

CITY OF HIGHLAND REGULAR MEETING OF THE PLANNING COMMISSION AGENDA

REGULAR MEETING

January 2, 2024

6:00 p.m.

City Hall

Donahue Council Chambers

27215 Base Line

Highland, California

MEMBERS

Randall Hamerly, Chair

Chandra Thomas, Vice Chair

Jarrold Miller, Commissioner

David Saran, Commissioner

Vacant, Commissioner

STAFF

Lawrence A. Mainez, Community Development Director

Kim Stater, Assistant Community Development Director

Angela Tafolla, Associate Planner

Travis Trejo, Assistant Planner

Tiffany Martinez, Assistant Planner

Camille Duarte, Administrative Assistant III

Matt Bennett, Assistant Public Works Director

Matt Wirz, Building Official

Scott Rice, City Landscape Architect

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

CITY OF HIGHLAND • 27215 BASE LINE • HIGHLAND, CALIFORNIA 92346 • (909) 864-6861 ☎ • (909) 862-3180 聒

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance, please contact the City Clerk's office at (909) 864-6861, ext. 226, at least 72 hours prior to the meeting for any requests for reasonable accommodation to include interpreters.

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: For those wishing to make public comments by email, please submit your comments by email to be read aloud at the meeting. Email comments must be submitted by 5:00 p.m. on January 2, 2024 to publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the January 2, 2024 agenda, please identify the agenda item number in the subject line.

For those wishing to make public comments 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 close of the public hearing on the corresponding item to be considered part of the record. Please email your comments at publiccomment@cityofhighland.org.

Members of the public will be permitted to make public comments in person.

**PLANNING COMMISSION
REGULAR MEETING AGENDA
January 2, 2024 - 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 January 2, 2024, 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 5, 2023 Regular Meeting.

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

PUBLIC HEARING

2. Revision to Engineering Conditions of Approval for Design Review Application DRA 20-006, approved by the City Council on September 23, 2020. Design Review Application DRA 20-006 proposed the construction of a 200-unit residential complex at the northwest corner of Greenspot Road and Webster Street, known as San Carlo I, Highland Townhome Apartments. The current application proposes to revise Engineering Conditions No. 11 and No. 40 related to the timing and method of certain on-site and off-site improvements. (10.84-acre parcel at the northwest corner of Greenspot Rd and Webster St. APN: 1200-041-02) (Applicant: Patrick Tritz, Rexco Development)

RECOMMENDATION:

Staff recommends the Planning Commission adopt Resolution No. 2024 - ____, recommending the City Council adopt a Resolution to approve revisions to Engineering Conditions of Approval No. 11 and No. 40 for Design Review Application DRA 20-006.

ANNOUNCEMENTS

ADJOURN

I, Camille Duarte, Administrative Assistant III of the City of Highland, California, certify that I caused to be posted this agenda on or before the 28th of December 2023 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 28, 2023



Camille Duarte, Administrative Assistant III



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: January 2, 2024

FROM: Lawrence Mainez, Community Development Director

PREPARED BY: Camille Duarte, Administrative Assistant III *CD*

SUBJECT: Minutes from the December 5, 2023 Planning Commission Regular Meeting.

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

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

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

**PLANNING COMMISSION REGULAR MEETING MINUTES
December 5, 2023 – 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	Jarrold Miller
	Commissioner	David Saran
	Commissioner	Vacant

Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Angela Tafolla, Associate Planner

Chair Hamerly led the Pledge of Allegiance.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None.

CONSENT CALENDAR

1. Minutes from the October 3, 2023 Regular Meeting.

A MOTION was made by Commissioner Miller and seconded by Vice Chair Thomas to approve the minutes as amended. Motion carried, 3-1, Commissioner Saran abstaining.

2. Minutes from the October 17, 2023 Regular Meeting.

A MOTION was made by Commissioner Miller and seconded by Commissioner Saran to approve the minutes as amended. Motion carried, 4-0.

PUBLIC HEARING

3. Conditional Use Permit CUP-23-009 for the development of a 243,323 square foot speculative industrial warehouse building, Variance VAR-23-002 to allow the building to exceed the maximum building height permitted in the Business Park Zone by 17.6', Design Review DRA-23-010 for the project's Site Plan, Building Elevations, Conceptual Grading Plan, Conceptual Landscape Plan, Mitigated Negative Declaration, and Vesting Tentative Parcel Map TPM 23-003 for the consolidation of twenty-four (24) parcels into one (1) parcel. (11.33-acre site located between 3rd Street and 5th Street approximately midway between Central Avenue and Palm Avenue, Assessor's Parcel Number 1192-631-09, -10, -11, -12, -13, -14, -22, -23, -24, -25, -26, -27, and -28; and 1192-641-08, -09, -10, -11, 15, -16, -17, -18, -19, -20, and -21). (Applicant: CHPT Highland 210/Crow Holdings Industrial)

Chair Hamerly stated at the request of the Applicant, this item will be continued. Does the Applicant have a date specific?

Associate Planner Tafolla stated the Applicant requested to continue to the January 16, 2024 Planning Commission meeting.

ANNOUNCEMENTS

The Planning Commissions next regular meeting is scheduled January 2, 2024.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 6:08 p.m.

Submitted by:

Approved by:

Camille Duarte, Administrative Assistant III
Community Development Department

Randall Hamerly, Chair
Planning Commission



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: January 2, 2024

FROM: Lawrence A. Mainez, Community Development Director

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

REVIEWED BY: Matt Bennett, Assistant Public Works Director

SUBJECT: Revision to Engineering Conditions of Approval for Design Review Application DRA 20-006, approved by the City Council on September 23, 2020. Design Review Application DRA 20-006 proposed the construction of a 200-unit residential complex at the northwest corner of Greenspot Road and Webster Street, known as San Carlo I, Highland Townhome Apartments. The current application proposes to revise Engineering Conditions No. 11 and No. 40 related to the timing and method of certain on-site and off-site improvements.

LOCATION: A partially developed 10.84 acre parcel at the northwest corner of Greenspot Rd and Webster St. APN: 1200-041-02

OWNER / APPLICANT: Patrick Tritz, Rexco Development
San Carlo Apartment Homes L.L.C.

RECOMMENDATION: Staff recommends the Planning Commission adopt Resolution No. 2024 - ____, recommending the City Council adopt a Resolution to approve revisions to Engineering Conditions of Approval No. 11 and No. 40 for Design Review Application DRA 20-006.

FISCAL IMPACT: The Applicant submitted the required deposit for a Revision to Conditions of Approval Application (DRA 20-006A).

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>Cecilia Bronte</i> Recording Secretary		<i>Lawrence Mainez</i> Community Development Director	

of the project site, and published in the Sun Newspaper on December 29, 2023.

DESCRIPTION OF SITE: The project is located on a substantially developed 10.84 acre parcel on the north side of Greenspot Road, bound by Calhoun Road to the west and Webster Street to the east. It is within Planning Area 3 of the Greenspot Village & Marketplace Specific Plan.

PREVIOUS ACTION: On September 1, 2020, the Planning Commission reviewed Design Review Application DRA 20-006 for the construction of a 200-unit multi-family apartment development and Specific Plan Revision Application SPR 06-001 to amend the Greenspot Village and Marketplace development standards, reducing the minimum development density. The Commission recommended the City Council approve the project. On September 22, 2020, the City Council approved Resolution No. 2020-049 for the Design Review Application, and on October 13, 2020, a second reading was held, approving Ordinance 443 for the Specific Plan Amendment (Attachment 1 – Approved Site Plan).

PROJECT REVIEW: Following entitlement approval, grading permits were issued in March 2021, and Building Permits in September 2021. The project has been under construction ever since and is substantially complete. The applicant is seeking approval to occupy the project as soon as possible but is experiencing delays in satisfying a couple of project Conditions of Approval. Specifically, there are two outstanding Engineering Conditions of Approval that cannot be completed for several months; Engineering Condition No. 11 which requires installation of a traffic signal on Greenspot Road at the intersection of Calhoun Road, and Engineering Condition No. 40 which requires undergrounding of utilities on Webster Street. The reason for the delay in the work is outlined in the Applicant's Correspondence (Attachment 2). Rexco is seeking revision of these Conditions to allow earlier occupancy of the project as noted below (Attachment 3). The **Bold** text signifies the proposed amendments:

Excerpt from Engineering Conditions Adopted September 22, 2020

- C - Required Prior to Building Occupancy
- * - Non Standard Conditions

- C 11. ***Prior to last building occupancy construct a traffic signal utilizing a video detection system at the intersection of Greenspot Road and Access "C" (Calhoun Road): as approved by the City Engineer. Connect to the fiber optic interconnect system on Greenspot Road to connect the traffic signals on Greenspot Road at the freeway ramps, the westerly access, Access "A" (Lowes Ctr.), Access "C" (Calhoun Road), , and Boulder Avenue signals. Install any necessary hardware and software. Provide a coordinated timing analysis. Prior to first building occupancy provide temporary traffic control plan for review, approval, and implementation of barricades at the Greenspot Road and Calhoun Road intersection to allow only a right in and right out at Calhoun Road from Greenspot Road, as approved by the City Engineer. The temporary barricades must be***

maintained by the Developer until the traffic signal is operational and the improvements are accepted by the City. Post a security deposit, bond, or letter of credit for the traffic signal and related civil improvements associated with the traffic signal which shall not be released prior to completion of all traffic signal construction.

- C* 40. *Underground existing overhead utilities and remove utility poles along the Webster Street project frontage and within the project **or pay an in-lieu fee for undergrounding.** The 66kv Edison transmission lines are not required to be undergrounded.*

Condition No. 11 currently requires the installation of a traffic signal at the intersection of Greenspot Road and Calhoun Road, the project's sole ingress point and second point of egress, before the first occupancy is granted. The proposed amendment would defer installation of the traffic signal and allow occupancy to all but the last/final residential building before it is operational, and the improvements are accepted by the City. The Developer proposes to control their traffic Project circulation at the intersection of Greenspot Road and Calhoun Road to right-in and right-out movements only. The Developer proposes to install barricades to block the existing median break on Greenspot Road, prohibiting left-out and left-in movements (Attachment 4 – Interim Traffic Condition). East-bound traffic from Greenspot Road would need to make a U-turn at Webster Street or Boulder Avenue to enter the development. The proposed amendment does not affect the project's easterly egress-only access located at the midpoint of the project. This midpoint access was originally designed and will continue to be right-out only.

Condition No. 40 currently requires the undergrounding of utilities and removal of utility poles along Webster Street with the work to be coordinated and funded by the developer. The proposed revision would permit the developer to pay in in-lieu fee to be used by the City who would coordinate the work.

The City's Public Works/Engineering Division has reviewed the proposed revisions and supports the amendment.

ENVIRONMENTAL REVIEW: The Certified Environmental Impact Report (ENV 09-003) (State Clearinghouse Number 2008031058) and Supplemental Environmental Impact Report (19-002) prepared for the Greenspot Village & Marketplace Specific Plan certified by the City of Highland City Council on June 11, 2013 and June 25, 2019 respectively, anticipated the development approved by DRA 20-006. The project, and associated request to revise Engineering Conditions do not constitute substantial changes to the project and is exempt from further environmental review under Government Code Section 65457, Public Resources Code Section 21166 and the corresponding CEQA Guidelines Section 15162 . No additional review is necessary.

The project complies with the adopted Mitigation Monitoring and Reporting Programs (MMRP) adopted concurrently with ENV 09-003 and ENV 19-002.

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

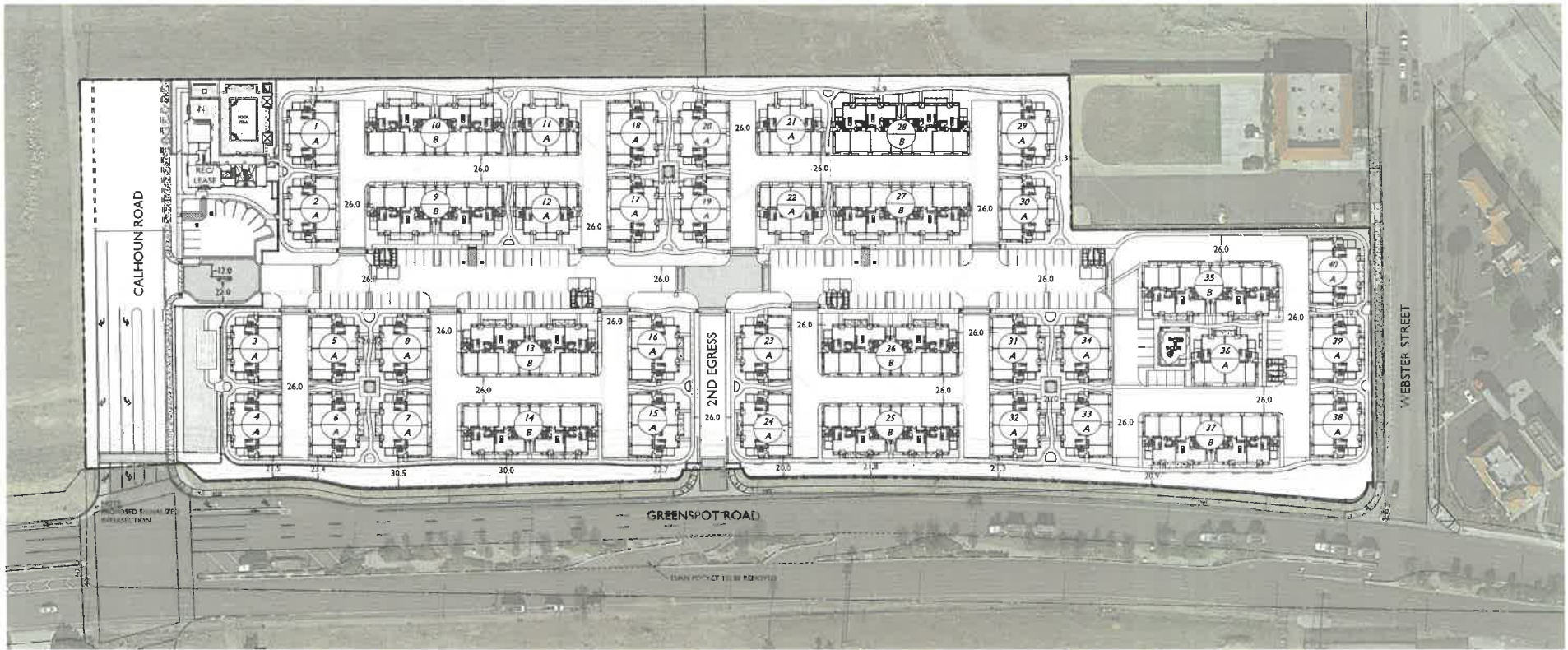
Attachments:

1. Approved Site Plan
2. Correspondence from Applicant
3. Resolution to approve Revision Application
Exhibit 1 - Proposed Amendments to Engineering Conditions
4. Interim Traffic Control Condition

ATTACHMENT 1

Approved Site Plan

21



LEGEND:

- BUILDING NUMBER — 8 —
 BUILDING TYPE — A —
 PATH OF TRAVEL — — — —

PROJECT SUMMARY

2-STORY TOWNHOMES

HOMES	200 UNITS
GROSS AREA	10.8 AC
NET AREA	10.1 AC
DENSITY	20 DU/AC
PARKING	406 SPACES

UNIT MIX

20	PLAN 1	1BD/1BA	915 SF
60	PLAN 2	1BD/1BA	920 SF
20	PLAN 3	2BD/2BA	1020 SF
80	PLAN 4	2BD/2.5BA	1190 SF
20	PLAN 5	3BD/2.5BA	1430 SF
200 TOTAL UNITS			

PARKING REQUIRED PER MULTIFAMILY ATTACHED

80 1BD X 1.66 SP =	132.8 SPACES
100 2BD X 2.16 SP =	216 SPACES
20 3BD X 2.16 SP =	43.2 SPACES
TOTAL	392 SPACES

PARKING PROVIDED

GARAGE	300 SPACES
OPEN	101 SPACES
TOTAL	401 SPACES

ACCESSIBLE PARKING

ASSIGNED	300 X 2% = 6 SPACES
UNASSIGNED	101 X 5% = 6 SPACES
REQUIRED	12 SPACES
PROVIDED	12 SPACES

HIGHLAND, CA

REXCO DEVELOPMENT
 2518 NORTH SANTIAGO BLVD.
 ORANGE, CA. 92867
 951.898.1502

HIGHLAND TOWNHOME APTS

AUGUST 13, 2020
 SCALE: 0 40 80 120
 N

CONCEPTUAL SITE PLAN

SUMMA
 ARCHITECTURE

5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198

ATTACHMENT 2

Correspondence from Applicant

SAN CARLO APARTMENT HOMES L.L.C.

2518 North Santiago Blvd.
Orange Ca. 92867
Phone: 714.998.3400
Fax: 714.998.3401

December 9, 2023

Ms. Kim Stater
CITY OF HIGHLAND
27215 Base Line
Highland, Ca. 92346

**RE: Conditions of Approval
DRA 20-006**

Mr. Stater,

The San Carlo Apartment Project is nearing completion. The buildings are substantially complete, and the site is finally getting close to being done. I will be requesting occupancy for the first completed units very soon.

As we discussed there are some items in the conditions of approval that will not be completed prior to the first request for occupancy. I am respectfully requesting the deferment of these items until the final building is ready for occupancy. These conditions include:

#11: TRAFFIC SIGNAL AT GREENSPOT AND CALHOUN. The signal design has undergone multiple plan checks and revisions. The signal design has been modified to coordinate with the new design of the intersection due to the upcoming Costco project. There is a very long lead time to procure the signal equipment and due to this redesign the signal will not be available for approximately 6 months. I would request this condition to be modified to state that this signal be constructed in coordination with the adjacent parcel requirements for location to the modified intersection. In the interim San Carlo must provide temporary barricades at the Greenspot and Calhoun intersection to allow only a right turn in and right turn out of the Calhoun Street entrance to the San Carlo project.

#40: UNDERGROUNDING UTILITY POLE AT WEBSTER STREET: There is one Verizon pole located on Webster Street. San Carlo Apartment Homes LLC requests to have this condition modified to allow the payment of the fair share cost for the undergrounding of this utility.

Please review these requests and feel free to contact me to discuss. I may be reached at 714.423.5710 anytime.

Thanks in advance for your help!

Best Regards,

SAN CARLO APARTMENT HOMES L.L.C.



Patrick Tritz

ATTACHMENT 3

Resolution to Approve Revisions Application

RESOLUTION NO. 2024 – ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT A RESOLUTION TO APPROVE REVISION OF ENGINEERING CONDITIONS OF APPROVAL NO. 11 AND NO. 40 FOR DESIGN REVIEW APPLICATION (DRA 20-006) RELATED TO THE DEVELOPMENT OF A 200-UNIT MULTI-FAMILY APARTMENT COMPLEX ON 10.84 ACRES AT THE NORTHWEST CORNER OF GREENSPOT ROAD AND WEBSTER STREET IN PLANNING AREA 3 OF THE GREENSPOT VILLAGE & MARKETPLACE SPECIFIC PLAN (APN NO. 1200-041-02).

APPLICANT: REXCO DEVELOPMENT, SAN CARLO APARTMENT HOMES L.L.C.

A. RECITALS

1. On September 22, 2020, the City Council adopted Resolution No. 2020-049, approving Design Review Application (DRA 20-006) for the development of a 200-unit residential complex at the northwest corner of Greenspot Road and Webster Street, Highland Townhome Apartments/San Carlo I.
2. On December 9, 2023, the Applicant applied to Revise Engineering Conditions No. 11 and No. 40 related to DRA 20-006, proposing to defer the installation of a traffic signal at the intersection of Greenspot and Calhoun Roads, and to pay an in-lieu fee for undergrounding of utilities.
2. The Site has a Zoning Designation of Mixed Use, per Planning Area 3 of the Greenspot Village Specific Plan.
3. On December 29, 2023, the City gave public notice by advertising in the San Bernardino Sun Newspaper, a newspaper of general circulation within the City of Highland, and by mailing notices to property owners within 300-feet of the project site, of the holding of a public hearing at which the Subject Application would be considered.
4. On January 2, 2024, the Planning Commission of the City of Highland conducted a duly noticed public hearing on the Subject Applications at which time interested persons had an opportunity to provide comments in support of, or in opposition to, the Subject Application.
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 hearing, including the staff report to the Planning Commission dated January 2, 2024, which is incorporated herein by this reference, does find and determine the following facts:
 - a. All necessary public hearings 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. On September 22, 2020, the City Council adopted Resolution No. 2020-049, making findings that Design Review Application DRA 20-006 was exempt from further environmental review under Government Code Section 65457. A Certified Environmental Impact Report (ENV 09-003) (State Clearinghouse Number 2008031058) and Supplemental Environmental Impact Report (19-002) were prepared for the Greenspot Village & Marketplace Specific Plan which were certified by the City of Highland City Council on June 11, 2013 and June 25, 2019 respectively. The application under review, a proposal to amend Engineering Conditions of Approval No. 11 and No. 40 for DRA 20-006 does not constitute a major revision, substantial change or new information that would require additional review.
4. On September 22, 2020, the City Council adopted Resolution No. 2020-049, making findings that Design Review Application DRA 20-006 is consistent with the Highland General Plan, Municipal Code and Greenspot Village and Marketplace Specific Plan. The proposed Revision to Conditions will not modify the project description, development plans, use, or style. The Findings remain valid.
 - a. That the proposed project is consistent with the general plan or specific plan.

Response: The San Carlo Townhome Apartment project, nearly complete, remains consistent with the Greenspot Village and Marketplace Specific Plan as the Specific Plan identified that Planning Area 3 allows residential development ranging from 100 to 300 units. The proposed revision to Engineering Conditions No. 11 and No. 40 will modify the timing of certain on-site and off-site improvements, but will not affect the residential use, density, site plan, building elevations, landscaping or recreational

amenities. The revision is minor in nature and does not negatively impact the consistency with the General Plan or Specific Plan.

- b. That the proposed use is in accordance with the objectives of this title, and the purposes of the land use district in which the site is located.

Response: The San Carlo Townhome Apartments project is consistent with the Greenspot Village & Marketplace Specific Plan and Title 16, Land Use and Development Code of the City of Highland. The proposed use as a 200 unit multi-family townhome project is in accordance with the objectives of the title and purpose of the land use district including those for Special Districts, General Development Standards and Parking Regulations. The land use district in which it is located, Planned Development, calls for superior development by allowing a greater degree of design and land use flexibility within the framework of a site specific development plan, in this case the Greenspot Village & Marketplace Specific Plan.

The nature of the proposed Revision to Conditions of Approval would allow the deferral of installation and operation of a traffic signal at the intersection of Greenspot Road and Calhoun Road, and the option to pay an “in-lieu” fee for the undergrounding of utilities along Webster Street. Ultimately, the traffic signal will be operational before the issuance of the last Certificate of Occupancy for the project and the City would complete the undergrounding of utilities along Webster Street. All objectives of Title 16, and purposes of the Specific Plan SPR 06-001 land use district continue to be met as the project is built-out. There are no significant changes.

- c. That the proposed use is in compliance with city design and landscape standards and criteria.

Response: The design and land use of the San Carlo Townhome Apartments continues to be suitable for Planning Area 3 which is designated for ‘Mixed Use’. The development, nearly completed, utilizes a combination of the ‘Single-Family Attached’ and ‘Multi-Family’ housing standards, as this is a unique housing development that offers the privacy of a single-family home with the attached garage and the community aspect with the parks, courtyards, recreation areas, and communal guest parking. It provides a high-quality planned residential community that compliments the surrounding commercial land uses while creating an attractive, cohesive combination of architectural styles and landscaping and provide amenities that will meet the needs of its residents. Conditions have been placed on the project to ensure any potential impacts will be mitigated.

The proposed Revision to Engineering Conditions of Approval will not affect the design and landscape previously approved for the project as enumerated in City Council Resolution No. 2020-049. The development continues to be in compliance.

- 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 project is a residential development that is designed to offer the privacy aspect of living in a Single-Family home while also offering the communal benefits of living in a Multi-Family complex. It has been constructed in compliance with building codes and conditioned so that it will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvement in the vicinity. There are also adequate water, public utilities and services in the vicinity of the Project to serve the proposed use and services to ensure public health and safety and will be fully functional prior to the issuance of the first certificate of occupancy.

The proposed Revision to Engineering Conditions No. 11 and No. 40 have been reviewed by the City's Engineering/Public Works Division. The deferral of operation of the traffic signal has been mitigated with interim conditions satisfactory to standard practice. The signal will be operational in advance of the issuance of the final residential building Certificate of Occupancy. With respect to the undergrounding of utilities, they will be funded by the development and completed by the City. The project, with revised Conditions, will not be detrimental to public health, safety, welfare or materially injurious to properties or improvements in the vicinity.

5. Based on the Findings and Conclusions set forth above, the Planning Commission recommends the City Council approve the requested Revisions to Engineering Conditions of Approval for Design Review Application (DRA 20-006) attached hereto as Exhibit 1.

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 2nd day of January, 2024.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez,
Community Development Director

EXHIBIT 1
REVISED ENGINEERING CONDITIONS OF APPROVAL

City of Highland

Engineering Department

Conditions of Approval

(SPR 20-001 & DRA 20-006) Greenspot Apartments

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

GRADING

PC Approved 9/1/2020
CC Amended 9/23/2020
CC Amended 1/9/2024

- E 1. Design grading and landscaping plans to comply with the City's clear sight triangle criteria at public street intersections and at private driveways. Walls, fencing, monument signs, slope, and landscaping, within the clear sight triangle, must not exceed thirty inches in height measured from the flowline of the street, unless a sight distance analysis that demonstrates sight distance is adequately maintained is submitted to and approved by the City Engineer.
- B 2. Submit a preliminary soils report, prepared by a licensed Geotechnical Engineer, for review and approval by the City Engineer. Comply with the recommendations contained in the report and any amendments thereof as approved by the City Engineer.
- E 3. 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.
- B 4. Submit the structural design and location for any required retaining walls for review and approval by the City Engineer.
- E 5. 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.
- D 6. 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 10 miles per hour, stabilizing construction entrances to prevent trackout of sediments, and street sweeping.
- B 7. 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.
- C 8. Submit original wet signed and stamped final grading certification from the grading engineer, to the City Engineer.

STREET IMPROVEMENT

- C* 9. Construct curb and gutter, match-up asphalt concrete, class II aggregate base, and sidewalk on Webster Street where the improvements do not exist between 7920 WEBSTER ST and the ECR of the existing curb ramp at Greenspot Road and Webster Street. Reconstruct the curb ramp and spandrel at Greenspot Road and Webster along project frontage to correct street grade and crossfall and drainage at ramp.
- C* 10. Construct a right-out egress only access to Greenspot Road at the existing commercial drive approach at Station 59+53.50. Construct the 26' wide private street improvements northerly from the existing commercial drive to first intersection including, but not limited to, asphalt concrete pavement with a structural section designed for a 20 year life, concrete curb and gutter. Reconstruct full width raised landscape median where the existing westbound left turn access was provided, between 57+82.29 and 59+70.28, by the Greenspot Corridor Plans (STR 07-004) and as approved by the City Engineer.
- C 11. **Prior to last building occupancy** construct a traffic signal utilizing a video detection system at the intersection of Greenspot Road and Access "C" (Calhoun Road): as approved by the City Engineer. Connect to the fiber optic interconnect system on Greenspot Road to connect the traffic signals on Greenspot Road at the freeway ramps, the westerly access, Access "A" (Lowes Ctr.), Access "C" (Calhoun Road), , and Boulder Avenue signals. Install any necessary hardware and software. Provide a coordinated timing analysis. **Prior to first building occupancy provide temporary traffic control plan for review, approval, and implementation of barricades at the Greenspot Road and Calhoun Road intersection to allow only a right in and right out at Calhoun Road from Greenspot Road, as approved by the City Engineer. The temporary barricades must be maintained by the Developer until the traffic signal is operational and the improvements are accepted by the City. Post a security deposit, bond, or letter of credit for the traffic signal and related civil improvements associated with the traffic signal which shall not be released prior to completion of all traffic signal construction.**
- C 12. Construct, in accordance with the City's Greenspot Road Master Plan and Greenspot Village and Market Place Specific Plan, (1) construct and maintain the private street (Calhoun Road) improvements northerly to project boundary including, but not limited to, asphalt concrete pavement with a structural section designed for a 20 year life, concrete curb and gutter, a 10 -foot wide landscaped median, and a private lighting system. Construct a 250' southbound right-turn lane, a southbound through lane, and a 150' southbound left-turn lane. Align the entrance with the future development south of Greenspot Road. Access "C" (Calhoun Road) shall be 71 feet wide from Greenspot Road to the northern boundary of the project. Modify Greenspot Road striping to provide a second eastbound left-turn pocket.
- E 13. Submit engineering plans for street improvements, traffic signal at Access "C", traffic signal interconnect, and striping to the City Engineer for review and approval. Indicate the location of any existing utility/facility which would affect construction on plans and profiles. Comply with the City design standards as shown on the street and storm drain improvement checklist.

- C* 14. In lieu of restriping the southbound approach to provide a left-turn lane, and a shared left/through/right-turn lane on the southbound freeway off ramp in accordance with Exhibit J of the traffic study (Interim Year Minimum Improvements) pay the equivalent dollar amount for the City's future use to construct the ultimate improvements at this location according to the City's Greenspot Road Master Plan. The equivalent dollar amount, as initially calculated and periodically updated by the City, shall be applicable to Phase 1 of Planning Area 3 of the Specific Plan and shall be paid incrementally based on the percentage of area of development within Phase 1.
- C 15. Install traffic control signs and pavement markings, with locations and types approved by the City Engineer.
- B 16. Design public improvements including sidewalk, driveway approaches and access ramps in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code.
- C 17. Submit "Record Revisions" to all plans to reflect the improvements as constructed, and any changes made during construction.

DRAINAGE

- E 18. Obtain approval by the City Engineer of a Final Water Quality Management Plan (F-WQMP), prepared in accordance with the City's National Pollutant Discharge Elimination System (NPDES) permit requirements in effect at the time the Conceptual Water Quality Management Plan was approved unless subsequent City NPDES permits require otherwise. The F-WQMP shall (1) be prepared, signed, and sealed by a licensed Civil Engineer, (2) include Site Design Low Impact Development and Source Control Best Management Practices (BMPs) appropriate for residential development, (3) include a BMP implementation, operation, and funding mechanism, and (4) be certified by the property owner. The property owner shall also enter into a Stormwater BMP Transfer, Access, and Maintenance Agreement with the City on standard City form. Include a copy of the recorded agreement in the F-WQMP. Construct BMPs in accordance with the approved F-WQMP.
- C* 19. Construct and implement site design BMPs specified in the project approved F-WQMP including, but not limited to, a hydro-dynamic separator, underground infiltration system, and raised curb landscaped areas and parking lot islands. Runoff from the proposed entrance road shall be captured and conveyed to the proposed pretreatment system, and from there to the underground infiltration system. Alternate site design BMPs which are equally effective may be submitted for review and approval by the City Engineer.
- E 20. Include the project grading plan, landscape plan and utility plan with the first submittal of the F-WQMP.
- C 21. Submit two sets of WQMP BMP Exhibits with a "WQMP BMP As-Built Certificate" wet signed and sealed by the Engineer of Record. The Certificate shall state:

"I hereby certify that the Water Quality Management Plan Best Management Practices have been constructed under my supervision in accordance with the approved plans and are functional to the best of my knowledge."
- C* 22. Construct on-site drainage system to drain the entire project site to the proposed WQMP

BMPs in accordance with the approved Final Water Quality Management Plan, and construct necessary drainage overflow facilities. Construct an overflow pipe to convey any overflow from the proposed underground infiltration system to the stubbed out existing Lateral U (48" RCP) storm drain.

- E* 23. Construct on-site grading to drain the entire site to the southwest. If entire site does not drain to the southwest then demonstrate how drainage conveyance offsite will replicate predevelopment flow path, discharge quantity, and intensity. Demonstrate adequate drainage away from proposed buildings. Design the total peak discharge from Planning 2 and 3 into Lateral U (48" RCP) such that it does not exceed 50 cfs, which is the design flow rate used in the hydrology study of the existing storm drain in Greenspot Road constructed and stubbed out by the City at the southwest corner of this project.
- E* 24. Construct an on-site drainage system to intercept and convey the off-site tributary drainage from the PA 2 and PA 3 north of the project boundary.
- E 25. Submit a hydrology study to determine storm runoff quantities tributary to and generated by the site for review and approval by the City Engineer. Include hydraulic calculations to determine the size and type of all drainage facilities.
- E 26. Submit engineering plans for public and private drainage systems to the City Engineer for review and approval. Indicate the location of any existing utility facility which would affect construction on plans and profiles. Comply with the City design standards as shown the street and storm drain improvement checklist.

DEDICATION/ANNEXATION

- C* 27. Apply to the City to annex the project into the City's Consolidated Landscape District (LMD) for potential City maintenance of parkway and frontage landscaping along Greenspot Road and Webster Street. Sign the ballots prepared by the City agreeing to the annexation and amount of assessment. Landscaping along the project frontages shall be maintained by the property owner. The City will maintain parkway and frontage landscaping utilizing LMD revenue only if the City determines that adequate maintenance is not being provided by the property owner. The amount of assessment will include the estimated on-going maintenance cost and one-time construction cost to convert the privately-maintained system to the City-maintained system.
- C* 28. Apply to the City to annex the project into the City's Street and Storm Drain Maintenance District for maintenance of the public storm drain, public water quality treatment BMPs, decorative pavers, median, and decorative bus stop shelters, within Greenspot Road. Sign a ballot prepared by to the City agreeing to the annexation and amount of assessment. Landscaping within the median will be maintained by the City utilizing LMD revenue.
- B* 29. Dedicate a 10-foot wide minimum landscape easement across the Greenspot Road and Webster Street frontage, in addition to the required street right-of-way, as approved by the City Engineer. The exact dimensions of the landscape easement will be determined at the time on-site improvement plans have been prepared.
- B* 30. Acquire a private easement across Planning Area 3 if needed for construction and maintenance of offsite drainage facilities.

- E* 31. Grant a private easement in favor of Planning Area 2 and Planning Area 3 for drainage, utilities, parking, and pedestrian and vehicular access.
- E 32. Dedicate right-of-way across Webster Street frontage in accordance with a 33' half street width.
- E* 33. Acquire a public road easement from the owner of the property south of Greenspot Road necessary for construction and maintenance of the new traffic signal to be installed at the Access AC@ intersection.
- E* 34. Establish a legal mechanism among the property owners of Planning Areas 1 thru 3 for maintenance of the on-site drainage system and project driveways (Calhoun Road), including decorative pavers located within and outside of the Greenspot Road right-of-way.

FEES/PERMITS

- C* 35. Pay Post 2030 fair share traffic mitigation fees for all locations inside or outside of the City of Highland impacted by development of the Specific Plan as identified in the traffic study prepared for the Specific Plan. The amount of mitigation fees required of the Specific Plan shall be based on (1) the percentage of project traffic as calculated in the traffic study, and (2) cost estimates of the improvements as initially calculated and periodically updated by the City. The amount of traffic mitigation fee applicable to each phase of development shall be calculated based on the area within that phase as a percentage of area within the entire Specific Plan, regardless of land use designation of said phase. Pay the traffic mitigation fee for the entire phase prior to occupancy of the first building located in that phase. Provide, for City review, updated tables in the traffic study showing the locations of the mitigation improvements and the project fair share percentage. Also include the Greenspot Road/Church Street intersection in the fair share calculation.
- C* 36. Pay City processing fee for application of Development Impact Fee (DIF) credits for street, drainage, and median improvements pursuant to adopted City Council DIF Credit Policy.
- D 37. Pay appropriate Engineering fees for district annexation, plan check, WQMP review, traffic report review, hydrology study review, structural calculation review, on-site and off-site inspection, utility excavation permits, GIS map plan update, microfilming and storage of maps and plans, and other required fees.
- D 38. Obtain a permit from Engineering prior to any on-site construction or construction within the public right-of-way.
- E 39. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.

UTILITIES/ CONSTRUCTION

- C* 40. Underground existing overhead utilities and remove utility poles along the Webster Street project frontage and within the project **or pay an in-lieu fee for undergrounding**. The 66kv Edison transmission lines are not required to be undergrounded.

- B* 41. Submit a Composite Utility Plan indicating the location of all above ground and flush mount water, electric, cable TV, internet, and telephone utility structures prior to City issuance of utility permits.
- E 42. Obtain written permission from the adjoining property owners for offsite grading and/or construction.
- B 43. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.
- C 44. Reconstruct existing public improvements removed or damaged during construction. 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.
- C 45. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary.
- C 46. Provide all utility services to each building, including sanitary sewers, water, electric power, gas, cable TV, internet, and telephone. All utilities are to be underground.
- E 47. 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.
- B 48. 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.
- B 49. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.
- D 50. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.

ATTACHMENT 4

Interim Traffic Control Pattern

INTERIM TRAFFIC CONTROL CONDITION



-  Temporary barricade installation to remain in place until signal is installed and operational.
-  Median opening to be removed prior to first occupancy. No left-in temporary or permanent.