

CITY OF HIGHLAND REGULAR MEETING OF THE PLANNING COMMISSION AGENDA

MEMBERS

Randall Hamerly, Chair
Chandra Thomas, Vice Chair
Craig Graves, Commissioner
Jarrod Miller, Commissioner
David Saran, Commissioner

REGULAR MEETING

March 19, 2024
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
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

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 March 19, 2024 to publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the March 19, 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
March 19, 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 March 5, 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 March 5, 2024 Regular Meeting.

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

PUBLIC HEARINGS

2. Final design approval for a 5' tall decorative corner statement related to Design Review Application 21-006. (8020 Palm Avenue, Applicant: Ghulam Sarwar)

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution No. 2024-____, approving the sign of a corner monument sign relate to Design Review Application (DRA 21-006).

3. An application by Highland American Legion Post 421 requesting to install a permanent flagpole 50 feet tall and display a flag 150 square feet in area pursuant to Highland Municipal Code Section 16.56.090.B. at 28309 Highland Avenue (APN: 1200-121-11). (Property Owner: Highland American Legion)

RECOMMENDATION: Staff recommends the Planning Commission approve Resolution No. 2024-____, approving the installation of a 50 foot tall permanent flagpole and 150 square foot flag at American Legion Post 421 located at 28309 Highland Avenue.

4. Municipal Code Amendment No. 24-001, an Ordinance of the City of Highland to amend Chapters 9.28, 16.24, and 16.80 (Marijuana Uses). The proposed amendments seek to introduce provisions allowing for the establishment of non-storefront cannabis delivery only businesses with the Business Park (BP) Zoning District. The amendments outline minimum development requirements, including but not limited to distance requirements from sensitive receptors, security, and hours of operation. The proposed amendments are intended to satisfy compliance with State Bill 1186, the Medicinal Cannabis Patient Right of Access Act.

RECOMMENDATION: Staff recommends the Planning Commission table this item to provide staff and the City Attorney additional time to complete the subject Municipal Code Amendments and readvertise once the draft is completed.

5. Assignment of a street name for Access 'A' into the Costco Warehouse project, currently referred to a "Future Private Road West." (Noth/South bisecting Greenspot Road, approx. 1,200 feet east of State Route 210 along the westerly boundary of Costco project site)

RECOMMENDATION: Staff recommends the Planning Commission name the street "Costco Way"

ANNOUNCEMENTS

ADJOURN

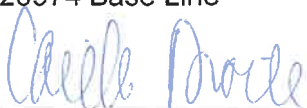
I, Camille Duarte, Administrative Assistant III of the City of Highland, California, certify that I caused to be posted this agenda on or before the 14th of March 2024 by 5:30 p.m. on our website at www.cityofhighland.org and in the following designated areas:

Highland Branch Library
7863 Central Avenue

Fire Station No. 1
26974 Base Line

City Hall
27215 Base Line

Date: March 14, 2024



Camille Duarte, Administrative Assistant III