

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

December 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
Angelica Martinez, Planning Technician II
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 December 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
December 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 December 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 November 16, 2021 Regular Meeting.

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

PUBLIC HEARING

2. Conditional Use Permit (CUP 21-001) for a commercial development consisting of a 2,560 square foot and 4,050 square foot drive-thru restaurant building on approximately 2.04 acres at the northeast corner of Base Line and Buckeye Street. Related entitlements include Lot Line Adjustment (LLA 21-001) to create two (2) equal sized parcels, Design Review Application (DRA 21-001) for the site plan, building elevations, conceptual landscape plan, and grading plan for the two pads, General Plan Amendment (GPA 21-001) to allow drive-thru uses in the General Plan Town Center Area, and Mitigated Negative Declaration (ENV 21-004). (APN No.1200-421-02 & -03) – Marinita Development.

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution 21-____, to approve Conditional Use Permit (CUP 21-001), Lot Line Adjustment (LLA 21-001), Design Review Application (DRA 21-001), subject to the Conditions of Approval and Findings of Fact, certify the Mitigated Negative Declaration (ENV 21-004), and recommend the City Council approve General Plan Amendment (GPA 21-002); and
 2. Direct staff to file a CEQA Notice of Determination with the County Clerk of the Board of Supervisors.
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3. Conditional Use Permit (CUP 21-006) for a Mixed-Use development consisting of five (5) commercial tenant buildings, one (1) 21-unit multi-family residential building, and one (1) single-family residence fronting Villa Avenue on approximately 9.06 acres at the northwest corner of Base Line and Church Avenue. Related entitlements include Tentative Parcel Map (TPM 21-001) to create seven (7) new lots, General Plan Amendment (GPA 21-002) to allow drive-thru uses in the General Plan Town Center Area, and Design Review Application (DRA 21-004) for a site plan, building elevations, conceptual landscape plan, grading plan for a retail use (Tractor Supply Company), and Mitigated Negative Declaration (ENV 21-003). (APN No. 1200-381-05 and -43) – Woodcrest Real Estate Ventures.

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution 21-____, to approve Conditional Use Permit (CUP 21-006), Tentative Parcel Map (TPM 21-001), Design Review Application (DRA 21-004), subject to the Conditions of Approval and Findings of Fact, certify the Mitigated Negative Declaration and recommend the City Council approve General Plan Amendment (GPA 21-002); and
2. Direct staff to file a CEQA Notice of Determination with the County Clerk of the Board of Supervisors.

4. 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 Property generally located at 7914 Calle Del Rio, Highland, CA 92346.

RECOMMENDATION: Staff recommends the Appeals Board conduct the required Public Hearing and adopt Appeals Board Resolution No 2021 -____, declaring the existence of a public nuisance on the property located at 7914 Calle Del Rio, Highland, CA 92346 and order the abatement thereof.

ANNOUNCEMENTS

ADJOURN

I, Camille Goritz, Administrative Assistant III of the City of Highland, California, certify that I caused to be posted this agenda on or before the 2nd of December 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: December 2, 2021



Camille Goritz Administrative Assistant III