

CITY OF HIGHLAND REGULAR MEETING OF THE PLANNING COMMISSION AGENDA

MEMBERS

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

REGULAR MEETING

August 6, 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 August 6, 2024 to publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the August 6, 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
August 6, 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 August 6, 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 July 16, 2024 Regular Meeting.

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

PUBLIC HEARINGS

2. A Public Hearing of the Planning Commission to consider Planning Area 2 (PA2) of the Greenspot Village and Marketplace Specific Plan. (DRA-24-005) The Design Review Application seeks approval of the Site Plan (Option A & Option B), Building Elevations, Conceptual Landscape Plan, Rough Grading Plan, recreation areas, and amenity building. Additionally, it includes Tentative Tract Map No. 24-001 (TTM-24-001/TR 20698) for the subdivision of three (3) parcels to create six (6) new parcels across 25 acres for the purpose of finance and conveyance. (Applicant: Mission Communities and Mossa Investments) (Location: Vacant area of approximately 25 acres located on the north side of Greenspot Road between the SR 210 and Boulder Ave. APN: 1201-341-29, 30, & 33)

RECOMMENDATION: Staff recommends the Planning Commission continue the Public Hearing to August 20, 2024.

3. Conditional Use Permit (CUP 21-003) for the construction of a new multipurpose church building. (Owner: Indonesian Seventh-Day Adventist Church) (Location: 7480 Sterling Ave. APN: 0278-131-48)

RECOMMENDATION: Staff recommends to the Planning Commission table the Project to allow Staff and the Applicant necessary time to further review the project plans.

4. Design Review Application (DRA 24-002) for the Site Plan, Landscape Plan, and Building Elevations related to the construction of a 7,384 square foot retail store (O'Reilly Auto Parts) on a one-acre site at the northeast corner of Base Line and Hillview St. (Applicant: O'Reilly Auto Enterprise) (Location: 26778 Base Line, APN: 1191-421-57)

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution 24-___ Approving Design Review Application (DRA 24-002), for the Site Plan, Landscape Plan, and Building Elevations related to the construction of an O'Reilly Auto Parts subject to the Conditions of Approval, and the Findings of Fact and;
2. Direct Staff to file a Notice of Exemption with the County Clerk of the Board.

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 1st of August 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: August 1, 2024



Camille Duarte, Administrative Assistant III