

CITY OF HIGHLAND REGULAR MEETING OF THE PLANNING COMMISSION AGENDA

MEMBERS

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

REGULAR MEETING

August 19, 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, Senior 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 August 19, 2025 to publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the August 19, 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
August 19, 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 August 19, 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 July 15, 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 located at 26589 Highland Ave., Highland, CA 92346 Tax Assessor's Parcel Numbers 1191-241-01, 1191-241-02, & 1191-241-03 (Pepper Steak Restaurant).
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 26589 Highland Ave., Highland, CA 92346 and order the abatement thereof.
3. A Public Hearing to Consider the Appeal of Administrative Citation No. 12500 issued due to the use of illegal fireworks. in accordance with Section 8.58.020 of Chapter 8.58 (Fireworks) of Title 8 (Health and Safety), of the Highland Municipal Code, at the property generally located at 25852 Byron St, San Bernardino, CA 92404 (within the corporate boundaries of the City of Highland), Tax Assessor Parcel Number 1191-151-54. Cited: Gavino Cervantes.
RECOMMENDATION: Staff recommends the Planning Commission/Appeals Board conduct the required Public Hearing and uphold Administrative Citation No. 12500 and adopt Resolution No. 2025 - _____.
4. A Public Hearing to Consider the Appeal of Administrative Citation No. 12485 issued due to the use of illegal fireworks. in accordance with Section 8.58.020 of Chapter 8.58 (Fireworks) of Title 8 (Health and Safety), of the Highland Municipal Code, at the property generally located at 25775 Vine St, San Bernardino, CA 92410 (within the corporate boundaries of the City of Highland), Tax Assessor Parcel Number 1192-171-50. Cited: Cosme Melendez.
RECOMMENDATION: Staff recommends the Planning Commission/Appeals Board conduct the required Public Hearing and uphold Administrative Citation No. 12485 and adopt Resolution No. 2025 - _____.
5. An Addendum to the previously approved Mitigated Negative Declaration for the City of Highland 5th Street Widening and Replacement Project; City File No. Environmental Review ENV- 25-002.
RECOMMENDATION: Staff recommends the Planning Commission Adopt Resolution No. 2025 - _____ to recommend the City Council approve the *Addendum to the Initial Study/Environmental Assessment/Mitigated Negative Declaration for the 5th Street Widening and Replacement Project.*

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 14th of August 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: August 14, 2025

A handwritten signature in dark ink, appearing to read "Camille Duarte". The signature is written in a cursive, flowing style.

Camille Duarte, Administrative Assistant III