

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

March 18, 2025
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
Octavio Duran, Public Works Director/City Engineer
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 📠

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 March 18, 2025 to publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the March 18, 2025 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
March 18, 2025 - 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 March 18, 2025, 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 March 4, 2025 Regular Meeting.

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

PUBLIC HEARINGS

2. A Public Hearing to declare the existence of a Public Nuisance in accordance with Title 8, Chapter 8.32, of the Highland Municipal Code, and authorize the abatement thereof, at the Property generally located at 25646 Base Line St., San Bernardino, CA 92410 Tax Assessor's Parcel Number 0273-261-06. (Property Owner: World Redemption Church)
RECOMMENDATION: Staff recommends the Appeals Board conduct the required Public Hearing and adopt Appeals Board Resolution No 2024 -____, declaring the existence of a public nuisance on the Property generally located at 25646 Base Line St., San Bernardino, CA 92410 and order the abatement thereof.
3. A Public Hearing to declare the existence of a Public Nuisance in accordance with Title 8, Chapter 8.32, of the Highland Municipal Code, and authorize the abatement thereof, at the Property located at 26811 5th St., Highland, CA 92346 Tax Assessor's Parcel Number 1192-561-04. (Property Owner: Patriot 5th & Central LLC)
RECOMMENDATION: Staff recommends the Appeals Board conduct the required Public Hearing and adopt Appeals Board Resolution No 2025 -____, declaring the existence of a public nuisance on the Property generally located at 26811 5th St., Highland, CA 92346 and order the abatement thereof.

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 13th of March 2025 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: March 13, 2025



Camille Duarte, Administrative Assistant III



STAFF REPORT

TO THE PLANNING COMMISSION

DATE: March 18, 2025

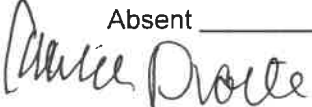
FROM: Lawrence Mainez, Community Development Director

PREPARED BY: Camille Duarte, Administrative Assistant III

SUBJECT: Minutes from the March 4, 2025 Planning Commission Regular Meeting.

RECOMMENDATION: Staff recommends the Planning Commission approve the minutes as submitted.

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

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

PLANNING COMMISSION REGULAR MEETING MINUTES
March 4, 2025 – 6:00 P.M.

CALL TO ORDER

The regular meeting of the Planning Commission of the City of Highland was called to order at 6:01 p.m. by Chair Hamerly at the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present:	Chair	Randall Hamerly
	Commissioner	Jarrold Miller
	Commissioner	Nicole McCance

Absent:	Vice Chair	Chandra Thomas
	Commissioner	Craig Graves

Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Travis Trejo, Assistant Planner
Camille Duarte, Administrative Assistant III

Chair Hamerly led the Pledge of Allegiance.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

Public Speaker Ed Bonadiman stated I live at 30195 Centro Vista. I thought this Planning Commission meeting had to do with the rezoning of some property on Greenspot Road by Alta Vista. I think that Planning Commission meeting is going to be on April 1st. I lived in the neighborhood for 25 years. This is a great city, my wife was from Riverside, and when we got married she asked where are we going to? I was working for AEI CASC at the time, in the subdivision I was a surveyor. It was a cold day ready to snow, and I was up there working, and I thought this is be a great place to live. We moved on Central Vista and when we had the opportunity we moved across the street and raised our four kids. I think the city has a great opportunity for logical residential development. If this area stayed owner occupied and not apartments, I think that would be very good for the city. You can do higher density like condominiums different products, however rental products in this area is a bad idea. I know the state likes to push down on the little guy and tell you what to do, however the state looks at the federal government and say we are not going to do it, and we are going to do what we want to do. They then turn around at the county and cities and tell them what to do. I think it is unfair, and I think that cities should not do it sometimes. I think there is a lot of opportunity in the city for rental property like the one by Costco. This area they are proposing is not a good spot for rental property. I hope you keep that in consideration when you look at the agenda item because they city has done a good job so far.

Public Speaker Vince Franco stated I live at 30171 Centro Vista. My opinion is the same as Ed Bonadiman. I am in opposition to the change with the General Plan. I have been a real estate agent for 30 years and I grew up in Fontana and we came out here because we love the rural setting of City of Highland. We bought our house with being told that we are

everything out in this area where we bought was minimum 10,000 square foot lots. I have seen high density projects go together and in my opinion, it is just not something that I want to see selfishly in my neighborhood, especially when I was told this is what is what was going to be built. The Commission should take into consideration as to what we were told was going to be, and I know you are getting heat from the state, and I know that the high density, low income housing is a priority, but isn't there going to be 1,100 units next to Costco? Is there a number of how many are allowed in the city?

Chair Hamerly stated there is a fixed number each time we get a Housing Element certified, and it is usually a very high number that is very difficult to achieve.

Public Speaker Vince Franco stated majority of everyone in my neighborhood is not thrilled to see that there could be a change. I think what is best for that neighborhood is low density. Hopefully, that will be taken into consideration.

CONSENT CALENDAR

1. Minutes from the February 4, 2025 Regular Meeting.

A MOTION was made by Commissioner Miller and seconded by Commissioner McCance to approve the minutes as submitted. Motion carried 3-0, with Commissioner Graves and Vice Chair Thomas being absent.

PUBLIC HEARINGS

2. A Public Hearing to consider the appeal of 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 Street, Highland, CA 92346, Tax Assessor Parcel Number 1201-301-16. Cited: William Graham 1, LLC. Continued from February 4, 2025 Planning Commission/Appeals Board Hearing.

A MOTION was made by Commissioner McCance and seconded by Commissioner Miller to continue this item to the April 1, 2025, meeting date. Motion carried 3-0, with Commissioner Graves and Vice Chair Thomas being absent.

3. Conditional Use Permit (CUP-25-001) is requesting an Alcohol Beverage Control Type 47 license for a sit-down restaurant authorizing the sale of beer, wine, and distilled spirits for consumption on and off the licensed premises. (Representative: CIZO Logistics LLC; Pancho's Kitchen (Location: 27141 Base Line)

Assistant Planner Trejo presented the staff report.

Commissioner Miller asked what is the difference between the license that was held by previous tenants versus the license that has been proposed to be permitted tonight?

Assistant Planner Trejo stated the type 47 license is to authorize the sale of beer and wine on the premises. There is also a requirement that the site in order to keep type 47 be maintained as a primarily food restaurant so there is no flexibility to become a bar.

Commissioner Miller asked regarding those different priorities, what constitutes between priority one, two or three?

Assistant Planner Trejo stated priority one would be the highest priority, essentially we received a list with different calls with different police codes and those were more urgent type of scenarios, such as burglary and theft. There was an additional call for a man down call.

Commissioner Miller asked can you define what a man down call is?

Assistant Planner Trejo stated there was a situation that was actually on the freeway, there was some lane splitting that occurred which a motorcycle hit a car, that car followed them to that site, and they had an altercation on that site. So, it was not necessarily related to onsite activities.

Commissioner Miller asked there was a shooting right?

Assistant Planner Trejo stated I do believe so.

Chair Hamerly stated the description of the project mentioned both on and off site sales and my understanding is a type 47 is restaurant affiliated on site only.

Assistant Planner Trejo stated type 47 covers both.

Chair Hamerly stated my understanding of the type 20, and 21 ones are traditional liquor store and that is off sale where is selling spirit, beer, and wine where they can purchase it and leave. Unless there was something in the Conditional Use Permit (CUP) that stated somebody could go in and just buy alcohol and leave, it seems like there would be a restriction because of the way the type 47 is set up. I thought on sale meant a part of meal service.

Assistant Planner Trejo stated that is the language the ABC department uses.

Assistant Community Development Director Stater stated during COVID-19; the restaurants were allowed off site alcohol purchases. I do not think it is their intention to have off sale purchases.

Chair Hamerly asked is the motion only for the ABC license type 47? It is being described as an existing full service restaurant.

Assistant Community Development Director Stater stated that is correct.

Commissioner Miller asked is there an opportunity to add a condition to direct staff to bring back this for an annual review to review the activities that happened in the year of service?

Assistant Community Development Director Stater stated yes, the CUP will still be approved and there would be a condition that directs staff to bring back an annual review.
Chair Hamerly opened the public hearing.

Chair Hamerly closed the public hearing.

A MOTION was made by Commissioner McCance and seconded by Commissioner Miller to:

1. Adopt Resolution No. 2025 – 002 Approving Conditional Use Permit 25-001 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 as modified, and the Findings of Fact;
2. Direct staff to file a Notice of Exemption with the San Bernardino Clerk of the Board. Motion carried 3-0, with Commissioner Graves and Vice Chair Thomas being absent.

RESOLUTION NO. 2025 - 002

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT APPLICATION (CUP-25-001) TO PERMIT THE ESTABLISHMENT OF AN ALCOHOLIC BEVERAGE CONTROL LICENSE TYPE 47 (ON-SALE GENERAL – EATING PLACE) FOR A FULL-SERVICE RESTAURANT ESTABLISHMENT KNOWN AS PANCHE'S KITCHEN, LOCATED AT 27141 BASE LINE SUITE #11, HIGHLAND CA. 92346

4. Review of the City's 2024 General Plan Implementation and Housing Element Annual Reports in accordance with Government Code Sections 65400 and 65588.

Assistant Community Development Director Stater presented the staff report.

Commissioner Miller stated under Public Services Facilities, Policy One: we have speaking about Costco and the apartments where the planning area has been developed, and the storm drain system in the area is deficient. It needs to be extended into City Creek. Do we have an update?

Assistant Community Development Director Stater stated that is a question for our City Engineer Duran.

Commissioner Miller stated if we do have progress there, that is the most significant deficiencies in the city, and it would be a good place to track.

Chair Hamerly stated under the residential units, it looks like 50% of the units that were permitted were Assessor Dwelling Units?

Assistant Community Development Director Stater stated yes, we had a lot. It has impacted a lot of street parking on the west side of town.

The Planning Commission received and filed the 2024 General Plan and Housing Element Annual Reports.

ANNOUNCEMENTS

The next Planning Commission Regular Meeting is scheduled March 18, 2025.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 6:46 p.m.

Submitted by:

Approved by:

Camille Duarte, Administrative Assistant III

Randall Hamerly, Chair



STAFF REPORT

TO THE APPEALS BOARD

DATE: March 18, 2025

FROM: Lawrence Mainez, Community Development Director

PREPARED BY: Gary Chambers, Code Compliance Officer *G.C.*

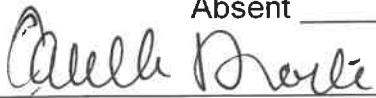
SUBJECT: A Public Hearing to declare the existence of a Public Nuisance in accordance with Title 8, Chapter 8.32, of the Highland Municipal Code, and authorize the abatement thereof, at the Property generally located at 25646 Base Line St., San Bernardino, CA 92410 Tax Assessor's Parcel Number 0273-261-06.

PROPERTY OWNER: World Redemption Church Inc.

RECOMMENDATION: Staff recommends the Appeals Board conduct the required Public Hearing and adopt Appeals Board Resolution No 2024 - _____, declaring the existence of a public nuisance on the Property generally located at 25646 Base Line St., San Bernardino, CA 92410 and order the abatement thereof.

FISCAL IMPACT: The full cost to the city regarding the abatement of the Public Nuisance is currently unknown. Staff has accounted for its time in its attempt to abate the nuisance conditions on the Property. Staff will present the Property Owner(s) of record with the cost of the City's efforts to abate the violations at the time all violations are remedied. If the Property Owner(s) elect not to pay for the City's cost to abate the violations, a Public Hearing will be held to assess the property for the cost of the abatement process.

PUBLIC NOTICE: Pursuant to Chapter 8.32, Public Hearing Notices were mailed via First Class Mail, and Certified Mail, Return Receipt Requested, to the Property Owner(s) on February 27, 2025. (Attached hereto as Exhibit "1" attachment "E" and incorporated herein by reference). In addition, on February 27, 2025, staff posted the Public Hearing Notice at the subject property and the Agenda was posted at three designated locations in accordance with City policy, and a copy of said Agenda was placed on the City's Website (see Affidavit of Posting / Mailing and attached hereto as Exhibit "1" attachment "F" and incorporated herein by reference).

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

BACKGROUND:

- Jun. 15, 2023** On June 15, 2023, this case was initiated due to a complaint received regarding an unpermitted business operating from the property generally located at 25646 Base Line St., San Bernardino, CA 92410, APN: 0273-261-06 (within the corporate boundaries of the City of Highland).
- Jun. 15, 2023** Code Compliance Officer Gary Chambers arrived at the subject property to conduct an inspection and observed the parking and storage of vehicles, unpermitted improvements to the building, and a possible business operating from the property (Kanddid Health Care, INC, Citibest Home Health Agency) without city approval or permits. A **Notice of Violation** was issued and mailed to the property owner's address of record.
- Oct. 06, 2023** Code Compliance Officer Gary Chambers arrived at the subject property to conduct an inspection. The City's Building Official, Fire Department, Public Services, and the property owner, David Olekanma were present during the inspection. The building was observed to be dilapidated and dangerous due to fire damage. Code Compliance Officer Gary Chambers also observed unpermitted construction activity and vehicle storage in the rear of the building. The building was also being used for office space and church services without city approval. The building was subsequently red tagged and deemed unsafe to occupy by the City's Building Official. A **Notice of Violation** was issued and mailed to the property owner's address of record.
- Oct. 07, 2023**
Jan. 10, 2024 Code Compliance Officer Gary Chambers continued to work with the property owner to secure the building, remove the vehicles from the rear of the building, and remove the debris from the property.
- Jan. 11, 2024** Code Compliance Officer Gary Chambers arrived at the subject property to conduct a reinspection and observed the parking and storage of vehicles in the rear of the building and an accumulation of junk, trash, or debris. Code Compliance Officer Gary Chambers also observed that the vehicles in the rear yard were being used as shelters by vagrants. The building was observed to be vacant and secure. **Administrative Citation, #15498 (\$100)**, was issued and mailed to the property owner's address of record. A copy of the citation was emailed to the property owner.

**Appeals Board Meeting of
March 18, 2025**

Feb. 13, 2024

Code Compliance Officer Gary Chambers arrived at the subject property to conduct a reinspection and observed the parking and storage of vehicles in the rear of the building and an accumulation of junk, trash, or debris. Code Compliance Officer Gary Chambers also observed that the vehicles in the rear yard were being used as shelters by vagrants. The building was observed to be vacant and secure. **Administrative Citation, #15306 (\$200)**, was issued and mailed to the property owner's address of record. A copy of the citation was emailed to the property owner.

Jun. 27, 2024

Code Compliance Officer Gary Chambers arrived at the subject property to conduct a reinspection and observed progress towards compliance. All vehicles had been removed from the rear yard. There was still an accumulation of junk, trash, or debris. The building was observed to be vacant and secure.

Aug. 23, 2024

The Fire Department responded to a fire at the subject property. Code Compliance Officer Gary Chambers arrived at the property and observed that the rear, north, storage addition had burned down in the fire. Code Compliance Officer Gary Chambers was unable to contact the property owner. Dopp Property Services was contacted to board and secure the main building.

**Aug. 24, 2024
Jan. 22, 2025**

Code Compliance Officer Gary Chambers continued to monitor the property to ensure the building was secure to prevent unauthorized entry.

Jan. 23, 2025

Code Compliance Officer Gary Chambers arrived at the subject property to conduct a reinspection with the city's Building Official due to a fire that occurred on January 22, 2025. It was observed that most of the building had burned down in the fire. The sidewalk on the south side of the building was closed and caution tape was used to block off the area and to warn people of the hazardous conditions. Red tags were also posted. The property owner did not respond to the voice message left for him. A decision was made to refer the case to the Planning Commission/Appeals Board for a Declaration of Public Nuisance.

**Appeals Board Meeting of
March 18, 2025**

Feb. 27, 2025

Code Compliance Officer Gary Chambers conducted a reinspection of the subject property and observed the remaining portion of the building to be dangerous and at risk of collapse. A **Public Hearing Notice** was posted at the property informing the property owner that a Public Nuisance Hearing had been scheduled for March 18, 2025, at 6 pm, or soon thereafter. A copy of the Public Hearing Notice was also mailed to the property owner's address of record by certified mail, return receipt requested, and emailed to the property owner.

CONCLUSION: As evidenced by all inspections conducted and the exhibits incorporated herein by reference, the property, identified as APN: 0273-261-06 (generally located at 25646 Base Line St., San Bernardino, CA 92410) has been permitted to exist in violation of the Highland Municipal & Development Codes, and therefore, constitutes a Public Nuisance. Specifically, the property is in violation of the following provisions of the Municipal & Development Code:

- I. Highland Municipal Code Section 8.32.020(A)(1) (A public nuisance is created by any building or structure which has become dilapidated, dangerous or at risk of collapse resulting from decay, damage, faulty construction or arrangement, fire, wind, earthquake, flood, old age, or neglect).
- II. Highland Municipal Code Section 8.32.020 (A)(4) (A public nuisance is created by any building or structure which has been abandoned, partially destroyed, boarded up, or permitted to remain unreasonably in a state of partial construction).
- III. Highland Municipal Code Section 8.32.020(A)(6) (A public nuisance is created by any building or structure which is unsafe).
- IV. Highland Municipal Code Section 8.32.020(B)(5) (Any use of property which creates a noxious smell or creates conditions dangerous to public safety, health or welfare, adjoining properties, property owners, or property values, which may include, but is expressly not limited to, the dumping of construction and/or landscape material).
- V. Highland Municipal Code Section 8.32.020(C) (A public nuisance is created by any building, structure, or property that is in violation of any provision of the Highland Municipal Code, including the Highland Development Code, or the statutes of the state of California).

**Appeals Board Meeting of
March 18, 2025**

The property owner(s) is requested to obtain a demolition permit from the Building & Safety Division to demolish the remaining portion of the building and remove all junk, trash, debris, or rubbish from the property no later than **ninety (90) days** from the issuance of an order of the Appeals Board in accordance with Chapter 8.32 of title 8 of the Highland Municipal Code.

Exhibit "1" Appeals Board Declaration of Public Nuisance Resolution 2025_____, inclusive of the following attachments:

- A.** Notice of Violation Letter dated June 15, 2023
- B.** Notice of Violation Letter dated October 09, 2023
- C.** Administrative Citation, #15498, issued January 11, 2024
- D.** Administrative Citation, #15306, issued February 13, 2024
- E.** Notice of Public Hearing & Public Posting Copy dated February 27, 2025
- F.** Notice of Public hearing (Affidavit of Mailing) dated February 27, 2025

Exhibit "2" Aerial/Site Location Map

Exhibit "3" Case Photographs dated June 15, 2023

Exhibit "4" Case Photographs dated October 06, 2023

Exhibit "5" Case Photograph dated January 11, 2024

Exhibit "6" Case photographs dated February 13, 2024

Exhibit "7" Case photographs dated August 23, 2024

Exhibit "8" Case photographs dated January 23, 2025

Exhibit "9" Case photographs dated February 27, 2025

EXHIBIT “1”

Appeals Board Declaration of Public Nuisance Resolution
No. 2025____, Inclusive of the following Attachments

RESOLUTION NO. 2025 -

A RESOLUTION OF THE PLANNING COMMISSION/Appeals Board of the City of Highland, California, Declaring that a Public Nuisance exists on the property identified as APN: 0273-261-06, located at 25646 Base Line St., San Bernardino, CA 92410, and ordering the owner(s) of the property to abate the nuisance contained thereon.
(CODE CASE #10408)

A. RECITALS

1. On June 15, 2023, this case was initiated due to a complaint received regarding an unpermitted business operating from the property generally located at 25646 Base Line St., San Bernardino, CA 92410, APN: 0273-261-06 (within the corporate boundaries of the City of Highland). An inspection of the property revealed the parking and storage of vehicles, unpermitted improvements to the building, and a possible business operating from the property (Kanddid Health Care, INC, Citibest Home Health Agency) without city approval or permits.
2. The City of Highland has since inspected the Property numerous times and discovered that the Property has been maintained and permitted to exist in violation of multiple sections of the Highland Municipal Code and therefore constitutes a public nuisance.
3. On January 22, 2025, a structure fire occurred and most of the building had burned down. On January 23, 2025, the property was red tagged by the City's Building Official, caution tape and barriers were placed along the sidewalk to warn the public of the danger.
4. Notice of Violations were mailed/posted on;

06/15/2023 (Attachment A)
10/09/2023 (Attachment B)
5. Administrative Citations, were issued/mailed on;

01/11/2024 (Attachment C)
02/13/2024 (Attachment D)
6. Pursuant to Chapter 8.32 of the Highland Municipal Code, a Notice of Public Hearing was mailed via First Class Mail, and Certified Mail, Return Receipt Requested, to the property owner(s) on February 27, 2025. A copy of the notice was also posted at the Property (Attachment E).

B. RESOLUTION

NOW THEREFORE, it is hereby found, determined, and resolved by the Planning Commission/Appeals Board of the City of Highland as follows:

1. All of the facts set forth in the Recitals of this Resolution are true and correct and are hereby incorporated into this Resolution by this reference.
2. Staff timely notified the owner of the Property that the Planning Commission/Appeals Board would be holding a Public Hearing on March 18, 2025; that Notice is attached hereto as Attachment F. The Appeals Board held a Public Hearing on that Hearing Date, at which time, all written and oral evidence and testimony from the owner(s) of the Property, the Public, and Staff were considered.
3. All necessary hearings and opportunities for testimony, and comment have been conducted in compliance with the Municipal Code of the City of Highland.
4. The Public Nuisance Hearing has independently considered all relevant information of both the public, and Staff testimony, written and oral, including the Staff Report and its exhibits which are incorporated herein by this reference.

Order Finding and Ordering Abatement of Public Nuisance

5. Based upon substantial evidence in the record, the Planning Commission/Appeals Board hereby declares that a Public Nuisance, as defined by Highland Municipal Code 8.32.020, has been allowed to exist on the Property located at 25646 Base Line St., San Bernardino, California 92410, since at least June 15, 2023.
6. Specifically, based upon the evidence and testimony presented to the Planning Commission/Appeals Board during the above-referenced Hearing, the Planning Commission/Appeals Board finds as follows;
 - a. Highland Municipal Code Section 8.32.020(A)(1) (A public nuisance is created by any building or structure which has become dilapidated, dangerous or at risk of collapse resulting from decay, damage, faulty construction or arrangement, fire, wind, earthquake, flood, old age, or neglect).
 - b. Highland Municipal Code Section 8.32.020 (A)(4) (A public nuisance is created by any building or structure which has been abandoned, partially destroyed, boarded up, or permitted to remain unreasonably in a state of partial construction).

- c. Highland Municipal Code Section 8.32.020(A)(6) (A public nuisance is created by any building or structure which is unsafe).
 - d. Highland Municipal Code Section 8.32.020(B)(5) (Any use of property which creates a noxious smell or creates conditions dangerous to public safety, health or welfare, adjoining properties, property owners, or property values, which may include, but is expressly not limited to, the dumping of construction and/or landscape material).
 - e. Highland Municipal Code 8.32.020(C) (A public nuisance is created by any building, structure, or property that is in violation of any provision of the Highland Municipal Code, including the Highland Development Code, or the statutes of the state of California).
7. The Planning Commission/Appeals Board of the City of Highland hereby finds that the aforementioned Violations constitute a public nuisance and hereby orders the Property Owner(s) to abate the aforementioned Violations, **within ninety (90) days**. The Planning Commission/Appeals Board of the City of Highland hereby sets forth the actions necessary to abate the public nuisance from the Property as follows:
- a. Obtain a demolition permit from the Building & Safety Division to demolish the remaining portion of the building.
 - b. Remove all junk, trash, debris, or rubbish from the property.
8. Obtain Land use approvals or any other applicable permits prior to the establishment of any future uses on the property.
9. The administrative and incidental costs and expenses incurred in abating the nuisance, which are proved in accordance with provision of Highland Municipal Code Section 8.32.180, shall be assessed against the Property and shall result in a lien until paid.
10. Pursuant to Highland Municipal Code Section 8.32.110, the Planning Commission/Appeals Board of the City of Highland authorizes the abatement of the public nuisance by the city as follows:
- (a) If the owner, agent of the owner, lessee, occupant, or person in possession of the Property who are served with a notice of the final decision of the Planning Commission/Appeals Board finding and ordering the abatement of a public nuisance, fail to take the required action **within ninety (90) days** as specified above, the City shall commence with the lawful procedures to have the Property abated.

- (b) The costs and expenses of demolition, removal, and abatement by the City, including any additional administrative and legal and incidental expenses, pursuant to Highland Municipal Code Section 8.32.110, shall also be assessed and result in a lien upon the Property until paid.
- 11. Any owner, occupant, or other party who has a legal or equitable interest in the Property may appeal the final order of the Planning Commission/Appeals Board finding and ordering the abatement of a public nuisance pursuant to Highland Municipal Code Section 8.32.210. The appeal must be in writing and must be filed with the City Council no later than 10 days from the date of service of this Planning Commission/Appeals Board Resolution finding and ordering the abatement of a public nuisance. After 10 days from the date of service of the Planning Commission/Appeals Board resolution finding and ordering the abatement of the public nuisance, the order is deemed final and may no longer be appealed.
- 12. A property owner also has a right to appeal the order ordering liability incidental and administrative expenses incurred and ordering the abatement of a public nuisance.

PASSED, APPROVED AND ADOPTED this 18th day of March 2025.

Randall Hamerly,
Planning Commission/Appeals Board Chairman

ATTEST:

Lawrence A. Mainez,
Community Development Director

ATTACHMENT “A”

Notice of Violation Letter dated June 15, 2023



**City of Highland
Community Development Department
Notice of Violation
Public Nuisance Violations**

To: WORLD REDEMPTION CHURCH INC

Date: 06/15/2023

Property Located at: 25646 Baseline St, San Bernardino CA, 92410

YOUR PROPERTY IS IN VIOLATION OF THE CITY OF HIGHLAND MUNICIPAL CODE

- | | |
|--|---|
| <ul style="list-style-type: none">☐ Title 16, Chapter 52, Section, 16.52.060 B.4.b.i
Parking on unimproved/landscaped areas is prohibited☐ Title 16, Chapter 52, Section, 16.52.060 B.4.a.iii
Any vehicle parked in plain view, must be currently registered to operation a street or road way.☐ Title 8, Chapter 32, Section, 8.32.020 B.3
Trash containers shall generally be placed out of direct public view.☐ 8.32.020 Declaration of public nuisance
A public nuisance is created by every building or structure which:<ul style="list-style-type: none">☐ Dilapidation, dangerous or at risk of collapse from neglect☐ Is a breeding place for rodents, vermin, or vagrants☐ Is boarded up, abandoned, destroyed and is allowed to remain in a state of partial construction☐ Allows access through doors, windows, into vacant structure | <ul style="list-style-type: none">☐ Title 6, Chapter 6.04, Section, 6.04.020C/SBCC 32.0209
Every Resident in the City who owns, who has an interest, harbors feeds, takes care of, charge or custody of shall be required to obtain a city Dog license at 4 months of age☐ Title 16, Chapter 44, Section, 16.44.040.D.1.a
All lots smaller than 20,000 square feet-each residential parcel shall not exceed (4) four adult dogs or four (4) adult cats, or a combination totaling not more than four adult animals.☐ Title 15, Chapter 15.52.040, Section, 15.52.040
Residential rental without a business license.☒ Other : Commercial Use Regulations☐ Violation of condition of site approval or conditional use permit☐ Has overgrown weeds, trash accumulation, has noxious smell☐ Is unsafe, has graffiti, is left unpainted☐ Attractive nuisance to children |
|--|---|

CA13 Firecode - 505.1

- ☐ **Premises Identification** - 4" minimum address numbers. Numbers shall be placed on front of the building, said numbers shall be on contrasting background.
- ☐ **CA13 Electrical Code 590.3 B** - Temporary Installations (Holiday Lights)

Title 10, Chapter 10.20, Section 10.20.040

☐ **Public nuisances - Vehicle Abatement**

The accumulation and storage of dismantled, wrecked, inoperative, junked, abandoned vehicles or parts thereof, on private or public property is found to create a condition tending to reduce the value of private or public property, to promote blight and deterioration, invite plundering, to create fire hazards, to constitute an attractive nuisance, creating a hazard to the health and safety of minors, to create a harborage for rodents and insects and to be injurious to the health, safety and general welfare of the public.

Please correct conditions by taking the following actions:

**** 1st Notice **** HMC 8.32.020(C) - Any building, structure, or property that is in violation of any provision of the Highland Municipal Code, including the Highland Development Code, or the statutes of the state of California; HMC 16.20.030 - Commercial use regulations; HMC 15.04.010 - Adoption of the California Building Code; HMC 5.04.030(A)- License and Fee Required. No person shall conduct any business in the city without first having obtained a business license, paid the appropriate license fee, and complied with any and all applicable provisions of this code; Corrective Actions: Unpermitted business operating from the property (Kanddid Health Care, INC, Citibest Home Health Agency); contact the Planning Division for approval and permits. Unpermitted construction; any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit. Obtain a commercial business license for the business operating from this property. Remove all parking or storage of vehicles and semi-tractors from the property. To avoid additional notices and/or citations, please comply by 06/30/2023. Thank you for your prompt attention and cooperation is resolving this matter.

You have 15 days to complete the abatement of this violation. A reinspection of this property is scheduled for 07/03/2023

Failure to correct the existing condition will result in further action. You may be charged for any corrective action taken by the City if you fail to correct the violation.

No person shall violate any provision, or fail to comply with any of the requirements to the Municipal Code, unless a different penalty is prescribed for violation of the Municipal Code, every act prohibited is declared unlawful, and every failure to perform an act made mandatory by the Municipal Code is punishable as a misdemeanor. The City Attorney may specify an accusatory pleading that the offense shall be an infraction. Each person shall be deemed guilty of a separate offense for each, and every day during any provision of the Municipal Code committed, continued, or permitted by such person, and shall be punishable accordingly. City administrative costs may be assessed to the property for noncompliance.

The City of Highland appreciates your cooperation. If you have any questions, contact a Code Compliance officer, at
Phone: (909) 864-8732 Ext. 220 Fax (909) 862-3180

Accepted By: "MAILED"
Thank You,
City of Highland, 27215 Base Line, Highland, CA 92346

Gary Chambers
Code Compliance Officer

ATTACHMENT “B”

Notice of Violation Letter dated October 09, 2023



City of Highland
Community Development Department
Notice of Violation
Public Nuisance Violations

To: WORLD REDEMPTION CHURCH INC

Date: 10/09/2023

Property Located at: 25646 Baseline St, San Bernardino CA, 92410

YOUR PROPERTY IS IN VIOLATION OF THE CITY OF HIGHLAND MUNICIPAL CODE

- | | |
|--|--|
| <ul style="list-style-type: none">☐ Title 16, Chapter 52, Section, 16.52.060 B.4.b.i
Parking on unimproved/landscaped areas is prohibited☐ Title 16, Chapter 52, Section, 16.52.060 B.4.a.iii
Any vehicle parked in plain view, must be currently registered to operation a street or road way.☐ Title 8, Chapter 32, Section, 8.32.020 B.3
Trash containers shall generally be placed out of direct public view.☒ 8.32.020 Declaration of public nuisance
A public nuisance is created by every building or structure which:<ul style="list-style-type: none">☒ Dilapidation, dangerous or at risk of collapse from neglect☐ Is a breeding place for rodents, vermin, or vagrants☐ Is boarded up, abandoned, destroyed and is allowed to remain in a state of partial construction☐ Allows access through doors, windows, into vacant structure | <ul style="list-style-type: none">☐ Title 6, Chapter 6.04, Section, 6.04.020C/SBCC 32.0209
Every Resident in the City who owns, who has an interest, harbors feeds, takes care of, charge or custody of shall be required to obtain a city Dog license at 4 months of age☐ Title 16, Chapter 44, Section, 16.44.040.D.1.a
All lots smaller than 20,000 square feet-each residential parcel shall not exceed (4) four adult dogs or four (4) adult cats, or a combination totaling not more than four adult animals.☐ Title 15, Chapter 15.52.040, Section, 15.52.040
Residential rental without a business license.☒ Other : Commercial use regulations☐ Violation of condition of site approval or conditional use permit☒ Has overgrown weeds, trash accumulation, has noxious smell☐ Is unsafe, has graffiti, is left unpainted☐ Attractive nuisance to children |
|--|--|

CA13 Firecode - 505.1

- ☐ **Premises Identification** - 4" minimum address numbers. Numbers shall be placed on front of the building, said numbers shall be on contrasting background.
- ☐ **CA13 Electrical Code 590.3 B** - Temporary Installations (Holiday Lights)

Title 10, Chapter 10.20, Section 10.20.040

☐ **Public nuisances - Vehicle Abatement**

The accumulation and storage of dismantled, wrecked, inoperative, junked, abandoned vehicles or parts thereof, on private or public property is found to create a condition tending to reduce the value of private or public property, to promote blight and deterioration, invite plundering, to create fire hazards, to constitute an attractive nuisance, creating a hazard to the health and safety of minors, to create a harborage for rodents and insects and to be injurious to the health, safety and general welfare of the public.

Please correct conditions by taking the following actions:

**** Final Notice **** HMC 8.32.020(A)(1) - Has become dilapidated, dangerous or at risk of collapse resulting from decay, damage, faulty construction or arrangement, fire, wind, earthquake, flood, old age, or neglect; HMC 8.32.020(C) - Any building, structure, or property that is in violation of any provision of the Highland Municipal Code, including the Highland Development Code, or the statutes of the state of California; HMC 16.20.030 - Commercial use regulations; HMC 15.04.010 - Adoption of the California Building Code; HMC 5.04.030(A)- License and Fee Required. No person shall conduct any business in the city without first having obtained a business license, paid the appropriate license fee, and complied with any and all applicable provisions of this code; Corrective Actions: The City of Highland Building Official has deemed the building as unsafe to occupy. (1) Immediately cease using the building for any type of use or occupancy. (2) Obtain land use approvals and obtain any applicable permits prior to the establishment of any future uses on the property. (3) Submit any required applications and site plans to the Planning Division for approval, obtain all required permits from the Building & Safety Division to rehab the building. (4) Remove all vehicles as well as any debris from the rear of the property. Item number (1) will be enforced immediately if in violation, you will have 30 days to comply with all remaining items. Should you have any questions or concerns, please contact me at 909-864-6861 ext. 220.

You have 30 days to complete the abatement of this violation. A reinspection of this property is scheduled for 11/09/2023

Failure to correct the existing condition will result in further action. You may be charged for any corrective action taken by the City if you fail to correct the violation.

No person shall violate any provision, or fail to comply with any of the requirements to the Municipal Code, unless a different penalty is prescribed for violation of the Municipal Code, every act prohibited is declared unlawful, and every failure to perform an act made mandatory by the Municipal Code is punishable as a misdemeanor. The City Attorney may specify an accusatory pleading that the offense shall be an infraction. Each person shall be deemed guilty of a separate offense for each, and every day during any provision of the Municipal Code committed, continued, or permitted by such person, and shall be punishable accordingly. City administrative costs may be assessed to the property for noncompliance.

The City of Highland appreciates your cooperation. If you have any questions, contact a Code Compliance officer, at Phone: (909) 864-8732 Ext. 220 Fax (909) 862-3180

Accepted By: "MAILED"

Thank You,

City of Highland, 27215 Base Line, Highland, CA 92346

Gary Chambers

Code Compliance Officer

ATTACHMENT “C”

Administrative Citation, #15498, issued
January 11, 2024



CITY OF HIGHLAND
FINANCE DEPARTMENT
27215 BASE LINE
HIGHLAND, CA 92346
(909) 864-6861

#10408

CITATION NO. **15498**

ADMINISTRATIVE CITATION

Date: 1-11-2024 Time: 10:09 am (Violation Observed)

☐ WARNING

☒ 1st Citation - \$ 100.00 ☐ 2nd Citation - \$ _____

☐ 3rd Subsequent - \$ _____

The payment listed above is due by 2-5-2024. See reverse side for payment and appeal instructions.

Corrections indicated below are required by 1-26-2024. If you fail to make the indicated corrections by this date, the next level citation may be issued or the City may take other enforcement action or actions.

PERSON CITED: LAST FIRST MIDDLE

World Redemption Church Inc
DL #: N/A DOB: N/A

MAILING ADDRESS: 6909 Winter Night Ave
Fontana, CA 92336

VIOLATION ADDRESS: 25646 Base Line St.
San Bernardino, CA 92410

MUNI. / STATE CODE SECTION VIOLATED	VIOLATION DESCRIPTION
<u>HMC</u> <u>8.37.020 (C)</u>	<u>Violation of any provision of</u> <u>the Highland Municipal Development Code.</u>
<u>HMC</u> <u>15.04.010</u>	<u>Adoption of California Building Code</u>
<u>HMC</u> <u>16.20.030</u>	<u>Commercial use regulations</u>
<u>HMC</u> <u>8.32.020 (E)</u>	<u>Accumulation and storage of</u> <u>inoperable vehicles on property.</u>

CORRECTIONS REQUIRED: Remove all vehicles

being parked / stored on the property.

Obtain land use approvals and any other

applicable permits prior to the establishment

of any future uses on the property. Submit

plans and obtain permits to restore the building.

Signature of Issuing Officer ac Issued Date 1-11-2024

Printed Name of Issuing Officer "Mailed" Gary Chambers

Acknowledgement of Receipt (Signature) "Mailed"

**READ REVERSE SIDE
FOR IMPORTANT INFORMATION**

ATTACHMENT “D”

Administrative Citation, #15306, issued
February 13, 2024



CITY OF HIGHLAND
FINANCE DEPARTMENT
27215 BASE LINE
HIGHLAND, CA 92346
(909) 864-6861

CITATION NO. 15306

ADMINISTRATIVE CITATION

Date: 2-13-2024 Time: 9:42 am (Violation Observed)

☐ WARNING

☐ 1st Citation - \$ ☒ 2nd Citation - \$ 200.00

☐ 3rd Subsequent - \$

The payment listed above is due by 3-9-2024. See reverse side for payment and appeal instructions.

Corrections indicated below are required by 3-5-2024. If you fail to make the indicated corrections by this date, the next level citation may be issued or the City may take other enforcement action or actions.

PERSON CITED: LAST FIRST MIDDLE

World Redemption Church Inc

DL #:

N/A

DOB:

N/A

MAILING ADDRESS: 6909 Winter Night Ave.

Fontana, CA 92336

VIOLATION ADDRESS: 25646 Base Line St.

San Bernardino, CA 92410

MUNI. / STATE CODE SECTION VIOLATED	VIOLATION DESCRIPTION
<u>HMC</u>	<u>violation of any provision of the</u>
<u>8.32.020 (C)</u>	<u>Highland Municipal Development Code.</u>
<u>HMC</u>	<u>Conditions dangerous to public safety</u>
<u>8.32.020 (B) (5)</u>	<u>health, or welfare.</u>
<u>HMC</u>	<u>Accumulation of abandoned,</u>
<u>8.32.020 (E)</u>	<u>wrecked, or inoperable vehicles</u>
<u>HMC</u>	<u>Commercial use regulations.</u>
<u>16.20.030</u>	

CORRECTIONS REQUIRED: Remove all abandoned,

junked, or inoperable vehicles from the property.

Remove all debris/rubbish from the property.

Ensure building is vacant/secure-obtain land

use approvals or any other applicable permits
prior to the establishment of any future uses.

[Signature]
Signature of Issuing Officer

2-13-2024
Issued Date

Cory Chambers
Printed Name of Issuing Officer

"Mailed"
Acknowledgement of Receipt (Signature)

**READ REVERSE SIDE
FOR IMPORTANT INFORMATION**

ATTACHMENT “E”

Notice of Public Hearing & Public Posting Copy dated
February 27, 2025



CITY OF HIGHLAND NOTICE OF PUBLIC HEARING

**27215 Baseline, Highland, CA 92346
Telephone (909) 864-6861 FAX: (909) 862-3180**

CITY OF HIGHLAND NOTICE OF PUBLIC HEARING BEFORE THE CITY OF HIGHLAND APPEALS BOARD (BOARD)

This notice is to inform you of a hearing to be held before the City of Highland Appeals Board to determine whether certain conditions and/or uses are existing on property identified as APN 0273-261-06 located at 25646 Base Line St. (referred to hereafter as ("The Property")) continue to constitute a public nuisance pursuant to the Highland Municipal Code & Ordinances of the City of Highland at the following place, date, and time.

TIME AND DATE OF HEARING: Tuesday, March 18, 2025, at 6:00PM

**LOCATION OF HEARING: City Hall Council Chambers 27215 Base
Line Highland, CA 92346**

You may bring any witnesses, pictures, photographs, reports, or any other exhibits to this hearing which you feel will establish or prove the Property is not a public nuisance. You may be represented by an attorney. You will have an opportunity to examine all evidence and witnesses testifying against you.

If the Appeals Board determines at the end of the hearing, that this Property is in fact a public nuisance, you will be ordered to abate the public nuisance or the condition thereof and your property will be assessed the City's administrative and incidental costs incurred up to that stage in the abatement process. This assessment will result in a lien upon your property until paid. Thereupon, if you fail to obey the Appeals Board's order to abate this nuisance, the City may do so for you, in accordance with applicable statutes [HMC Section 8.28.010 (A)(B)]. The costs and expense of abating the nuisance including the City's incidental and administrative expenses, may be recovered in an appropriate civil action, and will result in a lien upon the Property until it is paid. (HMC Section 8.28.020).

VIA CERTIFIED MAIL
RETURN SERVICE REQUESTED AND
FIRST CLASS MAIL

The conditions of the Property constituting a public nuisance are as follows:

Property Maintenance violations related to a dilapidated and dangerous building at risk of collapse due to fire damage and accumulated junk, trash, or debris creating conditions dangerous to public safety, health, or welfare.

You may voluntarily abate the nuisance yourself by doing the following things:

Obtain a demolition permit from the Building & Safety Department to remove the remaining portion of the building and clear the property of all debris.

If you choose to voluntarily abate this nuisance prior to this hearing, you may notify the Community Development Director at least three (3) days prior to the date of hearing set below, for a prehearing inspection.



Lawrence A. Mainez

Community Development Director Cc:

Code Enforcement File



CITY OF HIGHLAND NOTICE OF PUBLIC HEARING

27215 Baseline, Highland, CA 92346
Telephone (909) 864-6861 FAX: (909) 862-3180

NOTICE OF PUBLIC HEARING BEFORE THE CITY OF HIGHLAND APPEALS BOARD (BOARD)

Date: February 27, 2025

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE HIGHLAND APPEALS BOARD TO CONSIDER DECLARING THE FOLLOWING DESCRIBED PROPERTY A PUBLIC NUISANCE DUE TO PROPERTY MAINTENANCE VIOLATIONS RELATED TO A DILAPIDATED AND DANGEROUS BUILDING AT RISK OF COLLAPSE DUE TO FIRE DAMAGE AND ACCUMULATED JUNK, TRASH, OR DEBRIS.

File Number: APPEALS BOARD PUBLIC NUISANCE HEARING
CASE # 10408

SUBJECT: A Public Hearing to declare the existence of a Public Nuisance in accordance with Chapter 8.32.060 of the Highland Municipal Code on the following Assessor's Parcel Numbers: 0273-261-06

PROPERTY OWNER(S): World Redemption Church Inc.

VIOLATION ADDRESS/APN: 0273-261-06, located at the 25646 Base Line St., San Bernardino, CA 92410 (within the corporate boundaries of the City of Highland)

HEARING LOCATION: Highland City Hall Council Chambers
27215 Base Line
Highland, CA 92346

DATE AND TIME OF HEARING: Tuesday March 18, 2025, at 6:00 PM
(Or soon thereafter)

ATTACHMENT “F”

Notice of Public Hearing, Affidavit of Mailing, dated
February 27, 2025

AFFIDAVIT OF MAILING

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)

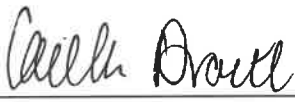
I am employed in the County of San Bernardino, State of California. I am over the age of 18 and not a party to the within action. My business address is City of Highland, 27215 Base Line, Highland, CA 92346.

On February 27, 2025, I caused to be served a copy of the attached Public Hearing Notice, Case #10408, Certified Mail, Return Receipt Requested, to the following parties: World Redemption Church Inc. Said service was made by placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, in the United States Mail, at Highland, California, and addressed to the Parties as more fully detailed below.

World Redemption Church Inc.
6909 Winter Night Ave.
Fontana, CA 92336

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and this Declaration was executed at Highland, CA, on February 27, 2025.

Dated: 2/27/2025



Camille Duarte, Administrative Assistant III
City of Highland

EXHIBIT “2”

Aerial/site location map

ArcGIS Web Map



2/7/2025, 1:57:21 PM

1:1,613



The image shows two horizontal number lines. The top number line is labeled with miles (mi) and has major tick marks at 0, 0.01, 0.02, and 0.04. There are also minor tick marks every 0.002 miles. The bottom number line is labeled with kilometers (km) and has major tick marks at 0, 0.02, 0.04, and 0.07. There are also minor tick marks every 0.005 kilometers. The lines are aligned such that 0.01 miles corresponds to 0.016 kilometers, 0.02 miles to 0.032 kilometers, and 0.04 miles to 0.064 kilometers.

Street Network

Address Points

Parcels

Maxar, Microsoft, Esri Community Maps Contributors, County of San Bernardino, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

EXHIBIT “3”

Case photographs dated June 15, 2023





EXHIBIT “4”

Case photographs dated October 06, 2023











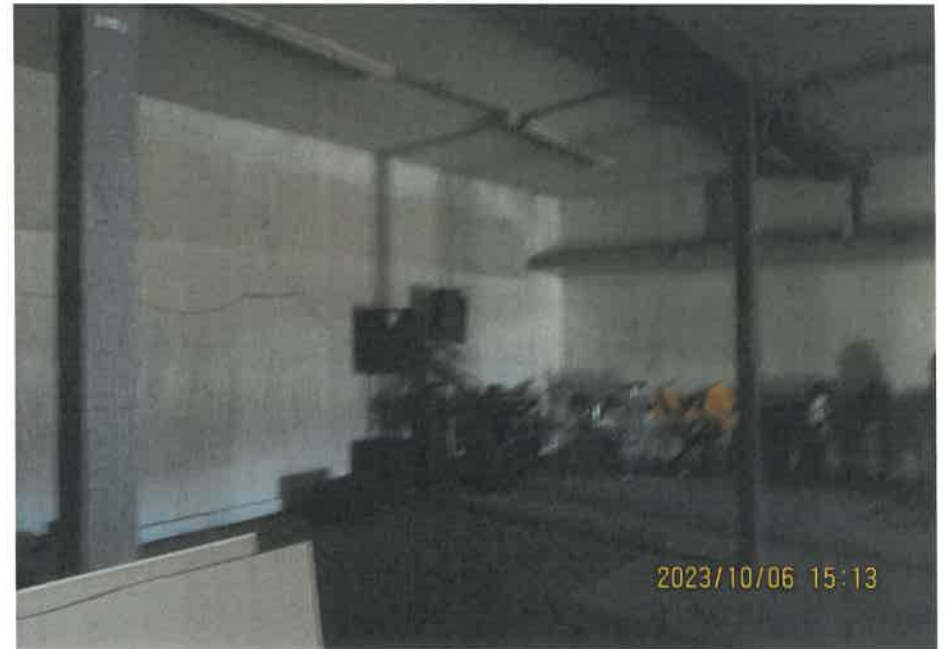






















EXHIBIT “5”

Case photographs dated January 11, 2024

















EXHIBIT “6”

Case photographs dated February 13, 2024

















EXHIBIT “7”

Case photographs dated August 23, 2024

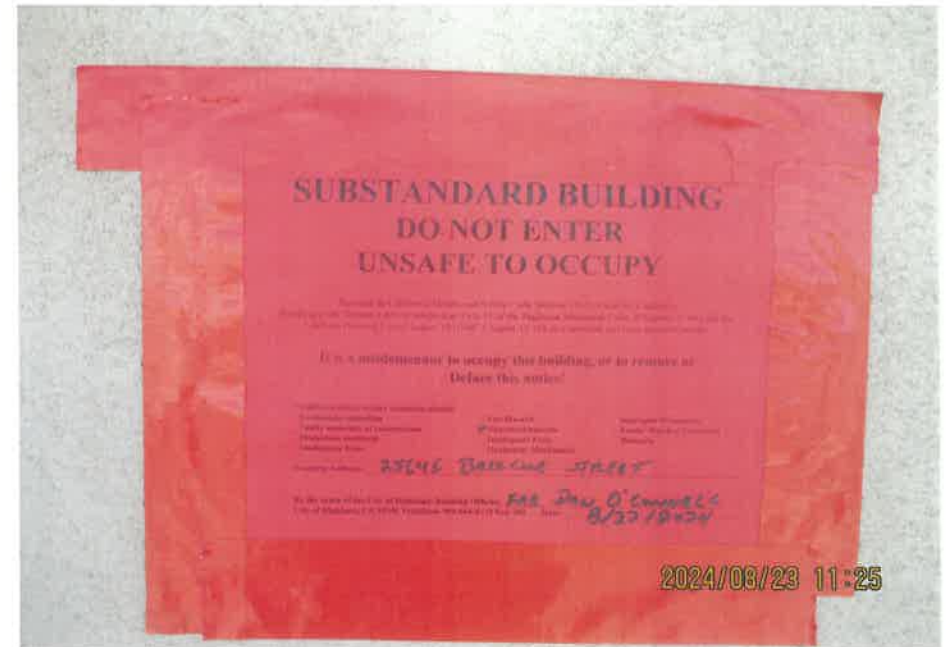


















EXHIBIT “8”

Case photographs dated January 23, 2025









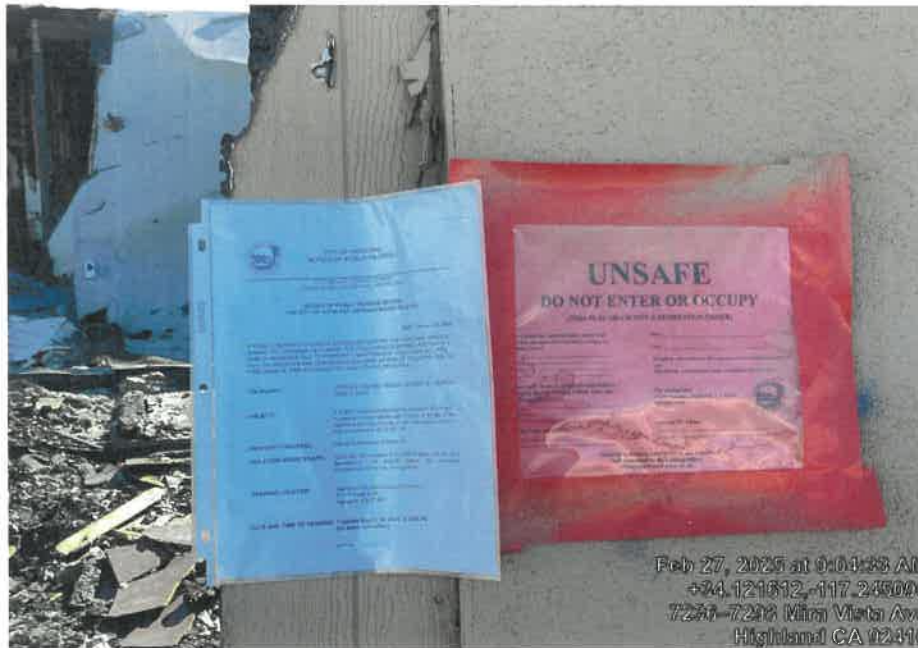






EXHIBIT “9”

Case photographs dated February 27, 2025



















STAFF REPORT

TO THE APPEALS BOARD

DATE: March 18, 2025

FROM: Lawrence Mainez, Community Development Director

PREPARED BY: Gary Chambers, Code Compliance Officer *[Signature]*

SUBJECT: A Public Hearing to declare the existence of a Public Nuisance in accordance with Title 8, Chapter 8.32, of the Highland Municipal Code, and authorize the abatement thereof, at the Property located at 26811 5th St., Highland, CA 92346 Tax Assessor's Parcel Number 1192-561-04.

PROPERTY OWNER: Patriot 5th & Central LLC.

RECOMMENDATION: Staff recommends the Appeals Board conduct the required Public Hearing and adopt Appeals Board Resolution No 2025 - _____, declaring the existence of a public nuisance on the Property generally located at 26811 5th St., Highland, CA 92346 and order the abatement thereof.

FISCAL IMPACT: The full cost to the city regarding the abatement of the Public Nuisance is currently unknown. Staff has accounted for its time in its attempt to abate the nuisance conditions on the Property. Staff will present the Property Owner(s) of record with the cost of the City's efforts to abate the violations at the time all violations are remedied. If the Property Owner(s) elect not to pay for the City's cost to abate the violations, a Public Hearing will be held to assess the property for the cost of the abatement process.

PUBLIC NOTICE: Pursuant to Chapter 8.32, Public Hearing Notices were mailed via First Class Mail, and Certified Mail, Return Receipt Requested, to the Property Owner(s) on February 27, 2025. (Attached hereto as Exhibit "1" attachment "D" and incorporated herein by reference). In addition, on February 27, 2025, staff posted the Public Hearing Notice at the subject property and the Agenda was posted at three designated locations in accordance with City policy, and a copy of said Agenda was placed on the City's Website (see Affidavit of Posting / Mailing and attached hereto as Exhibit "1" attachment "E" and incorporated herein by reference).

Approved _____	Motion _____	Second _____	Agenda Item No. <u>3</u>
Denied _____	Ayes _____		File No. _____
	Noes _____		
Continue _____	Abstain _____		
	Absent _____		
<i>[Signature]</i> Recording Secretary		<i>[Signature]</i> Community Development Director	

March 18, 2025

BACKGROUND:

Oct. 05, 2023 On October 05, 2023, this case was initiated due to a complaint received regarding a vagrant attempting to establish trash services at the vacant property generally located at 26811 5th St., Highland, CA 92346, APN: 1192-461-04.

Oct. 20, 2023 Code Compliance Officer Gary Chambers arrived at the subject property and observed unauthorized entry into the vacant house. The Highland Police Department arrived and apprehended two adult male subjects for trespassing. Dopp Property Services was contacted to board and secure the house.

Nov. 07, 2023 Code Compliance Officer Gary Chambers arrived at the subject property with the City's Building Official to conduct an inspection. The City's Building Official red tagged the house as substandard and deemed it unsafe for occupation.

Nov. 08, 2023
Mar. 12, 2024 Code Compliance Officer Gary Chambers monitored the vacant property and structures to ensure they were secure to prevent unauthorized entry.

Mar. 27, 2024 Code Compliance Officer Gary Chambers arrived at the subject property to conduct a reinspection and observed a dilapidated substandard house, dilapidated accessory structures likely sheltering vagrants, an accumulation of junk, trash, debris, or rubbish, and overgrown vegetation. A **Notice of Violation** was mailed to the property owner's address of record by certified mail. A copy of the notice was also emailed to Mr. Kevin Rice, Patriot 5th & Central LLC.

May 07, 2024 Code Compliance Officer Gary Chambers arrived at the subject property to conduct a reinspection and observed a dilapidated substandard house, dilapidated accessory structures likely sheltering vagrants, an accumulation of junk, trash, debris, or rubbish, and overgrown vegetation. Due to continued non-compliance, **Administrative Citation #15330, \$100**, was issued and mailed to the property owner's address of record by certified mail. A copy of the notice was also emailed to Mr. Kevin Rice, Patriot 5th & Central LLC.

March 18, 2025

Jun. 03, 2024

Code Compliance Officer Gary Chambers arrived at the subject property to conduct a reinspection and observed a dilapidated substandard house, dilapidated accessory structures likely sheltering vagrants, an accumulation of junk, trash, debris, or rubbish, and overgrown vegetation. Due to continued non-compliance, **Administrative Citation #15345, \$200**, was issued and mailed to the property owner's address of record by certified mail. A copy of the notice was also emailed to Mr. Kevin Rice, Patriot 5th & Central LLC.

Jun. 04, 2024

Dec. 12, 2024

Code Compliance Officer Gary Chambers continued to conduct inspections and monitor the subject property. Code Compliance Officer Gary Chambers observed a dilapidated substandard house, dilapidated accessory structures likely sheltering vagrants, and an accumulation of junk, trash, debris, or rubbish and graffiti. All overgrown vegetation had been abated by San Bernardino County Fire Hazard Abatement.

Jan. 16, 2025

The Fire Department responded to a structure fire at the subject property. Most of the accessory structures in the rear yard had burned down as a result of the fire. The garage remained but was damaged due to the fire.

Jan. 21, 2025

Code Compliance Officer Gary Chambers arrived at the subject property to conduct a reinspection and observed a dilapidated substandard house. Code Compliance Officer Gary Chambers also observed that most of the accessory structures in the rear yard had burned down. The garage was severely damaged due to the fire but was still being used by vagrants for shelter. An accumulation of junk, trash, debris, or rubbish and graffiti was also observed. Due to continued non-compliance, a decision was made to refer the case to the Planning Commission/Appeals Board for a Declaration of Public Nuisance.

March 18, 2025

Feb. 27, 2025

Code Compliance Officer Gary Chambers arrived at the subject property to conduct a reinspection and observed a dilapidated substandard house, most of the dilapidated accessory structures had burned down as a result of the fire on January 16, 2025. The garage was severely damaged due to the fire but was still being used by vagrants for shelter. An accumulation of junk, trash, debris, or rubbish and graffiti was also observed. A **Public Hearing Notice** was posted at the property informing the property owner that a Public Nuisance Hearing had been scheduled for March 18, 2025, at 6 pm, or soon thereafter. A copy of the Public Hearing Notice was also mailed to the property owner's address of record by certified mail, return receipt requested, and emailed to the property owner.

CONCLUSION: As evidenced by all inspections conducted and the exhibits incorporated herein by reference, the property, identified as APN: 1192-561-04 (located at 26811 5th St., Highland, CA 92346) has been permitted to exist in violation of the Highland Municipal & Development Codes, and therefore, constitutes a Public Nuisance. Specifically, the property is in violation of the following provisions of the Municipal & Development Code:

- I. Highland Municipal Code Section 8.32.020 (A)(1) (A public nuisance is created by any building, structure, or property that has become dilapidated, dangerous or at risk of collapse resulting from decay, damage, faulty construction or arrangement, fire, wind, earthquake, flood, old age, or neglect).
- II. Highland Municipal Code Section 8.32.020 (A)(3) (A public nuisance is created by any building, structure, or property that is likely to shelter vagrants).
- III. Highland Municipal Code Section 8.32.020 (A)(6) (A public nuisance is created by any building, structure, or property that is unsafe).
- IV. Highland Municipal Code Section 8.32.020 (A)(8) (A public nuisance is created by any building, structure, or property that has Graffiti).
- V. Highland Municipal Code Section 8.32.020 (B)(5) (Any use of property which creates conditions dangerous to public safety, health or welfare, adjoining properties, property owners, or property values, which may include, but is expressly not limited to, the dumping of construction and/or landscape material).

- VI. Highland Municipal Code Section 8.32.020 (F) (The storage of abandoned, discarded or unused objects or equipment, including, but not limited to, lumber, metal, recyclables, scrap wood, vegetation, junk, trash, or debris (hereinafter referred to as “materials”), including, but not limited to, such storage in containers such as cardboard boxes, bags, vehicles, trailers, mobile storage units, or in permanent storage facilities in the front yard or side-yard setbacks of residential properties where such containers and/or materials are visible from the street, for a period in excess of 48 hours, except as specifically permitted by city ordinance).

The property owner(s) is requested to obtain a permit from the Building & Safety Division to restore the house back to a habitable condition or obtain a demo permit to demolish. Obtain a permit from the Building & Safety Division to restore the accessory structures in the rear yard or obtain a demo permit to demolish. Remove all junk, trash, debris, rubbish, and graffiti from the property within **ninety (90) days** from the issuance of an order of the Appeals Board in accordance with Chapter 8.32 of title 8 of the Highland Municipal Code.

Exhibit “1” Appeals Board Declaration of Public Nuisance Resolution 2025_____, inclusive of the following attachments:

- A. Notice of Violation Letter dated March 27, 2024
- B. Administrative Citation, #15330, issued May 07, 2024
- C. Administrative Citation, #15345, issued June 03, 2024
- D. Notice of Public Hearing & Public Posting Copy dated February 27, 2025
- E. Notice of Public hearing (Affidavit of Mailing) dated February 27, 2025

Exhibit “2” Aerial/Site Location Map

Exhibit “3” Case Photographs dated October 20, 2023

Exhibit “4” Case Photograph dated November 07, 2023

Exhibit “5” Case photographs dated March 27, 2024

Exhibit “6” Case photographs dated May 07, 2024

Exhibit “7” Case photographs dated June 03, 2024

Exhibit “8” Case photographs dated January 21, 2025

March 18, 2025

Exhibit “9” Case photographs dated February 27, 2025

EXHIBIT “1”

Appeals Board Declaration of Public Nuisance Resolution
No. 2025____, Inclusive of the following Attachments

RESOLUTION NO. 2025 -

A RESOLUTION OF THE PLANNING COMMISSION/APPEALS BOARD OF THE CITY OF HIGHLAND, CALIFORNIA, DECLARING THAT A PUBLIC NUISANCE EXISTS ON THE PROPERTY IDENTIFIED AS APN: 1192-561-04, LOCATED At 26811 5TH ST., HIGHLAND, CA 92346, AND ORDERING THE OWNER(S) OF THE PROPERTY TO ABATE THE NUISANCE CONTAINED THEREON.

(CODE CASE #10715)

A. RECITALS

1. On October 05, 2023, this case was initiated due to a complaint received regarding a vagrant attempting to establish trash services at the vacant property located at 26811 5th St., Highland, CA 92346, APN: 1192-461-04. An inspection of the property revealed a vacant substandard house being used as a shelter by vagrants. The vacant substandard house was subsequently red tagged by the City's Building Official and deemed unsafe to occupy.
2. The City of Highland has since inspected the Property numerous times and discovered that the Property has been maintained and permitted to exist in violation of multiple sections of the Highland Municipal Code and therefore constitutes a public nuisance.
3. On January 16, 2025, a structure fire occurred at the property and most of the accessory structures in the rear yard had burned down.
4. Notice of Violation was mailed/posted on;

03/27/2024 (Attachment A)
5. Administrative Citations, were issued/mailed on;

05/07/2024 (Attachment B)
06/03/2024 (Attachment C)
6. Pursuant to Chapter 8.32 of the Highland Municipal Code, a Notice of Public Hearing was mailed via First Class Mail, and Certified Mail, Return Receipt Requested, to the property owner(s) on February 27, 2025. A copy of the notice was also posted at the Property (Attachment D).

B. RESOLUTION

NOW THEREFORE, it is hereby found, determined, and resolved by the Planning Commission/Appeals Board of the City of Highland as follows:

1. All of the facts set forth in the Recitals of this Resolution are true and correct and are hereby incorporated into this Resolution by this reference.
2. Staff timely notified the owner of the Property that the Planning Commission/Appeals Board would be holding a Public Hearing on March 18, 2025; that Notice is attached hereto as Attachment E. The Appeals Board held a Public Hearing on that Hearing Date, at which time, all written and oral evidence and testimony from the owner(s) of the Property, the Public, and Staff were considered.
3. All necessary hearings and opportunities for testimony, and comment have been conducted in compliance with the Municipal Code of the City of Highland.
4. The Public Nuisance Hearing has independently considered all relevant information of both the public, and Staff testimony, written and oral, including the Staff Report and its exhibits which are incorporated herein by this reference.

Order Finding and Ordering Abatement of Public Nuisance

5. Based upon substantial evidence in the record, the Planning Commission/Appeals Board hereby declares that a Public Nuisance, as defined by Highland Municipal Code 8.32.020, has been allowed to exist on the Property located at 26811 5th St., Highland, California 92346, since at least October 05, 2023.
6. Specifically, based upon the evidence and testimony presented to the Planning Commission/Appeals Board during the above-referenced Hearing, the Planning Commission/Appeals Board finds as follows;
 - a. Highland Municipal Code Section 8.32.020(A)(1) (A public nuisance is created by any building or structure which has become dilapidated, dangerous or at risk of collapse resulting from decay, damage, faulty construction or arrangement, fire, wind, earthquake, flood, old age, or neglect).
 - b. Highland Municipal Code Section 8.32.020(A)(3) (A public nuisance is created by building, structure, or property that is likely to shelter vagrants).
 - c. Highland Municipal Code Section 8.32.020(A)(6) (A public nuisance is created by any building or structure which is unsafe).

- d. Highland Municipal Code Section 8.32.020(A)(8) (A public nuisance is created by building, structure, or property that has Graffiti)
 - e. Highland Municipal Code Section 8.32.020(B)(5) (Any use of property which creates a noxious smell or creates conditions dangerous to public safety, health or welfare, adjoining properties, property owners, or property values, which may include, but is expressly not limited to, the dumping of construction and/or landscape material).
 - f. Highland Municipal Code 8.32.020(F) (The storage of abandoned, discarded or unused objects or equipment, including, but not limited to, lumber, metal, recyclables, scrap wood, vegetation, junk, trash, or debris (hereinafter referred to as "materials"), including, but not limited to, such storage in containers such as cardboard boxes, bags, vehicles, trailers, mobile storage units, or in permanent storage facilities in the front yard or side-yard setbacks of residential properties where such containers and/or materials are visible from the street, for a period in excess of 48 hours, except as specifically permitted by city ordinance).
7. The Planning Commission/Appeals Board of the City of Highland hereby finds that the aforementioned Violations constitute a public nuisance and hereby orders the Property Owner(s) to abate the aforementioned Violations, **within ninety (90) days**. The Planning Commission/Appeals Board of the City of Highland hereby sets forth the actions necessary to abate the public nuisance from the Property as follows:
- a. Obtain a permit from the Building & Safety Division to restore the house back to a habitable condition or obtain a demo permit to demolish.
 - b. Obtain a permit from the Building & Safety Division to restore the accessory structures in the rear yard or obtain a demo permit to demolish.
 - c. Remove all junk, trash, debris, or rubbish and graffiti from the property.
8. Obtain Land use approvals or any other applicable permits prior to the establishment of any future uses on the property.
9. The administrative and incidental costs and expenses incurred in abating the nuisance, which are proved in accordance with provision of Highland Municipal Code Section 8.32.180, shall be assessed against the Property and shall result in a lien until paid.
10. Pursuant to Highland Municipal Code Section 8.32.110, the Planning Commission/Appeals Board of the City of Highland authorizes the abatement of the public nuisance by the city as follows:

- (a) If the owner, agent of the owner, lessee, occupant, or person in possession of the Property who are served with a notice of the final decision of the Planning Commission/Appeals Board finding and ordering the abatement of a public nuisance, fail to take the required action within ninety (90) days as specified above, the City shall commence with the lawful procedures to have the Property abated.
 - (b) The costs and expenses of demolition, removal, and abatement by the City, including any additional administrative and legal and incidental expenses, pursuant to Highland Municipal Code Section 8.32.110, shall also be assessed and result in a lien upon the Property until paid.
- 11. Any owner, occupant, or other party who has a legal or equitable interest in the Property may appeal the final order of the Planning Commission/Appeals Board finding and ordering the abatement of a public nuisance pursuant to Highland Municipal Code Section 8.32.210. The appeal must be in writing and must be filed with the City Council no later than 10 days from the date of service of this Planning Commission/Appeals Board Resolution finding and ordering the abatement of a public nuisance. After 10 days from the date of service of the Planning Commission/Appeals Board resolution finding and ordering the abatement of the public nuisance, the order is deemed final and may no longer be appealed.
- 12. A property owner also has a right to appeal the order ordering liability incidental and administrative expenses incurred and ordering the abatement of a public nuisance.

PASSED, APPROVED AND ADOPTED this 18th day of March 2025.

Randall Hamerly,
Planning Commission/Appeals Board Chairman

ATTEST:

Lawrence A. Mainez,
Community Development Director

ATTACHMENT “A”

Notice of Violation Letter dated March 27, 2024



City of Highland
Community Development Department
Notice of Violation
Public Nuisance Violations

To: Patriot Partners

Date: 03/27/2024

Property Located at: 26811 5th St., Highland, CA 92346

YOUR PROPERTY IS IN VIOLATION OF THE CITY OF HIGHLAND MUNICIPAL CODE

- | | |
|---|--|
| <p>☐ Title 16, Chapter 52, Section, 16.52.060 B.4.b.i
Parking on unimproved/landscaped areas is prohibited</p> <p>☐ Title 16, Chapter 52, Section, 16.52.060 B.4.a.iii
Any vehicle parked in plain view, must be currently registered to operation a street or road way.</p> <p>☐ Title 8, Chapter 32, Section, 8.32.020 B.3
Trash containers shall generally be placed out of direct public view.</p> <p>☒ 8.32.020 Declaration of public nuisance
A public nuisance is created by every building or structure which:</p> <ul style="list-style-type: none">☒ Dilapidated, dangerous or at risk of collapse from neglect☐ Is a breeding place for rodents, vermin, or vagrants☒ Is boarded up, abandoned, destroyed and is allowed to remain in a state of partial construction☐ Allows access through doors, windows, into vacant structure | <p>☐ Title 6, Chapter 6.04, Section, 6.04.020C/SBCC 32.0209
Every Resident in the City who owns, who has an interest, harbors feeds, takes care of, charge or custody of shall be required to obtain a city Dog license at 4 months of age</p> <p>☐ Title 16, Chapter 44, Section, 16.44.040.D.1.a
All lots smaller than 20,000 square feet-each residential parcel shall not exceed (4) four adult dogs or four (4) adult cats, or a combination totaling not more than four adult animals.</p> <p>☐ Title 15, Chapter 15.52.040, Section, 15.52.040
Residential rental without a business license.</p> <p>☐ Other :</p> <p>☐ Violation of condition of site approval or conditional use permit</p> <p>☒ Has overgrown weeds, trash accumulation, has noxious smell</p> <p>☐ Is unsafe, has graffiti, is left unpainted</p> <p>☐ Attractive nuisance to children</p> |
|---|--|

CA13 Firecode - 505.1

- ☐ **Premises Identification** - 4" minimum address numbers. Numbers shall be placed on front of the building, said numbers shall be on contrasting background.
- ☐ **CA13 Electrical Code 590.3 B** - Temporary Installations (Holiday Lights)

Title 10, Chapter 10.20, Section 10.20.040

☐ **Public nuisances - Vehicle Abatement**

The accumulation and storage of dismantled, wrecked, inoperative, junked, abandoned vehicles or parts thereof, on private or public property is found to create a condition tending to reduce the value of private or public property, to promote blight and deterioration, invite plundering, to create fire hazards, to constitute an attractive nuisance, creating a hazard to the health and safety of minors, to create a harborage for rodents and insects and to be injurious to the health, safety and general welfare of the public.

Please correct conditions by taking the following actions:

HMC 8.32.020(A)(1) - Has become dilapidated, dangerous or at risk of collapse resulting from decay, damage, faulty construction or arrangement, fire, wind, earthquake, flood, old age, or neglect; HMC 8.32.020(A)(3) - Is likely to shelter vagrants; HMC 8.32.020(A)(4) - Has been abandoned, partially destroyed, boarded up, or permitted to remain unreasonably in a state of partial construction; HMC 8.32.020(B)(4) - Overgrown vegetation/weeds; HMC 8.32.020(B)(5) - Any use of property which creates a noxious smell or creates conditions dangerous to public safety, health or welfare, adjoining properties, property owners, or property values, which may include, but is expressly not limited to, the dumping of construction and/or landscape material; Corrective Actions: Dilapidated, substandard, dwelling/structures sheltering vagrants; contact the Building & Safety Division and obtain permits to restore or obtain a demo permit to demolish. Remove all accumulated junk, trash, debris, or rubbish from the property. Abate all overgrown vegetation/weeds. To avoid citations, please comply by 4/26/2024. Thank you for your prompt attention and cooperation in resolving this matter.

You have 30 days to complete the abatement of this violation. A reinspection of this property is scheduled for 4/27/2024

Failure to correct the existing condition will result in further action. You may be charged for any corrective action taken by the City if you fail to correct the violation.

No person shall violate any provision, or fail to comply with any of the requirements to the Municipal Code, unless a different penalty is prescribed for violation of the Municipal Code, every act prohibited is declared unlawful, and every failure to perform an act made mandatory by the Municipal Code is punishable as a misdemeanor. The City Attorney may specify an accusatory pleading that the offense shall be an infraction. Each person shall be deemed guilty of a separate offense for each, and every day during any provision of the Municipal Code committed, continued, or permitted by such person, and shall be punishable accordingly. City administrative costs may be assessed to the property for noncompliance.

The City of Highland appreciates your cooperation. If you have any questions, contact a Code Compliance officer, at Phone: (909) 864-8732 Ext. 220 Fax (909) 862-3180

Accepted By: "MAILED"

Thank You,

City of Highland, 27215 Base Line, Highland, CA 92346

Gary Chambers

Code Compliance Officer

ATTACHMENT “B”

Administrative Citation, #15330, issued
May 07, 2024

Code Case #10715



CITY OF HIGHLAND
FINANCE DEPARTMENT
27215 BASE LINE
HIGHLAND, CA 92346
(909) 864-6861

CITATION NO. **15330**

ADMINISTRATIVE CITATION

Date: 5-07-2024 Time: 10:18am (Violation Observed)

☐ WARNING

☒ 1st Citation - \$ 100.00 ☐ 2nd Citation - \$ _____

☐ 3rd Subsequent - \$ _____

The payment listed above is due by 6-01-2024. See reverse side for payment and appeal instructions.

Corrections indicated below are required by 5-22-2024. If you fail to make the indicated corrections by this date, the next level citation may be issued or the City may take other enforcement action or actions.

PERSON CITED: LAST FIRST MIDDLE

Patriot 5th & Central LLC
DL #: N/A DOB: N/A

MAILING ADDRESS: 12126 W Sunset Blvd.
Los Angeles, CA 90049

VIOLATION ADDRESS: 26811 5th St.
Highland, CA 92346

MUNI. / STATE CODE SECTION VIOLATED	VIOLATION DESCRIPTION
<u>HMC 8.32.020(A)(1)</u>	<u>Every building or structure that has become dilapidated or dangerous.</u>
<u>HMC 8.32.020(A)(3)</u>	<u>likely to shelter vagrants</u>
<u>HMC 8.32.020(B)(4)</u>	<u>Overgrown vegetation</u>
<u>HMC 8.32.020(B)(5)</u>	<u>Dumping of material</u>
<u>HMC 8.32.020(C)</u>	<u>Any violation of the Highland Municipal or Development Code</u>

CORRECTIONS REQUIRED: obtain a demo permit to demolish all dilapidated/dangerous structures.
Remove all debris/rubbish from property.
Cut all overgrown vegetation. To avoid additional citations, please comply by 5-22-2024

[Signature] 5-07-2024
Signature of Issuing Officer Issued Date

Corey Chambers
Printed Name of Issuing Officer

"Mailed"
Acknowledgement of Receipt (Signature)

**READ REVERSE SIDE
FOR IMPORTANT INFORMATION**

ATTACHMENT “C”

Administrative Citation, #15345, issued
June 03, 2024



CITY OF HIGHLAND
FINANCE DEPARTMENT
27215 BASE LINE
HIGHLAND, CA 92346
(909) 864-6861

Code Cont #10715

CITATION NO. **15345**

ADMINISTRATIVE CITATION

Date: 6-03-2024 Time: 10:43 am (Violation Observed)

☐ WARNING

☐ 1st Citation - \$ ☒ 2nd Citation - \$ 200.00

☐ 3rd Subsequent - \$

The payment listed above is due by 6-28-2024. See reverse side for payment and appeal instructions.

Corrections indicated below are required by 6-28-2024. If you fail to make the indicated corrections by this date, the next level citation may be issued or the City may take other enforcement action or actions.

PERSON CITED: LAST FIRST MIDDLE

Patriot 5th & Central LLC
DL #: N/A DOB: N/A

MAILING ADDRESS: 12123 W Sunset Blvd
Los Angeles, CA 90049

VIOLATION ADDRESS: 26811 5th St.
Highland, CA 92346

MUNI. / STATE CODE SECTION VIOLATED	VIOLATION DESCRIPTION
<u>HMC</u> <u>8.22-020 (A)(1)</u>	<u>Building / Structure that has become dilapidated or dangerous</u>
<u>HMC</u> <u>8.22-020 (A)(3)</u>	<u>Likely to shelter vagrants</u>
<u>HMC</u> <u>8.22-020 (B)(4)</u>	<u>Overgrown vegetation / weeds</u>
<u>HMC</u> <u>8.22-020 (D)(5)</u>	<u>Dumping of material</u>
<u>HMC</u> <u>8.22-020 (C)</u>	<u>Any violation of the Highland Municipal or Development code.</u>

CORRECTIONS REQUIRED: Obtain a permit from the Building & Safety Division to restore or demolish all dilapidated / dangerous structures. Remove all debris / rubbish from property. Cut all overgrown vegetation.

[Signature] 6-03-2024
Signature of Issuing Officer Issued Date

Cam Chambers
Printed Name of Issuing Officer

"Mailed"
Acknowledgement of Receipt (Signature)

**READ REVERSE SIDE
FOR IMPORTANT INFORMATION**

ATTACHMENT “D”

Notice of Public Hearing & Public Posting Copy dated
February 27, 2025



CITY OF HIGHLAND NOTICE OF PUBLIC HEARING

**27215 Baseline, Highland, CA 92346
Telephone (909) 864-6861 FAX: (909) 862-3180**

CITY OF HIGHLAND NOTICE OF PUBLIC HEARING BEFORE THE CITY OF HIGHLAND APPEALS BOARD (BOARD)

This notice is to inform you of a hearing to be held before the City of Highland Appeals Board to determine whether certain conditions and/or uses are existing on the property identified as APN 1192-561-04 located at 26811 5th St. (referred to hereafter as ("The Property")) continue to constitute a public nuisance pursuant to the Highland Municipal Code & Ordinances of the City of Highland at the following place, date, and time.

TIME AND DATE OF HEARING: Tuesday, March 18, 2025, at 6:00PM

**LOCATION OF HEARING: City Hall Council Chambers 27215 Base
Line Highland, CA 92346**

You may bring any witnesses, pictures, photographs, reports, or any other exhibits to this hearing which you feel will establish or prove the Property is not a public nuisance. You may be represented by an attorney. You will have an opportunity to examine all evidence and witnesses testifying against you.

If the Appeals Board determines at the end of the hearing, that this Property is in fact a public nuisance, you will be ordered to abate the public nuisance or the condition thereof and your property will be assessed the City's administrative and incidental costs incurred up to that stage in the abatement process. This assessment will result in a lien upon your property until paid. Thereupon, if you fail to obey the Appeals Board's order to abate this nuisance, the City may do so for you, in accordance with applicable statutes [HMC Section 8.28.010 (A)(B)]. The costs and expense of abating the nuisance including the City's incidental and administrative expenses, may be recovered in an appropriate civil action, and will result in a lien upon the Property until it is paid. (HMC Section 8.28.020).

VIA CERTIFIED MAIL
RETURN SERVICE REQUESTED AND
FIRST CLASS MAIL

The conditions of the Property constituting a public nuisance are as follows:

Property Maintenance violations related to substandard structures that have become dilapidated or dangerous, junk, trash, debris, or rubbish, and graffiti

:

You may voluntarily abate the nuisance yourself by doing the following things:

Obtain a permit from the Building & Safety Division to restore the dwelling back to a habitable condition or obtain a demo permit to demolish. Obtain a permit from the Building & Safety Division to restore the accessory structures in the rear yard or obtain a demo permit to demolish. Remove all junk, trash, debris, or rubbish, and graffiti from the property.

If you choose to voluntarily abate this nuisance prior to this hearing, you may notify the Community Development Director at least three (3) days prior to the date of hearing set below, for a prehearing inspection.



Lawrence A. Mainez

Community Development Director Cc:

Code Enforcement File



CITY OF HIGHLAND NOTICE OF PUBLIC HEARING

27215 Baseline, Highland, CA 92346
Telephone (909) 864-6861 FAX: (909) 862-3180

NOTICE OF PUBLIC HEARING BEFORE THE CITY OF HIGHLAND APPEALS BOARD (BOARD)

Date: February 27, 2025

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE HIGHLAND APPEALS BOARD TO CONSIDER DECLARING THE FOLLOWING DESCRIBED PROPERTY A PUBLIC NUISANCE DUE TO PROPERTY MAINTENANCE VIOLATIONS RELATED TO SUBSTANDARD STRUCTURES THAT HAVE BECOME DIAPIDATED OR DANGEROUS, JUNK, TRASH, DEBRIS, OR RUBBISH, AND GRAFFITI.

File Number: APPEALS BOARD PUBLIC NUISANCE HEARING
CASE # 10715

SUBJECT: A Public Hearing to declare the existence of a Public Nuisance in accordance with Chapter 8.32.060 of the Highland Municipal Code on the following Assessor's Parcel Number: 1192-561-04

PROPERTY OWNER(S): PATRIOT 5TH & CENTRAL LLC

VIOLATION ADDRESS/APN: 26811 5th St., Highland, CA 92346, Assessor's Parcel Number: 1192-561-04

HEARING LOCATION: Highland City Hall Council Chambers
27215 Base Line
Highland, CA 92346

DATE AND TIME OF HEARING: Tuesday March 18, 2025, at 6:00 PM
(Or soon thereafter)

ATTACHMENT “E”

Notice of Public Hearing, Affidavit of Mailing, dated
February 27, 2025

AFFIDAVIT OF MAILING

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)

I am employed in the County of San Bernardino, State of California. I am over the age of 18 and not a party to the within action. My business address is City of Highland, 27215 Base Line, Highland, CA 92346.

On February 27, 2025, I caused to be served a copy of the attached Public Hearing Notice, Case #10715, Certified Mail, Return Receipt Requested, to the following parties: Patriot 5th & Central LLC Said service was made by placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, in the United States Mail, at Highland, California, and addressed to the Parties as more fully detailed below.

Patriot 5th & Central LLC
116 Nob Ave
Del Mar, CA 92014

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and this Declaration was executed at Highland, CA, on February 27, 2025.

Dated: 2/27/2025



Camille Duarte, Administrative Assistant III
City of Highland

EXHIBIT “2”

Aerial / Site Location map

ArcGIS Web Map



2/20/2025, 8:57:09 AM

1:2,688



Street Network

Address Points

Parcels

Maxar, Microsoft, Esri Community Maps Contributors, County of San Bernardino, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

EXHIBIT “3”

Case photographs dated October 20, 2023



EXHIBIT “4”

Case photographs dated November 07, 2023







EXHIBIT “5”

Case photographs dated March 27, 2024







EXHIBIT “6”

Case photographs dated May 07, 2024















EXHIBIT “7”

Case photographs dated June 03, 2024















EXHIBIT “8”

Case photographs dated January 21, 2025

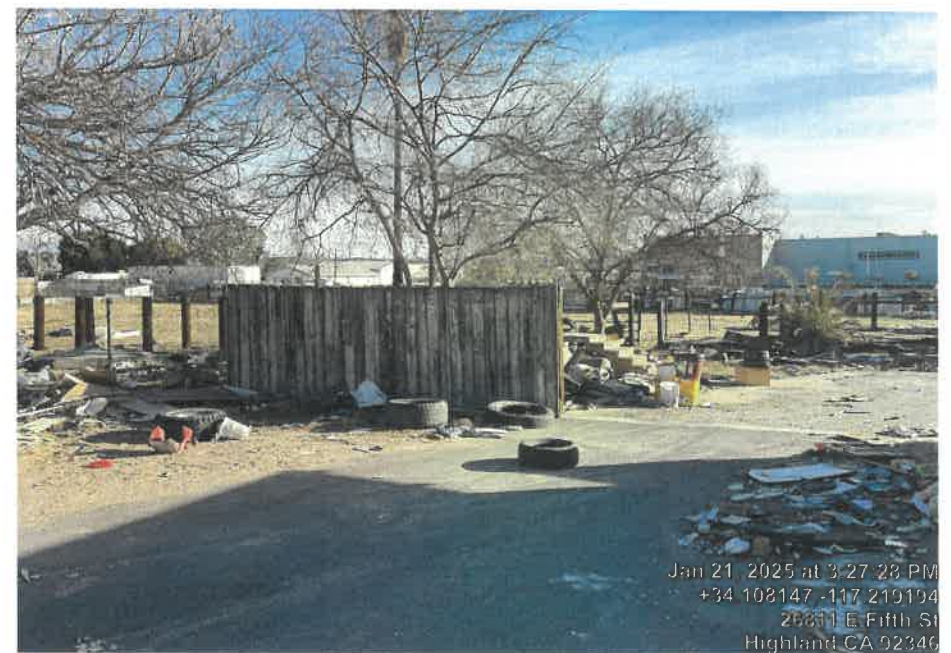














Jan 21, 2025 at 3:27:41 PM
+34.108067, -117.21912
26811 E Fifth S
Highland CA 9234
United States

EXHIBIT “9”

Case photographs dated February 27, 2025



