

PLANNING COMMISSION REGULAR MEETING MINUTES
March 5, 2024 – 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	Craig Graves
	Commissioner	Jarrold Miller
	Commissioner	David Saran

Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Matt Bennett, Assistant Public Works Director
Nicole Subia, Administrative Assistant III

Chair Hamerly led the Pledge of Allegiance.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None.

PUBLIC HEARING

1. Review of the City's 2023 General Plan Implementation and Housing Element Annual Reports in accordance with Government Code Sections 65400 and 65588.

Assistant Community Development Director Stater presented the staff report.

Commissioner Miller asked if the city identified the Sterling Avenue and the recharge basins as a potential implantation element to meet the goals and policies on the spread sheet?

Assistant Community Development Director Stater stated yes, it is mentioned a couple of times in the spreadsheet.

Commissioner Miller stated I read that the city will consider adding a work program item to update the city's master drainage plan. Would it be this year?

Assistant Community Development Director Stater stated there is no update on this year.

Assistant Public Works Director Bennett there it is possible there will be an update next year, however it has not been discussed internally.

Commissioner Miller asked what about the additional basin and infrastructure that is being constructed by San Bernardino Valley Water District?

Assistant Community Development Director Stater stated that is outside work that the city does, but when that happen within the city, we try and link that in the Housing Element. We will report their progress as well.

Commissioner Miller stated next time I would appreciate an electric copy because that would allow me to search for a specific subject matter.

Vice Chair Thomas stated on page 12, section 2.8 No. 3, the last sentence stated ongoing efforts with the airport as discussed above, I noticed other areas getting rid of the Gateway Specific Plan. I thought there could be additional language added. Additionally, on page 16, section 2.15 where it stated future developments and have been crossed out, are those developments no longer going forward?

Assistant Community Development Director Stater stated it is because the Harmony project did not move forward. The second column highlights goals, and it is a one-of-a-kind Master Plan community which is the Seven Oaks area, and it is the policy area that was outlined for the Harmony project. When that project was withdrawn, and subsequent purchases of the property were made by the San Bernardino Water District the plans have changed. It will no longer be a one-of-a-kind Master Plan community. The water district is working on it now, we do not know exactly what is going to happen there yet. There has been a lot of communication by the City of Highland and other agencies but that will be in the future, and it has not yet been determined.

Chair Hamerly stated since it is not going to be a one-of-a-kind Master Plan community would goal 215 be stricken and other goals inserted in lieu of that or does that require a new General Plan for that action?

Assistant Community Development Director Stater stated that is correct, we will have to amend the General Plan.

Vice Chair Thomas stated on page 42, policy 2.1, action 2.1C on the right side it stated considering an application through President Biden's Inflation Reduction Act to California for the purchase of teas. I think that is just supposed to be trees.

Assistant Community Development Director Stater stated thank you.

Chair Hamerly stated page 42, action item 2.2A. is a code requirement for commercial, so it has to have a rating on the roof that reflects more light. The only modification was that the townhome project was found to be infeasible and would not have gone through plan check unless their tile roof had a rating that was acceptable by the City Council.

Commissioner Miller asked has the state responded back with comments?

Assistant Community Development Director Stater stated we have received comments from OPR, which looks at our housing and most of them have been questions or clarifications, but there has not been substantial comments or changes.

Commissioner Graves asked how many more units can be added if they have a density bonus?

Assistant Community Development Director Stater stated it depends on the percentage and the type of units. The state provisions are part of the law, and we are really implementing the state law and following them.

Commissioner Graves asked do we have limitations or is that all controlled by the state in terms of density bonus?

Assistant Community Development Director Stater stated we can add concessions and densities, but we cannot take away the ones that the state has offered. We can provide additional incentives and concessions or bonuses if the City Council wanted to do so.

The Planning Commission received and filed the 2023 General Plan and Housing Element Annual Reports.

ANNOUNCEMENTS

The League of California Planning Commission Academy is March 6-8, 2024.

Annual Trails Day is June 1, 2024.

The Planning Commissions next regular meeting is scheduled March 19, 2024.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 6:31 p.m.

Submitted by:

Approved by:

Camille Duarte, Administrative Assistant III
Community Development Department

Randall Hamerly, Chair
Planning Commission

