

CITY OF HIGHLAND REGULAR MEETING OF THE PLANNING COMMISSION AGENDA

REGULAR MEETING

July 2, 2024

6:00 p.m.

City Hall

Donahue Council Chambers

27215 Base Line

Highland, California

MEMBERS

Randall Hamerly, Chair

Chandra Thomas, Vice Chair

Craig Graves, Commissioner

Jarrold Miller, 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

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 July 2, 2024 to publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the July 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
July 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 July 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 June 4, 2024 Regular Meeting.

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

2. Minutes from the June 18, 2024 Regular Meeting.

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

PUBLIC HEARINGS

3. Conditional Use Permit (CUP 24-003) is requesting an Alcohol Beverage Control Type 47 license for a sit-down restaurant authorizing the sale of beer wine, distilled spirits for consumption on and off the licensed premises. (27245 Base Line, Representative: Cuca's Restaurant)

RECOMMENDATION: Staff recommends the Planning Commission;

1. Adopt Resolution No. 2024-____ Approving Conditional Use Permit 24-003 to establish an Alcohol Beverage Control License (Type 47 On-Sale Beer and Wine -Eating Place) at an existing full service Restaurant, subject to the Conditions of Approval, and Findings of Fact.
4. Design Review Application (DRA 24-004) including the Site Plan, Building Elevations, Grading Plan, Conceptual Landscape Plan and Photometrics for 'Major 1', 'Pad 1', 'Pad 6', and 'Pad 7' within Planning Area 1 of the Greenspot Village & Marketplace Specific Plan at the northeast corner of Greenspot Road and State Route 210. This application will modify the previously approved Design Review Application (DRA 20-012). (27812-27920 Greenspot Road, Property Owner: TREH XV, LLC)

RECOMMENDATION: Staff recommends the Planning Commission adopt Resolution No. 2024 - _____, approving Design Review Application (DRA 24-004) related to Major 1, Pad 1, Pad 6, and Pad 7 within Planning Area 1 of the Greenspot Village & Marketplace.

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 26th of June 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: June 26, 2024



Camille Duarte, Administrative Assistant III