

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

November 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 November 19, 2024 to publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the November 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
November 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 November 19, 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 October 1, 2024 Regular Meeting.

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

PUBLIC HEARINGS

2. Conditional Use Permit (CUP 23-001) for the development of a 4,800 square foot auto repair shop and Design Review Application (DRA 24-001) for the related Site Plan, Building Elevations, Conceptual Landscaping and Conceptual Grading Plan. (26503 Base Line) (Applicant: Johnny Carlos Rueda)

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution No. 2024 - ____ to Approve Conditional Use Permit (CUP 23-001), and Design Review Application (DRA 24-003) to establish an auto repair shop with "major engine overhaul" (as defined by *Highland Municipal Code Table 16.20.030.A.18*) and the related development plans including Site Plan, Building Elevations, Conceptual Grading Plan, and Conceptual Landscape Plan subject to the Conditions of Approval, and Findings of Fact; and
2. Direct staff to file a Notice of Exemption with the County Clerk of the Board.
3. A Public Hearing to Consider the Appeal of the Administrative Citation No. 15255 issued due to land use violations related to the unpermitted parking and storage of trucks and tractor trailers in accordance with Chapter 2.56 of Title 2, of the Highland Municipal Code at the property generally located at 27356 5th St. Highland CA 92346, tax Assessor Parcel Number 1201-301-16. Cited: William Graham 1 LLC

RECOMMENDATION: Staff recommends to the Planning Commission/Appeals Board conduct the required Public Hearing and uphold Administrative Citation No. 15255 and adopt Resolution No. 2024-_____.

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 November 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: November 15, 2024



Camille Duarte, Administrative Assistant III