) – 1 gal.
 Groundcover: Juniperus horizontalis 'Bar Harbor' (Spreading Juniper) – 4" pots or rooted cuttings

Lot 4

Street Tree: Platanus x acerifolia 'Bloodgood' (London Plane Tree) – 24" box
 Accent Tree: Agonis flexuosa 'After Dark' (Burgundy Peppermint Willow) – 15 gal.
 Foundation Shrub: Abelia grandiflora 'Edward Goucher' (Glossy Abelia) – 5 gal.
 Accent Shrub: Bougainvillea 'Raspberry Ice' (Variegated Dwarf Bougainvillea) – 1 gal.
 Groundcover: Convolvulus sabatius (Ground Morning Glory) - 4" pots or rooted cuttings

20. Prior to issuance of a certificate of occupancy by the City, all landscaping, irrigation or other improvements shown on the approved landscaping and irrigation plans, including any walls and fences, shall be installed.

21. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.
22. In the event that Native American cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, San Manuel Band of Mission Indians will be contacted if any such find occurs and be provided information and permitted/invited to perform a site visit when the archaeologist makes his/her assessment, so as to provide Tribal input. The archaeologist shall complete an isolate record for the find and submit this document to the applicant and Lead Agency for dissemination to the San Manuel Band of Mission Indians.
23. If significant Native American historical resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, an SOI-qualified archaeologist shall be retained to develop an cultural resources Treatment Plan, as well as a Discovery and Monitoring Plan, the drafts of which shall be provided to San Manuel Band of Mission Indians for review and comment.
 - a. All in-field investigations, assessments, and/or data recovery enacted pursuant to the finalized Treatment Plan shall be monitored by a San Manuel Band of Mission Indians Tribal Participant(s).
 - b. The Lead Agency and/or applicant shall, in good faith, consult with San Manuel Band of Mission Indians on the disposition and treatment of any artifacts or other cultural materials encountered during the project.
24. Noise barriers with a height of 8 feet (relative to the finished elevation of the property lines) shall be constructed along the western and southern property lines as shown in Figure 4 of the "Acoustical Evaluation for the La Praix Street Highland Development." The noise barriers shall be continuous structures, without gaps for drainage, or gates.
25. Exterior walls of the project buildings shall be constructed as follows:
 - a. Minimum 7/8" stucco exterior finish;
 - b. Minimum 6" studs;
 - c. Stud space filled with minimum R-19 insulation batts;
 - d. 5/8" gypsum wallboard interior.
26. All window and door assemblies used throughout the project shall be well fitted and well weather-stripped. The perimeters of all window and door frames shall be

sealed to the exterior wall construction with a weather-resistant sealant. The windows and doors of north, south and west facades of the residence shall also be sound-rated assemblies with minimum OITC rating of 29.

27. The interior noise standard is to be met with windows and doors closed. Therefore, ventilation is required per the Uniform Building Code and Uniform Mechanical Code standards in order to provide a habitable environment. Wall-mounted air conditioners shall not be used.
28. The roof system shall have minimum ½" plywood sheathing that is well sealed to form a continuous barrier to noise. Ceiling joist space shall be filled with minimum R-19 insulation batts.
29. At any penetration of exterior walls by pipes, ducts or conduits, the space between the wall and pipes, ducts or conduits shall be caulked or filled with mortar to form an airtight seal.
30. Except as identified above, there shall be no other openings (through-the-wall or door mailboxes, vents, etc.) in the exterior facades.

**ENGINEERING CONDITIONS OF APPROVAL
DRA 018-006 La Praix 4; TPM 18-001 (TPM 19959)**

- A - Required Prior to Map Recordation
- B - Required Prior to Construction/Building Permit
- C - Required Prior to Building Occupancy
- D - Required as Indicated/Ongoing
- E - Required Prior to Grading Permit
- * - Non Standard Conditions

GRADING

PC September 7, 2021

- E 1. Submit rough and/or precise grading plans to the City Engineer for review and approval. Comply with the City of Highland grading standards as shown on the grading plan checklist.
- E 2. Intercept and convey off-site tributary drainage flow around or through the lot in a manner which will not adversely affect adjacent or downstream properties.
- E 3. Design grading and on-site improvements to be incorporate Low Impact Development recommended Best Management Practices (BMPs).
- E 4. Obtain written permission from the adjoining property owner(s) and Caltrans for construction or grading on private property, if any.
- E 5. Submit structural design and location for any required retaining walls for review and approval by the City Engineer. Install concrete v-ditches at the back of retaining walls in accordance with the grading plan checklist.
- D* 6. Comply with the City's sight distance requirements along La Praix Street and at project driveway and the easement approach. Walls, fencing, slope, landscaping, utility structures, etc. in the line of sight must not exceed 30" in height measured from the flowline of the street.
- E 7. Submit an erosion control plan to minimize potential increases in erosion and sediment transport during construction activity for City Engineer approval. Place erosion control measures during or after grading work as required by the City Engineer.
- E 8. Design short term erosion control in accordance with Best Management Practices such as, silt fencing to control the site perimeter, and straw bale barriers, sand bag barriers, rock filters or sediment basins to control internal erosion, or other methods to stabilize disturbed areas, as approved by the City Engineer.
- D 9. Implement dust control measures during construction activities including, but not limited to, daily watering of construction area as frequently as necessary during active and inactive periods, utilizing soil emulsions, limiting construction vehicle speed to 15 miles per hour, stabilizing construction entrances to prevent trackout of sediments, and street sweeping.

- B 10. Submit original wet signed and stamped rough grading certifications from the soils engineer and the grading engineer, along with compaction reports, to the City Engineer.

STREET IMPROVEMENTS

- C* 11. Construct new drive approaches on La Praix Street, per City Standard 211. Construct a 4'-wide sidewalk and sidewalk swerve back of the new drive approaches.
- B 12. Design public improvements including sidewalk, drive approaches in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code.
- C* 13. Install traffic control signs, striping, and pavement markings, with locations and types approved by the City Engineer.
- B 14. Reconstruct existing public improvements removed or damaged during construction as approved by the City Engineer. Pavement repair, which may include A.C. overlay, T-cut trench repair and/or slurry seal, shall be across all or a portion of damaged pavement caused by this project as determined by the City Engineer.
- A 15. Obtain permits from the Engineering Department prior to any street construction or utility installations within the public right-of-way.
- C 16. Pay appropriate Engineering permit fees for right-of-way document review or preparation, street construction inspection, and utility installation inspection within the public right-of-way.
- B 17. Construct public improvements in accordance with the prevailing City Standards and requirements at the time of permit issuance.

MAP

- A 18. Record a Parcel Map with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act.
- A 19. At the time of Parcel Map submittal, the following shall be submitted: Traverse calculations (sheets), copies of recorded maps and deeds used as reference and/ or showing original land division, tie notes and bench marks referenced, and a current title report. The traverse calculation sheets shall show error of closure. Inverse calculation will not be acceptable for plan check review.
- A 20. Submit a duplicate photo mylar of the map recorded with the San Bernardino County Recorder.
- A 21. Include an Improvement Certificate/Statement on the Parcel Map in accordance with Section 66411.1 of the Subdivision Map Act.

FEES/PERMITS

- D 22. Pay appropriate engineering fees for map plan check, microfilming and storage of plans, and other required fees.
- A 23. Post a deposit for monumentation based on an estimate of the cost to perform the work by the project surveyor or engineer. The deposit shall not be released prior to written verification from the surveyor or engineer that the monuments have been set and payment for the work has been received.

UTILITIES/CONSTRUCTION

- C 24. Provide to each proposed building underground utility services including water, sanitary sewer, gas, electric, telephone, internet, and cable TV.
- E 25. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.
- C 26. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary.
- E 27. Comply with applicable requirements of the National Pollutant Discharge Elimination System (NPDES) permit program. Provide written verification from the Regional Water Quality Control Board specifying the project's WDID number.
- C 28. Submit "Record Revisions" to construction plans to document the improvements as constructed, and to reflect any changes made during construction. Provide original mylars and AutoCAD files.
- B 29. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.
- B 30. Destroy any abandoned wells on the property or similar structures that might result in contamination of underground waters in a manner approved by the City Engineer.

Building and Safety Division Conditions of Approval

Date: 08/18/2021
Applicant: Mitra Moradi
Site Location: West side of La Praix St. North of 14th
TPM: 19959
DRA: 18-006
APN: 1200-401-80

1. Please provide the following construction plans and documents listed below for review of the proposed project. The initial plan review time will take two weeks on most projects. The applicant will receive a plan review number at the time plans are submitted for Building & Safety's plan review. This plan review number is needed to obtain information regarding your project.

- (3) Architectural Plans
- (3) Structural Plans
- (3) Structural Calculations
- (3) Plot/Site Plans
- (3) Electrical Plans
- (3) Electrical Load Calculations
- (3) Plumbing Plans/Isometrics
- (3) Mechanical Plans
- (3) HVAC Duct Layout Plans
- (3) Roof and Floor Truss Plans
- (3) Title 24 Energy Calculations
- (3) Geology Report
- (3) Soils Report
- (3) Precise Grading Plans
- (3) Site Disabled Access Plan
- (3) Conditions of Approval (to be included in the plan set)
- (3) Temporary Fence Plan

2. All structures shall be designed in accordance with the current version of the California Building Codes, including the California Green Building Standards Code. Design all structures to comply with Seismic Design Category D, wind speed 110 (ULT) MPH, at exposure "C", and Energy Climate Zone 10.
3. Building and Safety does not release all meters until final approvals are obtained from all agencies and departments. Policy 295.

4. It has come to the Cities attention that premature failures have occurred in copper piping when used within the City of Highland, particularly east of City Creak. Property Owners, Contractors and Developers are advised to analyze soil and water compositions when considering the type of pipe material to be utilized. City staff makes no recommendations on which Plumbing Code approved products or methods to utilize, this is the responsibility of the property owner or contractor. Alternate unapproved code materials may be submitted for City approval at the time of plan submittal.
5. The Developer/Owner is responsible for the coordination of releasing any Deferral of Development Impact Fees or Bonds after such fees have been paid. The Developer/Owner should be aware, once the deferral notice is sent to the San Bernardino County Recorder's Office; the release process takes two to three weeks. This process will delay final Certificates of Occupancy.
6. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall request clearances from each department and/or agency at least two weeks prior to requesting a final building inspection from Building and Safety. Each agency shall sign the back of the Building and Safety Job Card and provide a copy of the signatures to Building and Safety at the time a final inspection is requested.
7. Building and Safety inspection requests must be made by 4:00 pm. on the previous City working day to receive a next business day inspection. Please contact (909) 864-2136, Ext 228.
8. A security fence with screening shall protect all construction sites. The fencing and screening shall be maintained at all times to protect pedestrians.
9. On site toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3 and on site per NPDS stormwater requirements.
10. All construction materials, which are not used, shall be recycled pursuant to the requirements set forth by Ordinance No. 269. Receipts from the recycle company responsible for picking up the materials shall be kept in the construction office. After the construction is complete and before final occupancy, the trash receipts shall be forwarded to the City Public Services division.
11. Construction projects, requiring temporary electrical power, shall obtain an electrical permit from Building and Safety. No temporary electrical power will be granted to a project unless the following item is in place and approved by Building and Safety and the Planning Division.
 - a) Installation of a construction trailer through the "Temporary Occupancy Permit", alternatively, a security fenced area where the electrical power will be located. Installation of construction/sales trailers must be located on private

property. No trailers can be located in the street unless a permit from the Engineering Department is obtained.

12. Prior to the issuance of Building Permits, on site water service shall be installed and approved by the responsible agency. On site fire hydrants shall be approved by the Fire Department. No flammable materials will be allowed on the site until the fire hydrants are established and approved. No flammable construction materials shall be placed on the site without approvals by the Fire Department. All street and access roadways around the project shall be paved for emergency response vehicles before flammable materials are placed on the project.
13. Construction projects requiring fire permits must apply and submit fire plans prior to the issuance of the building permit, including fire sprinkler submittals.
14. Prior to issuance of permits, site-grading certifications and compaction reports shall be submitted to Building and Safety or Public Works, as applicable.
15. Prior to issuance of building permits, provide a receipt from the appropriate Unified School District stating that all school fees have been paid.
(San Bernardino Unified School Districts)
16. All construction projects shall comply with the NPDES Stormwater Best Management Program. Prior to building permit issuance submit copy of the Water Quality Management Program Report. (WQMP)
17. Prior to final inspection, provide Building & Safety with a flash disk of the approved plans and documents.
18. All deputy inspectors shall register with the City of Highland.
19. All reports provided by the deputy inspector and engineer of record are to have a copy of such on site for City review at all times. An original copy is to be provided to the City for retention.
20. The City enforces the State of California provisions of the California Building Code disabled access requirements. The Federal Americans with Disabilities Act (ADA) standards may differ in some cases from the California State requirements, therefore it is the building owner's responsibility to be aware of those differences and comply accordingly.
21. Additional building policies may be located on the City website for review.

Project specific conditions regarding acoustical analysis mitigation measures:

22. Noise barriers with a height of 8 feet (relative to the finished elevation of the property lines) shall be constructed along the western and southern property lines as shown in Figure 4 of the "Acoustical Evaluation for the La Praix Street Highland Development." The noise barriers shall be continuous structures, without gaps for drainage, or gates.

23. Exterior walls of the project buildings shall be constructed as follows:
- a. Minimum 7/8" stucco exterior finish;
 - b. Minimum 6" studs;
 - c. Stud space filled with minimum R-19 insulation batts;
 - d. 5/8" gypsum wallboard interior.
24. All window and door assemblies used throughout the project shall be well fitted and well weather-stripped. The perimeters of all window and door frames shall be sealed to the exterior wall construction with a weather-resistant sealant. The windows and doors of north, south and west facades of the residence shall also be sound-rated assemblies with minimum OITC rating of 29.
25. The interior noise standard is to be met with windows and doors closed. Therefore, ventilation is required per the current Code standards in order to provide a habitable environment. Wall-mounted air conditioners shall not be used.
26. The roof system shall have minimum 1/2" plywood sheathing that is well sealed to form a continuous barrier to noise. Ceiling joist space shall be filled with minimum R-19 insulation batts.
27. At any penetration of exterior walls by pipes, ducts or conduits, the space between the wall and pipes, ducts or conduits shall be caulked or filled with mortar to form an airtight seal.
28. Except as identified above, there shall be no other openings (through-the-wall or door mailboxes, vents, etc.) in the exterior facades.



City of Highland, **FIRE PREVENTION DIVISION**, Conditions of Approval

DATE : July 13, 2021

Page 1 of 2

FOR : DRA 18-006 TPM 18-001

ADDRESS : 4 New SFDs TPM19959

This project is protected by the city of highland fire department / Cal-Fire / California Department of Forestry and Fire Protection.

All construction (new and renovations to existing) shall comply with the California Fire Code along with amendments as adopted within the Highland Municipal Code (**Ord. #411**)

Compliance with the following items are conditions of FINAL APPROVAL. (Fire only)

1. **HF20:** Address numbers shall be placed on all new and existing residential structures in such a manner as to be plainly visible and legible from the access roadway or street. Single family dwellings shall have numbers of 4" height, 3/8" stroke on contrasting background. Address numbers shall be low voltage, automatically electrically illuminated. Where structure setback exceeds one hundred (100) feet from the access roadway or street, additional non-illuminated numbers 4" in height, 3/8" stroke, on contrasting background shall be displayed at property access entrance. CFC
2. **HF25:** Minimum required fire flow for this project, determined by Appendix B of the California Fire Code, is as follows:

RESIDENTIAL; GPM =500; AT 20 PSI residual; for 1 hour duration.

3. **HF29:** Fire hydrant spacing shall be:

Single family residential: 500 FEET

NOTE: If no fire hydrant, capable of supplying a minimum 500 GPM for 1 HR @20 psi residual pressure, exists within 600 feet of all portions of proposed structure, one shall be installed.

4. **HF34:** Residential **automatic fire sprinklers shall be installed** according to NFPA 13d or CRC 313 and fire department requirements. Submit three (3) sets of shop plans with material cut sheets and hydraulic calculations for fire dept. Review and approval prior to any installation. Submit copy of California C-16 license.

Water meter supplying a 13D system shall be 1". Minimum pipe size for interior use shall be 1". Residential sprinkler heads of proper temperature rating shall be installed in attic and built-up storage spaces where mechanical equipment (FAU, water heater, etc.) is installed. CFC; CBC

5. **HF46: SMOKE DETECTORS**, hard wired in series with battery back-up, shall be installed in all sleeping areas and in all hallways and areas/rooms leading to sleeping areas. Smoke detectors shall be installed at the top of all stairways. At least one smoke detector shall be installed on the first floor level. **CARBON MONOXIDE DETECTORS** shall be installed per manufacturer's instructions minimum one per floor where fuel fired appliances and/or an attached garage is present. Units also to be hard wired in series with corresponding smoke detectors CFC; CBC
6. **HF51:** The main electrical panel and all sub-panel(s) shall be labeled on inside cover for all circuits. CBC
7. **HF52:** Water heater (fuel fired), shall be properly vented to exterior of structure. Water heater shall be seismic strapped to wall studs and be located 18" above a garage floor. CBC
8. **HF53:** A solid core, self-closing and latching door shall be installed between an attached garage and living space. CBC
9. Provide 1 set of construction plans for FIRE review.

Craig Sanchez, Fire Marshal
City of Highland Fire Prevention
(909) 864-8732 ext. 248

ATTACHMENT 6
Resolution No 2021 - ____
For the Tentative Parcel Map Application

RESOLUTION NO. 2021-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING TENTATIVE TRACT MAP 19959 (NO. TPM-18-001) FOR THE SUBDIVISION OF ONE, 1.04 ACRE PARCEL INTO FOUR (4) PARCELS TO ACCOMMODATE THE CONSTRUCTION OF FOUR (4) SINGLE FAMILY RESIDENCES LOCATED ON THE WEST SIDE OF LAPRAIX STREET, 1000 FEET SOUTH OF PACIFIC STREET (APN NO.: 1200-401-80)

APPLICANT: AMER ABU REZAQ

A. RECITALS

1. On June 6, 2018, the original Applicant submitted Tentative Tract Map 19959 (No. TPM-18-001), for the development of four (4) detached single-family residences located on approximately 1.04 acres on the west of La Praix Street, 1000 feet south of Pacific Street (APN No.: 1200-401-80)
2. The property is within the Single-Family (R-1) Residential zoning district with a General Plan designation of Low Density Residential (LDR).
3. Pursuant to the California Environmental Quality Act (CEQA), project is Categorically Exempt from environmental proceedings under guidelines pursuant to Section 15332, Class No. 32 (Infill): consisting of projects characterized as in-fill development meeting the conditions described in this section:
 - (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;
 - (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
 - (c) The project site has no value as habitat for endangered, rare or threatened species;
 - (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
 - (e) The site can be adequately served by all required utilities and public services.
4. On September 7, 2021, the Planning Commission of the City of Highland conducted duly noticed public meeting on the subject application and concluded the meeting on that date.

5. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

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

1. The Planning Commission finds that all of the facts set forth in the Recitals, Part "A" of this Resolution, are true and correct.
2. The City of Highland Planning Commission after due consideration, inspection, investigation and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said meeting, including the staff report to the Planning Commission dated September 7, 2021, which is incorporated herein by this reference, does find and determine the following facts:
 - a. All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the Municipal Code of the City of Highland.
3. Tentative Parcel Map No. 19959 complies with the provisions of Chapter 16.68 Land Divisions of the Highland Municipal Code.
4. Tentative Parcel Map No. 19959 complies with the Subdivision Map Act, Sections 66410-66499.58 of the Government Code of the State of California.
5. Tentative Parcel Map Findings of Fact
 - a. That the proposed map is consistent with applicable General and Specific Plans as specified in Section 65451.

Response: The project site is within the Low Density (LD) General Plan land use designation. The proposed use for the development of four single-family residential homes is permitted in the Single-Family Residential (R-1) zoning district with a 7,200 square foot lot minimum. Therefore, proposed project will have a density of 4.0 dwelling units per acre, is a permitted use within the land use and zone.

- b. That the proposed use is in accordance with the objectives of Title 16, Land Use and Development of the City of Highland Municipal Code, and the purposes of the land use district in which the site is located.

Response: The site plan, building elevations, floor plans, and conceptual landscape plan have been reviewed and conditioned to ensure compliance with the objectives of Title 16, Land Use and Development of the City of

Highland Municipal Code and the purposes of the land use district in which the site is located. This includes meeting development standards such as minimum lot size, coverage, setbacks, building size and height. The proposed development compliments the surrounding residential land uses while creating an attractive, cohesive combination of architectural styles and landscaping.

- c. That the site is physically suitable for the type of development.

Response: The site has adequate size, width and depth to develop four (4) single family lots that exceed the minimum development standards. It is generally flat and has appropriate vehicular and pedestrian access, drainage, and access to all public services and infrastructure.

- d. The site is physically suitable for the proposed density of development.

Response: The zoning and general plan designation for the site is R-1 Single Family and Low Density Residential, respectively. The site can easily be subdivided into four (4) parcels that meet the minimum width (60'), depth (100') and lot area (7,200 square feet). There is existing single-family residential development immediately east of the site and multi-family development to the north.

- e. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Response: The Site lies in an urbanized area and has been vacant for many years. The configuration of the on-site circulation and access to the roadways meets City standards. The project's architectural building elevations meet the development and design standards and will nicely complement the surrounding neighborhood. There are no environmentally sensitive or endangered species or habitat within the property. No environmental impacts are anticipated.

- f. That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.

Response: The proposed development has been reviewed by the City and it has been determined that the single-family residences are compliant with the designated land use designations and mandated designs as established by the Highland Municipal Code (Chapter 16 Land Use) as well as the Highland General Plan (Chapter 2 Land Use). There are no known health problems associated with the development of single-family homes within this residential neighborhood. The proposed project has been reviewed and conditioned by the City's Engineering, Building and Safety, Planning

Divisions and Fire Department so that the design of the subdivision or the types of improvements will not cause serious public health problems.

- g. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

Response: One known easement exists at the most northerly lot. The easement is accommodated for, noted, and will not conflict with the operation of the agency in question and will not negatively affect the future homeowner and residents. All point of access to this property can be taken from La Praix Street. The proposed design of the subdivision is conditioned so as not to conflict, but accommodate, the single easements of record. There are no known judgements of court affecting this property.

6. Based on the Findings of Fact and Conclusions set forth above, the Planning Commission approves Tentative Parcel Map 19959 (TPM-18-001) for the subdivision of a single lot into four (4) for the development of detached single-family residences.

C. ADOPTION OF RESOLUTION

The City Clerk shall certify to the adoption of this Resolution and shall cause the same to be published or posted in the manner prescribed by law.

PASSED, APPROVED AND ADOPTED this 7th day of September 2021

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez
Community Development Director

ATTACHMENT "A"

CITY OF HIGHLAND **PLANNING DIVISION CONDITIONS OF APPROVAL**

Date: September 7, 2021
Applicant: Amer Abu Rezeq
File/Index: Tentative Parcel Map 19959 (TPM-18-001)
Proposal: Subdivision of one (1) parcel into four (4) for the development of four (4) detached single-family residences.
Location: An approximately 1.04-acre site on the west side of LaPraix, 1000' south of Pacific Street (APN No.: 1200-401-80)
Associated Applications: Design Review Application (DRA-18-006) for Building Elevations, Site Plan, Grading Plan and Conceptual Landscape Plan for a 4-lot subdivision.

PLANNING CONDITIONS OF APPROVAL

Note: These conditions represent Planning Division conditions only and are meant to be only one part of the Project's overall conditions that may include Building and Safety, Engineering, and the Fire Department conditions of approval. All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy, except where noted.

Tentative Parcel Map No. 19959 (TPM-18-001) is conditionally approved, subject to compliance with the requirements as specified below. The Conditions listed below are continuing Conditions; failure of the Applicant and/or operator to comply with any or all Conditions at any time, shall result in initiating revocation of the subject permit.

1. Design Review Application No. 18-006 shall become null and void:
 - a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this tentative parcel map application have occurred within thirty-six (36) months from the approval date of this design review application, shall expire and be null and void without further action by the City of Highland.
 - b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the community development department no less than 30 calendar days nor more than 90 calendar days prior to the expiration date of the permit or approval. Such application shall be filed together with the City's processing fee, as

established by the City Council.

NOTE: All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy.

2. The subject property shall be developed in accordance with plans and materials approved by the Planning Commission on September 7, 2021, on file with the City of Highland Planning Division, and shall comply with all conditions of approval contained herein.
3. Revisions, modifications, and/or deletions to the approved plans must be submitted to the Planning Division for review and approval. Any discrepancy between the approved plans and the field conditions shall be remedied prior to occupancy such that the field condition is consistent with the approved plans. If the modifications cannot be reconfigured to match the approved plans, the Community Development Director shall consider any requested deviation and may refer the matter to the Planning Commission for review and consideration.
4. In compliance with the Highland Municipal Code, the Owner/Applicant shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.
5. The recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective.
6. The Owner/Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, Building Official, City Engineer, Fire Department, and Police Department. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.
7. The Development Impact and Inclusionary Housing Fees shall be paid at the issuance of the building permits or prior to release of the building certificate of occupancy. The Development Impact Fees are calculated at the fee rate in effect at the time of building permits issuance.

**ENGINEERING CONDITIONS OF APPROVAL
DRA 018-006 La Praix 4; TPM 18-001 (TPM 19959)**

- A - Required Prior to Map Recordation
- B - Required Prior to Construction/Building Permit
- C - Required Prior to Building Occupancy
- D - Required as Indicated/Ongoing
- E - Required Prior to Grading Permit
- * - Non Standard Conditions

GRADING

PC September 7, 2021

- E 1. Submit rough and/or precise grading plans to the City Engineer for review and approval. Comply with the City of Highland grading standards as shown on the grading plan checklist.
- E 2. Intercept and convey off-site tributary drainage flow around or through the lot in a manner which will not adversely affect adjacent or downstream properties.
- E 3. Design grading and on-site improvements to be incorporate Low Impact Development recommended Best Management Practices (BMPs).
- E 4. Obtain written permission from the adjoining property owner(s) and Caltrans for construction or grading on private property, if any.
- E 5. Submit structural design and location for any required retaining walls for review and approval by the City Engineer. Install concrete v-ditches at the back of retaining walls in accordance with the grading plan checklist.
- D* 6. Comply with the City's sight distance requirements along La Praix Street and at project driveway and the easement approach. Walls, fencing, slope, landscaping, utility structures, etc. in the line of sight must not exceed 30" in height measured from the flowline of the street.
- E 7. Submit an erosion control plan to minimize potential increases in erosion and sediment transport during construction activity for City Engineer approval. Place erosion control measures during or after grading work as required by the City Engineer.
- E 8. Design short term erosion control in accordance with Best Management Practices such as, silt fencing to control the site perimeter, and straw bale barriers, sand bag barriers, rock filters or sediment basins to control internal erosion, or other methods to stabilize disturbed areas, as approved by the City Engineer.
- D 9. Implement dust control measures during construction activities including, but not limited to, daily watering of construction area as frequently as necessary during active and inactive periods, utilizing soil emulsions, limiting construction vehicle speed to 15 miles per hour, stabilizing construction entrances to prevent trackout of sediments, and street sweeping.

- B 10. Submit original wet signed and stamped rough grading certifications from the soils engineer and the grading engineer, along with compaction reports, to the City Engineer.

STREET IMPROVEMENTS

- C* 11. Construct new drive approaches on La Praix Street, per City Standard 211. Construct a 4'-wide sidewalk and sidewalk swerve back of the new drive approaches.
- B 12. Design public improvements including sidewalk, drive approaches in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code.
- C* 13. Install traffic control signs, striping, and pavement markings, with locations and types approved by the City Engineer.
- B 14. Reconstruct existing public improvements removed or damaged during construction as approved by the City Engineer. Pavement repair, which may include A.C. overlay, T-cut trench repair and/or slurry seal, shall be across all or a portion of damaged pavement caused by this project as determined by the City Engineer.
- A 15. Obtain permits from the Engineering Department prior to any street construction or utility installations within the public right-of-way.
- C 16. Pay appropriate Engineering permit fees for right-of-way document review or preparation, street construction inspection, and utility installation inspection within the public right-of-way.
- B 17. Construct public improvements in accordance with the prevailing City Standards and requirements at the time of permit issuance.

MAP

- A 18. Record a Parcel Map with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act.
- A 19. At the time of Parcel Map submittal, the following shall be submitted: Traverse calculations (sheets), copies of recorded maps and deeds used as reference and/ or showing original land division, tie notes and bench marks referenced, and a current title report. The traverse calculation sheets shall show error of closure. Inverse calculation will not be acceptable for plan check review.
- A 20. Submit a duplicate photo mylar of the map recorded with the San Bernardino County Recorder.
- A 21. Include an Improvement Certificate/Statement on the Parcel Map in accordance with Section 66411.1 of the Subdivision Map Act.

FEES/PERMITS

- D 22. Pay appropriate engineering fees for map plan check, microfilming and storage of plans, and other required fees.
- A 23. Post a deposit for monumentation based on an estimate of the cost to perform the work by the project surveyor or engineer. The deposit shall not be released prior to written verification from the surveyor or engineer that the monuments have been set and payment for the work has been received.

UTILITIES/CONSTRUCTION

- C 24. Provide to each proposed building underground utility services including water, sanitary sewer, gas, electric, telephone, internet, and cable TV.
- E 25. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.
- C 26. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary.
- E 27. Comply with applicable requirements of the National Pollutant Discharge Elimination System (NPDES) permit program. Provide written verification from the Regional Water Quality Control Board specifying the project's WDID number.
- C 28. Submit "Record Revisions" to construction plans to document the improvements as constructed, and to reflect any changes made during construction. Provide original mylars and AutoCAD files.
- B 29. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.
- B 30. Destroy any abandoned wells on the property or similar structures that might result in contamination of underground waters in a manner approved by the City Engineer.