

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

September 17, 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

CITY OF HIGHLAND • 27215 BASE LINE • HIGHLAND, CALIFORNIA 92346 • (909) 864-6861 ☎ • (909) 862-3180 聒

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 September 17, 2024 to publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the September 17, 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
September 17, 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 September 17, 2024, 5:00 p.m., will be read into the record, provided that the reading shall not exceed three (3) minutes.

PUBLIC HEARINGS

1. Continuation of a Public Hearing for 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. Additionally, it includes Tentative Tract Map No. 24-001 (TTM-24-001/TR 20698) for the subdivision of three (3) parcels to create seven (7) new parcels across 25 acres for the purpose of finance and conveyance. Continued from September 3, 2024 Planning Commission Meeting. (Location: approximately 25 acres located on the north side of Greenspot Road between the SR 210 and Boulder Avenue. APN: 1201-341-29, 30 & 33. (Applicant: Mission Communities and Mossa Investments)

RECOMMENDATION: Staff recommends the Planning Commission continue the Public Hearing to October 1, 2024.

2. Selection of street names for Tentative Tract Map. 20090 Blossom Trails located within Planning Areas 40 and 42 (PA 40/42) of East Highlands Ranch PUD. (South of Greenspot Road, west of Church, east of Blossom Way, and north of Plunge Creek, APN: 1201-401-02, 1201-431-61) (Owner: S-P Deerfield LLC))

RECOMMENDATION: Staff recommends the Planning Commission approve the proposed street names for Tentative Tract Map No. 20090.

3. Selection of the street names for Tentative Tract Map No. 18893 located within the Planning Area 3 of the Mediterra Planned Development. (Location: North side of Greenspot Road, east of Avienda Rambles, and Mediterra Planning Area 2, APN: 0297-021-31) (Owner: Greenspot Corridor LLC)

RECOMMENDATION: Staff recommends the Planning Commission approve the proposed street names for the Tentative Tract Map No. 18839.

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 11th of September 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: September 11, 2024



Camille Duarte, Administrative Assistant III



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: September 17, 2024

FROM: Lawrence A. Mainez, Community Development Director

REVIEWED BY: Kim Stater, Assistant Community Development Director *KS*

PREPARED BY: Angela Tafolla, Associate Planner *AT*

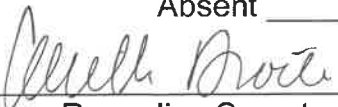
SUBJECT: Continuation of a Public Hearing for Design Review Application No. 24-005 (DRA-24-005): A Public Hearing of the Planning Commission to consider Planning Area 2 (PA2) of the Greenspot Village and Marketplace Specific Plan. The Design Review Application seeks approval of the Site Plan (Option A & Option B), Building Elevations, Conceptual Landscape Plan, Rough Grading Plan, recreation areas, and amenity building. Additionally, it includes Tentative Tract Map No. 24-001 (TTM-24-001/TR 20698) for the subdivision of three (3) parcels to create seven (7) new parcels across 25 acres for the purpose of finance and conveyance. **Continued from September 3, 2024 Planning Commission Meeting.**

LOCATION: A vacant area of approximately 25 acres located on the north side of Greenspot Road between the SR 210 and Boulder Avenue. Assessor's Parcel Number: 1201-341-29, 30 & 33

OWNER/APPLICANT: Mission Communities & Mossa Investments

RECOMMENDATION: Staff recommends the Planning Commission continue the Public Hearing to October 1, 2024.

PUBLIC NOTICE: As required by the City Council, a notice of the public hearing was posted at the City's three designated posting locations. In addition, the notice was posted on the City's website, mailed to property owners within three-hundred (300) feet of the project site, and published in the SB Sun on July 26, 2024.

Approved _____	Motion _____	Second _____	Agenda Item No. <u>1</u>
Denied _____	Ayes _____		File No. _____
	Noes _____		
Continue _____	Abstain _____		
	Absent _____		
 Recording Secretary		 Community Development Director	

BACKGROUND: On August 20, 2024, the Planning Commission held a public hearing regarding the subject project. During the meeting, both Staff and the Applicant determined that additional time was needed to address revisions to the conditions of approval requested by the Applicant and to respond to public comments. The Applicant also presented revised project site plans that require further review and analysis by Staff. The discussions between Staff, the Applicant, and neighboring property owners highlighted issues that could not be resolved during the public meeting and require further analysis.

At the September 3, 2024, Planning Commission meeting, staff initially recommended continuing the project to October 1, 2024, to allow sufficient time to address the outstanding revisions and issues from the previous hearing that were still in a pending status. However, during the meeting, the applicant requested a continuation to the September 17th Planning Commission meeting, expressing confidence that all pending and revised items would be ready. After consideration, Staff and the Commission agreed to the applicant's request and continued the project to September 17, 2024.

SUMMARY:

Staff acknowledges the significant progress made by the Applicant. However, the remaining item is the finalization of Engineering Condition No. 39, which requires additional collaboration to ensure it is reasonable, enforceable, and consistent with the goals of the Greenspot Village and Marketplace Specific Plan. All parties involved are actively working toward resolving this matter. Given the importance of reaching an agreement that satisfies all stakeholders, Staff recommends the Planning Commission continue the item to October 1, 2024, to allow sufficient time for final review and resolution.



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: September 17, 2024

FROM: Lawrence A. Mainez, Community Development Director

PREPARED BY: Kim Stater, Assistant Community Development Director *KS*

SUBJECT: Selection of street names for Tentative Tract Map No. 20090 *Blossom Trails* located within Planning Areas 40 and 42 (PA 40/42) of the East Highlands Ranch PUD.

LOCATION: The project is located on the south side of Greenspot Road, west of Church Street, east of Blossom Way, and north of Plunge Creek. Assessor Parcel Numbers: 1201-401-02 and 1201-431-61

PROPERTY OWNER: S-P Deerfield, LLC

REPRESENTATIVE: Camille Bahri

RECOMMENDATION: Staff recommends the Planning Commission approve the proposed street names for Tentative Tract Map No. 20090.

ENVIRONMENTAL REVIEW: This project to assign street names is exempt from environmental proceedings pursuant to Section 15061(B)(3), Review for Exemption, of the California Environmental Quality Act (CEQA) Guidelines, because the proposed project has no possibility of having any effect on the environment.

PUBLIC NOTICE: The agenda for this item was posted at the three locations per Resolution No. 2011-047 and on the City's website.

PUBLIC COMMENT: At the time of preparing this report, staff did not receive any public comment.

BACKGROUND: Blossom Trails Tract No. 20090 is a 137-unit single-family tract located within Planning Areas 40 and 42 of the East Highlands Ranch Planned Unit

Approved _____	Motion _____	Second _____	Agenda Item No. <u>2</u>
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		
			
Recording Secretary		Community Development Director	

Development (PUD). It was initially approved on March 13, 2018, and subsequently received numerous extensions by the Planning Commission and City Council. Most recently, on March 12, 2024, the City Council approved a two-year Extension of Time (EXT 24-24-002/TTM 17-001) extending the Map's expiration to March 13, 2026.

The Applicant is seeking approval of the Tract's street names for inclusion on the Final Map.

Current Designation on Tentative Map	Proposed Street Name for the Final Map
Blossom Way	Blossom Way
Promenade Way	Promenade Way
Street 'A'	Old Grove Lane
Street 'B'	Troyer Place
Street 'C'	Citron Place
Street 'D'	Valencia Way (or Beck Early Way)
Street 'E'	Harvest Drive
Street 'F'	Sweet Navel Court

The Applicant proposed two names for Street 'D' with *Valencia Way* being the preferred. However, the name *Valencia Court* is already in use to the northwest (see Attachment 2). If the Commission is concerned that this would cause confusion, the applicant proposes the historic name *Beck Early Way*.

The Planning Commission may approve the names above, select from the City's Historic and Military Name List, or offer alternatives.

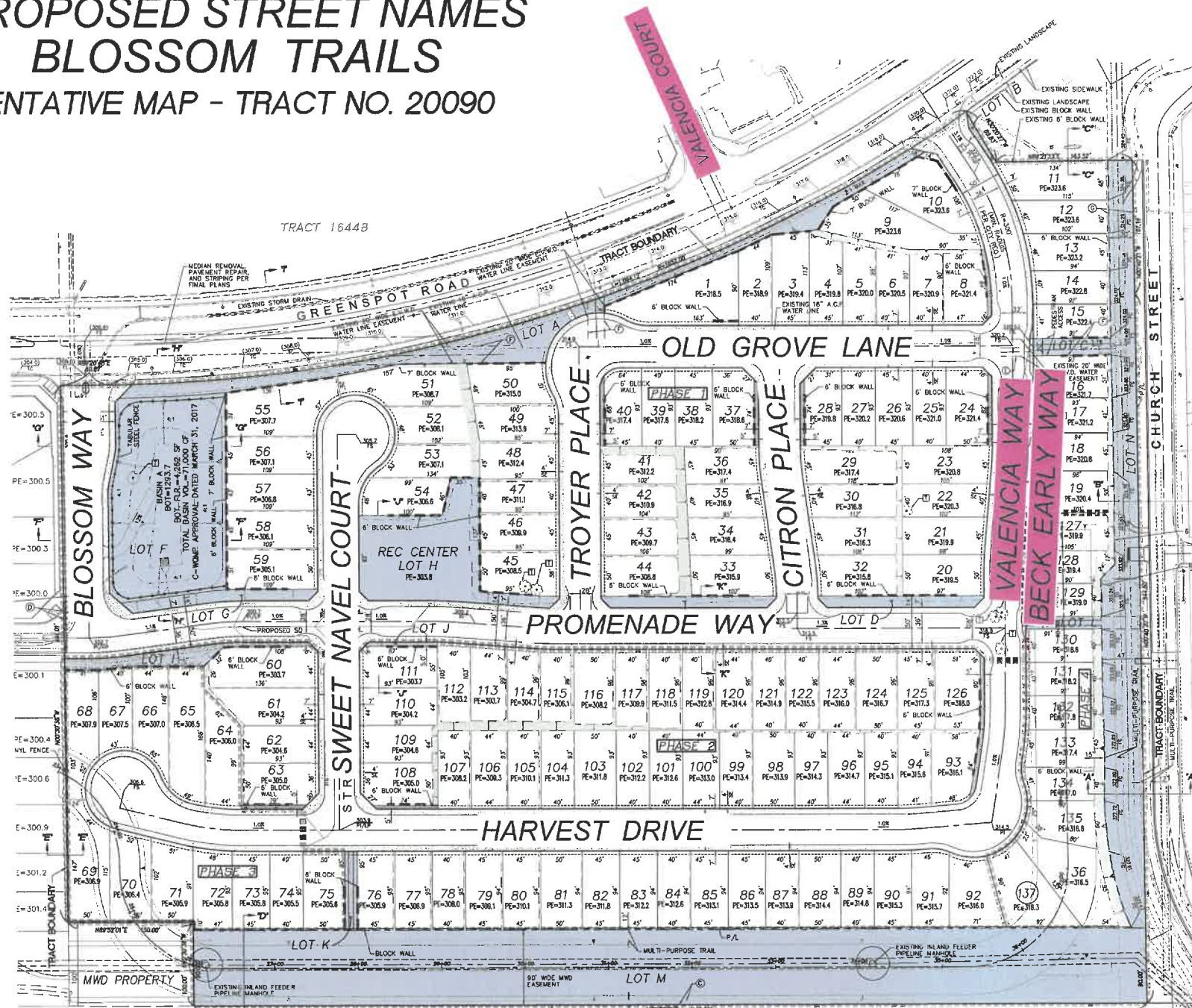
Attachments:

1. Tentative Map – Tract No. 20090
2. Proposed Street Names Exhibit
3. Historic and Military Name List

ATTACHMENT 1
Tentative Map – Tract No. 20090

ATTACHMENT 2
Proposed Street Names Exhibit

**PROPOSED STREET NAMES
BLOSSOM TRAILS
TENTATIVE MAP - TRACT NO. 20090**



ATTACHMENT 3
Historic and Military Name List



CITY OF HIGHLAND

27215 Base Line, Highland, CA 92346
Telephone (909) 884-8732 FAX: (909) 882-3180

Prioritized List of Names for City of Highland Streets

A. NAMES WITH 4 - 8 VOTES

Aguillar
Gore
Hartzell
Ranney
Rule
Savage

B. NAMES WITH 2 - 3 VOTES

Alvarado	Ewing	Morongo
Barrett	Fowler	Perez
Bergstrom	Frye	Redenbo
Bromilow	Gerber	Resendez
Burke	George	Reyes
Cadwallader	Henslee	Ruiz
Chavez	Kite Track	San Manuel
Chung	Longmier	True
Cleghorn	Lopez	Williams
Coy	McCutley	Wilsey
	Moore	

C. NAMES WITH ONE VOTE

Blake	Glass	Kipf	Resendez
Boyd	Gloner	Knight	Roberts
Brown	Green	Lemas	Rohrer
Chapoli	Grepe	Lenardo	Rutredge
Clapp	Haney	Lindsey	Santo
Cook	Harmon	Linville	Segundo
Domke	Hendrickson	Loring	Sheldon
Donahue	Hernandez	Manuel	Tahata
Duro	Hill	Marcus	Thompson
Edwards	Huffman	McCormick	Toeppler
Florian	Huntsman	Morales	Twomley
Fuentes	Ingham	Mullins	Velarde
Fuji	Inglehart	Murate	Weeks
Garcia	Jones	Poe	Welton
Garner	Kawahara	Ramirez	Yokamp
Geib	Keyser		

D. MILITARY VETERAN NAMES

Cairns



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: September 17, 2024

FROM: Lawrence A. Mainez, Community Development Director

REVIEWED BY: Kim Stater, Assistant Community Development Director *KS*

PREPARED BY: Travis Trejo, Assistant Planner *TT*

SUBJECT: Selection of street names for Tentative Tract Map No. 18893 located within Planning Area 3 of the Mediterra Planned Development

LOCATION: The project is located on the north side of Greenspot Road, east of Avienda Ramblas, and Mediterra Planning Area 2
Assessor Parcel Numbers: 0297-021-31-0000

PROPERTY OWNER: Greenspot Corridor, LLC

REPRESENTATIVE: Camille Bahri

RECOMMENDATION: Staff recommends the Planning Commission approve the proposed street names for Tentative Tract Map No. 18893.

ENVIRONMENTAL REVIEW: This project to assign street names is exempt from environmental proceedings pursuant to Section 15061(B)(3), Review for Exemption, of the California Environmental Quality Act (CEQA) Guidelines, because the proposed project has no possibility of having any effect on the environment.

PUBLIC NOTICE: The agenda for this item was posted at the three locations per Resolution No. 2011-047 and on the City's website.

PUBLIC COMMENT: At the time of preparing this report, staff did not receive any public comment.

Approved _____	Motion _____	Second _____	Agenda Item No. <u>3</u>
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		
<i>Camille Bahri</i>		<i>Kim Stater</i>	
Recording Secretary		Community Development Director	

BACKGROUND: Mediterra Tract No. 18893 is a 67-unit single-family tract located within Planning Area 3 of the Mediterra Planned Development (PD). Consisting of 316 units within eight (8) Planning Areas on approximately 180 acres, the project approval was comprised of several, separate entitlements. These included a Planned Development Document (CUP 14-005) adopted via Resolution No. 2016-012, Tentative Tract Map No. 18893 (TTM 14-002) adopted via Resolution No. 2016-013, General Plan Amendment (GPA 15-001) adopted via Resolution No. 2016-011, and Zone Change (ZC 15-002) adopted via Ordinance No. 405.

The Applicant is seeking approval of the Tract's street names for inclusion on the Final Map.

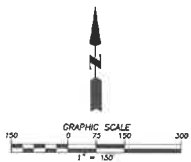
Current Designation on Tentative Map	Proposed Street Name for the Final Map
Street 'P'	Avignon Place
Street 'Q'	Monaco Way
Street 'R'	Corsica Lane
Street 'S'	Malta Way
Street 'T'	Larnaca Way

The Planning Commission may approve the names above, select from the City's Historic and Military Name List, or offer alternatives.

Attachments: 1. Proposed Street Names Exhibit
2. Historic and Military Name List

Attachment 1. Proposed Street Names Exhibit

SHEET 1 OF 1



Attachment 2: Historic and Military Name List



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Aguillar
Gore
Hartzell
Ranney
Rule
Savage

B. NAMES WITH 2 - 3 VOTES

Alvarado	Ewing	Morongo
Barrett	Fowler	Perez
Bergstrom	Frye	Redenbo
Bromilow	Gerber	Resendez
Burke	George	Reyes
Cadwallader	Hendee	Ruiz
Chavez	Kite Track	San Manuel
Chung	Longmier	True
Cleghorn	Lopez	Williams
Coy	McCulley	Wilsey
	Moore	

C. NAMES WITH ONE VOTE

Blake	Glass	Kipf	Resendez
Boyd	Gloner	Knight	Roberts
Brown	Green	Lemas	Rohrer
Chapoli	Grepe	Lenardo	Rutredge
Clapp	Haney	Lindsey	Santo
Cook	Harmon	Linville	Segundo
Domke	Hendrickson	Loring	Sheldon
Donahue	Hernandez	Manuel	Tahata
Duro	Hill	Marcus	Thompson
Edwards	Huffman	McCormick	Toepler
Floriano	Huntsman	Morales	Twomley
Fuentes	Ingham	Mullins	Velarde
Fuji	Ingiehart	Murate	Weeks
Garcia	Jones	Poe	Welton
Garner	Kawahara	Ramirez	Yokamp
Geib	Keyser		

D. MILITARY VETERAN NAMES

Cairns