

PLANNING COMMISSION REGULAR MEETING MINUTES
August 19, 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 6:00 p.m. by Chair Hamerly at the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present:	Chair	Randall Hamerly
	Vice Chair	Chandra Thomas
	Commissioner	Nicole McCance
	Commissioner	Brent Merideth

Absent:	Commissioner	Jarrold Miller
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Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Octavio Duran, Public Works Director/City Engineer
Brian Wolfe, Assistant Public Works Director
Matt Wirz, Building Official
Angela Tafolla, Senior Planner
Gary Chambers, Code Enforcement Officer
Camille Duarte, Administrative Assistant III
Scott Rice, City Landscape Architect

Chair Hamerly led the Pledge of Allegiance.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None.

CONSENT CALENDAR

1. Minutes from July 15, 2025 Regular Meeting.

A MOTION was made by Vice Chair Thomas and seconded by Commissioner McCance to approve the minutes as amended. Motion carried 4-0, with Member Miller being absent.

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).

Code Enforcement Officer Chambers presented the staff report.

Property Owner Konstantino Farantos stated it was my understanding that my application was accepted, I had no idea it was incomplete. I offered a diagram with changes, and we ceased use with the vendor trucks. They have been removed from the property.

Code Enforcement Officer Chambers stated according to staff it was missing the required site plan. The Planner mentioned he informed the property owners of that request and was waiting for it to be submitted.

Property Owner Konstantino Farantos stated I did return it.

Code Enforcement Officer Chambers stated I was told today it was still incomplete and not submitted. You will need to speak with Assistant Planner Trejo since he is handling the application.

Property Owner Konstantino Farantos asked what am I missing?

Code Enforcement Officer Chambers stated the site plan.

Community Development Director Mainez stated the declaration of Public Nuisance outlines a time period for the Applicant to submit a staff review permit with the Planning Department. There is a check list they have to go through, and we are giving the property owners 30 days to complete and meet those requirements. Staff is more than welcome to help.

Property Owner's Representative Victor Castro stated it seems like the matter has been handled, so we will make sure to take care of the staff review permit and make sure everything is in accordance. We have stopped handling any food outside, the food preparation is now in the kitchen. The only thing outside is that we take orders under a canopy and serve drinks.

Chair Hamerly asked so no food handling under the canopy, it is just order processing?

Property Owner's Representative Victor Castro stated that is correct.

Vice Chair Thomas asked are the drinks are stored inside or outside?

Property Owner's Representative Victor Castro stated we have a jug of drinks outside.

Vice Chair Thomas asked did the County of San Bernardino approve that?

Property Owner's Representative Victor Castro stated that is something I need to speak to the Planning Department about.

Chair Hamerly opened the public hearing.

Chair Hamerly stated the canopy is an easy up and it is a temporary structure for a temporary event, and they are not permitted to remain up permanently. is that included in the Public Nuisance?

Code Enforcement Officer Chambers stated that would be apart of staff review.

Community Development Director Mainez stated the Public Nuisance is related to the illegal food vending that includes the drinks.

Chair Hamerly stated the surrounding factors that constitute a legal operation would have to be addressed such as the temporary structures.

Community Development Director Mainez stated the 30 days is for the property owners to come to the city and apply for the permits. There might be conditions that the city places on the entitlement, however this cannot be resolved tonight. The issue for tonight's discussion is that they are operating illegally without permits and health and safety issues.

Vice Chair Thomas asked if a lien was placed on the property?

Code Enforcement Officer Chamber stated no liens on the property.

Chair Hamerly closed the public hearing.

A MOTION was made by Vice Chair Thomas and seconded by Commissioner McCance to conduct the required Public Hearing and adopt Appeals Board Resolution No 2025 - 018, declaring the existence of a public nuisance on the Property generally located at 26589 Highland Ave., Highland, CA 92346 and order the abatement thereof. Motion carried, 4-0 with Commissioner Miller being absent.

RESOLUTION NO. 2025 - 018

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: 1191-241-01, 1191-241-02, 1191-241-03, LOCATED At 26589 HIGHLAND AVE., HIGHLAND, CA 92346 (PEPPER STEAK RESTAURANT), AND ORDERING THE OWNER(S) OF THE PROPERTY TO ABATE THE NUISANCE CONTAINED THEREON.

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 - ____.

The Appeal was withdrawn, no action taken.

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 - _____.

The Appeal was withdrawn, no action taken.

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.

Assistant Public Works Director Wolfe presented the staff report.

Commissioner Merideth asked does it drain from the properties along Greenspot Road where the mobile home park is by Boulder Ave to the east side of the bridge?

Assistant Public Works Director Wolfe stated yes, that sums it up.

Commissioner Merideth asked where was the water going prior to ensure it was not going to City Creek?

Assistant Public Works Director Wolfe stated it was going into a bulkhead.

Commissioner Merideth asked if this is not approved, is there a potential for causing damage to the bridge?

Assistant Public Works Director Wolfe stated regarding the Amendment, it is unrelated to the structure component of the bridge itself.

City Engineer Duran stated the Public Works team have been out there pumping the water and if we see there is enough water that is pooling we will consider it an emergency situation. There will not be damage to the structure, however we will monitor it closely.

Chair Hamerly opened and closed the public hearing.

A MOTION was made by Vice Chair Thomas and seconded by Member Merideth to adopt Resolution No. 2025 -019 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*. Motion carried, 4-0, with Commissioner Miller being absent.

PC RESOLUTION NO. 2025 - 019

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT AN ADDENDUM TO THE PREVIOUSLY APPROVED 5TH STREET WIDENING AND REPLACEMENT PROJECT INITIAL STUDY / ENVIRONMENTAL ASSESSMENT, MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM (CITY FILE NO. ENVIRONMENTAL REVIEW ENV 25-002).

ANNOUNCEMENTS

Community Development Director Mainez presented the restructure of the meeting minutes.

State of the City is scheduled August 28, 2025 at 5:30 p.m.

The next Planning Commission Regular Meeting is scheduled September 2, 2025.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 6:55 p.m.

Submitted by:

Approved by:

Camille Duarte, Administrative Assistant III

Randall Hamerly, Chair

