

CITY OF HIGHLAND REGULAR MEETING OF THE PLANNING COMMISSION AGENDA

MEMBERS

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

REGULAR MEETING

May 6, 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

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 May 6, 2025 to publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the May 6, 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
May 6, 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 May 6, 2025, 5:00 p.m., will be read into the record, provided that the reading shall not exceed three (3) minutes.

PUBLIC HEARINGS

1. An Addendum to the previously approved Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the City of Highland Base Line Bridge Replacement Project to replace the existing Base Line Bridge over City Creek, eliminating a low-water crossing and replacing it with a raised bridge; City File No. Environmental Review ENV-18-001. (Location: Base Line at City Creek) (Applicant: City of Highland in cooperation

with California Department of Transportation and the Federal Highway Administration).

RECOMMENDATION: Staff recommends the Planning Commission Adopt Resolution No. 2025 - _____ to approve the *Addendum to the Base Line Bridge Replacement Project Initial Study/Mitigated Negative Declaration* and adopt the Updated Mitigation Monitoring and Reporting Program (MMRP).

2. Conditional Use Permit (CUP 21-003) and Design Review Application (DRA 24-008) for the expansion of an existing religious institution including the construction of a 10,250 square feet multipurpose building and parking lot and related site plan, landscape plan and building elevations. (Location: 7480 Sterling Ave. San Bernardino CA, Owner: Inland Empire Indonesian Seventh-Day Adventist Church)

RECOMMENDATION: Staff recommends the Planning Commission:

1. Adopt Resolution No. 2025 – _____, approving Conditional Use Permit (CUP 21-003) for the expansion of an existing religious institution, subject to the Conditions of Approval and Findings of Fact; and
2. Adopt Resolution No. 2025 – _____, approving Design Review Application (DRA 24-008) for the related site plan, conceptual landscape plan and building elevations subject to Conditions of Approval and Finding of Fact; and
3. Direct Staff to file a Notice of Exemption with the County Clerk of the Board.

ANNOUNCEMENTS

ADJOURN

I, Camille Duarte, Administrative Assistant III of the City of Highland, California, certify that I caused to be posted this agenda on or before the 2nd of May 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: May 2, 2025



Camille Duarte, Administrative Assistant III