

CITY OF HIGHLAND REGULAR MEETING OF THE PLANNING COMMISSION AGENDA

MEMBERS

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

REGULAR MEETING

August 20, 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 20, 2024 to publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the August 20, 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 20, 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 20, 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 August 6, 2024 Regular Meeting.

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

PUBLIC HEARINGS

2. 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. **Continued from the 1-16-24 Planning Commission Meeting.** (Location: 11.33 acre site located between 3rd Street and 5th Street approximately midway between Central Avenue and Palm Avenue) (Applicant: CHIPT Highland 210 L.P.)

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution No. 2023 - _____, approving Conditional Use Permit CUP-23-009 for the development of a 243,323 square foot warehouse/distribution facility and related improvements; and
 2. Adopt Resolution No. 2023 - _____ approving Variance VAR-23-002, allowing an increase in the maximum building height for the subject warehouse from 35 feet to 52.6 feet tall, 17.6 feet greater than permitted in the Business Park Zone; and
 3. Adopt Resolution No. 2023- _____ approving Design Review Application DRA-23-010 for the Site Plan, Building Elevations, Conceptual Grading Plan, and Conceptual Landscape Plan, subject to the Conditions of Approval, and the Findings of Fact; and
 4. Adopt Resolution No. 2023-_____, approving a Mitigated Negative Declaration and direct Staff to File and Notice of Determination with San Bernardino County Clerk of the Board of Supervisors; and
 5. Adopt Resolution No. 2023-_____, approving Vesting Tentative Parcel Map Application No. 20616 (TPM-23-003) for the consolidation of twenty-four (24) parcels into one (1) parcel.
3. Design Review Application No. 24-005 (DRA-24-005) A Public Hearing of the Planning Commission to consider Planning Area 2 (PA2) of the Greenspot Village and Marketplace Specific Plan. 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. In addition, a 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. (Location: approximately 25 acres located on the north side of Greenspot Road between the SR 210 and Boulder Avenue.) (Applicant: Mission Communities and Mossa Investments)

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution No. 2024-____, approving Design Review Application No. 24-005 Option "A" site plan subject to the conditions of approval and findings of fact, and;
 2. Adopt Resolution No. 2024-____, approving Design Review Application No. 24-005 Option "B" site plan subject to the Conditions of Approval and Findings of Fact, and;
 3. Adopt Resolution No. 2024-____, approving Tentative Tract Map No. 24-001 to create six (6) new parcels from three (3) existing parcels for the purpose of finance and conveyance; and
 4. Direct staff to file a Notice of Exemption with the County Clerk of the Board of Supervisors.
4. Conditional Use Permit (CUP 23-010) for the development of a 79-unit small lot single family community; Design Review Application (DRA 24-003) for the related Site Plan, Building Elevations, Landscaping and Grading Plan; General Plan Amendment (GPA 24-001) and Zone Change (ZC 24-001) from Low Density/Single-Family Residential (LD/R-1) to Planned Development (PD), and Tentative Tract Map No. 20693 (TTM 24-001) to subdivide of 3 parcels into 79 single family lots and common areas. (Location: 7394 Central Avenue) (Owner: Coffee Family Trust)
- RECOMMENDATION: The Planning Commission adopt Resolution No. 2024 -____, recommending the City Council:

1. Adopt a resolution approving Mitigated Negative Declaration (ENV 24-002) and direct Staff to File and Notice of Determination with San Bernardino County Clerk of the Board of Supervisors;
2. Adopt a resolution approving General Plan Amendment (GPA 24-001) to change the land use designation of the site from Low Density (LD) Residential to Planned Development (PD);
3. Introduce an ordinance approving Zone Change (ZC 24-001) to change the zoning designation of the site from Single-Family (R-1) Residential to Planned Development (PD);
4. Adopt a resolution approving Conditional Use Permit (CUP 23-010) for a 79-unit single family development and related improvements, subject to the Conditions of Approval and Findings of Fact;
5. Adopt a resolution approving Design Review Application (DRA 24-003) for the Site Plan, Building Elevations, Conceptual Grading Plan, and Conceptual Landscape Plan for the residential development, subject to the Conditions of Approval and Findings of Fact; and

6. Adopt a resolution approving Tentative Tract Map No. 20693 (TTM-24-001) for the subdivision of three (3) parcels into 79 single-family lots and common area, subject to Conditions of Approval and Findings of Fact.

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 15th 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 15, 2024



Camille Duarte, Administrative Assistant III