

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

September 2, 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
Brian Wolfe, Assistant Public Works Director
Matt Wirz, Building Official
Scott Rice, City Landscape Architect

MISSION STATEMENT

Highland is dedicated to the betterment of the individual, the family, the neighborhood and the community. The City Council and the staff of Highland are dedicated to providing the quality of public facilities and services that its citizens are willing to fund and will do so as efficiently as possible.

Visit the City's Website at: www.cityofhighland.org

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance, please contact the City Clerk's office at (909) 864-6861, ext. 226, at least 72 hours prior to the meeting for any requests for reasonable accommodation to include interpreters.

Pursuant to Government Code Section 54957.5, any disclosable public records related to an open session item on a regular meeting agenda and distributed by the City of Highland to all or a majority of the Planning Commission, less than 72 hours prior to that meeting, are available for public inspection at Highland City Hall, 27215 Base Line, Highland, CA 92346, during normal business hours.

Submission of Public Comments: For those wishing to make public comments by email, please submit your comments by email to be read aloud at the meeting. Email comments must be submitted by 5:00 p.m. on September 2, 2025 to publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the September 2, 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
September 2, 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 September 2, 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 August 19, 2025 Regular Meeting.

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

PUBLIC HEARINGS

2. Request for a three-year Extension of Time (EXT 25-003) for Conditional Use Permit (CUP 22-002) to permit the development of a 54,330 square foot warehouse and associated improvements, Design Review Application (DRA 21-024) for the Site Plan, Building Elevations, Grading Plan and Conceptual Landscape Plan, Tentative Parcel Map (TPM 22-002) to combine eight (8) parcels into one (1). (Location: Central Ave & 3rd St., Applicant: Patriot Partners LLC)

RECOMMENDATION: Staff recommends the Planning Commission Adopt Resolution No. 25 – _____, approving Extension of Time application (EXT 25-003) for a three (3) year extension of Conditional Use Permit (CUP 22-002), Design Review Application (DRA 21-024) and Tentative Parcel Map (TPM 22-002) subject to the Conditions of Approval and Findings of Fact.

3. Request for a three-year Extension of Time (EXT 25-004) for Conditional Use Permit (CUP 22-003) to permit the development of a 90,532 square foot warehouse and associated improvements, Design Review Application (DRA 22-008) for the Site Plan, Building Elevations, Grading Plan and Conceptual Landscape Plan and Tentative Parcel Map (TPM 22-009) to combine four (4) parcels into one (1). (Location: Grape St. approx.. 200 feet south of Cypress, Applicant: Patriot Development Partners)

RECOMMENDATION: Staff recommends the Planning Commission Adopt Resolution No. 25 – _____, approving Extension of Time application (EXT 25-004) for a three (3) year extension of Conditional Use Permit (CUP 22-003), Design Review Application (DRA 22-008) and Tentative Parcel Map (TPM 22-009) subject to the Conditions of Approval and Findings of Fact.

4. Request for a three-year Extension of Time (EXT 25-005) for Conditional Use Permit (CUP 22-004) to permit the development of a 187,870 square foot warehouse and associated improvements, Design Review Application (DRA 22-006) for the Site Plan, Building Elevations, Grading Plan and Conceptual Landscape Plan, Tentative Parcel Map (TPM 22-005) to combine six (6) parcels into one (1). (Location: Victora Ave & Cypress St., Applicant: Patriot Development Partners)

RECOMMENDATION: Staff recommends the Planning Commission Adopt Resolution No. 25 – _____, approving Extension of Time application (EXT 25-005) for a three (3) year extension of Conditional Use Permit (CUP 22-004), Design Review Application (DRA 22-006) and Tentative Parcel Map (TPM 22-005) subject to the Conditions of Approval and Findings of Fact.

ANNOUNCEMENTS

ADJOURN

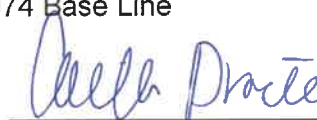
I, Camille Duarte, Administrative Assistant III of the City of Highland, California, certify that I caused to be posted this agenda on or before the 28th of August 2025 by 5:30 p.m. on our website at www.cityofhighland.org and in the following designated areas:

Highland Branch Library
7863 Central Avenue

Fire Station No. 1
26974 Base Line

City Hall
27215 Base Line

Date: August 28, 2025



Camille Duarte, Administrative Assistant III