

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 21, 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 21, 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 21, 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 December 7, 2021 Regular Meeting.

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

PUBLIC HEARING

2. Conditional Use Permit (CUP-21-007) to permit the development and operation of a 305,617 square foot warehouse and associated improvements, Variance VAR-21-001 to allow the warehouse building to exceed the maximum building height permitted in the Business Park Zone by 10', Design Review DRA-21-005 for the project's Site Plan, Building Elevations, Rough Grading Plan and Conceptual Landscape Plan, and Tentative Parcel Map 20384/TPM-21-002 to combine six (6) parcels into one (1) located at the northwest corner of 6th Street and Victoria Avenue; (Assessor's Parcel Numbers 1192-281-09 through 14) – Patriot USICV Victoria, LLC.

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution No. 2021 - ____ approving Conditional Use Permit CUP-21-007 for the development of a 305,617 square foot warehouse building and related improvements;
 2. Adopt Resolution No. 2021 - ____ approving Variance VAR-21-001 allowing an increase in the maximum building height for the subject warehouse from 35' to 45' tall, 10' greater than permitted in the Business Park Zone;
 3. Adopt Resolution No. 2021- ____ approving Design Review Application DRA-21-005 for the Site Plan, Building Elevations, Rough Grading Plan and Conceptual Landscape Plan, subject to the Conditions of Approval, and the Findings of Fact;
 4. Adopt Resolution No. 2021-____ approving Tentative Parcel Map 20384 TPM-21-002, creating a single lot for the project, subject to the Conditions of Approval, and the Findings of Fact; and
 5. Adopt Resolution No. 2021-____ approving a Mitigated Negative Declaration and direct Staff to File and Notice of Determination with San Bernardino County Clerk of the Board of Supervisors.
3. Design Review Application (DRA 21-017) for the exterior remodel of an existing Wendy's drive-thru restaurant including new signs, paint, and accent features located at 27879 Base Line (APN No. 1201-091-55) – Cotti Foods.

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution 21-____, approving Design Review Application (DRA 21-017) for the exterior remodel of an existing Wendy's drive-thru restaurant including new signage, paint and accent finishes, subject to the Conditions of Approval and Findings of Fact; and
2. Direct staff to file a CEQA Notice of Exemption with the County Clerk of the Board of Supervisors.

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 16th 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 16, 2021



Kim Stater for Camille Goritz Administrative Assistant III