



City of Highland

Randall Hamerly, Chair

Chandra Thomas, Vice Chair

Nicole McCance, Commissioner

Jarrold Miller, Commissioner

Brent Merideth, Commissioner

Planning Commission Regular Meeting Agenda

November 18, 2025 at 6:00 PM

City Hall Donahue Council Chambers | 27215 Base Line, Highland CA 92346

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.

In compliance with the Brown Act, any writings or documents provided to a majority of the legislative body regarding any item on this agenda, that are not exempt from disclosure under the California Public Records Act, will be made available for public inspection at City Hall, 27215 Base Line Highland, CA 92346, during normal business hours. Such documents will also be made available on 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 accommodations, including interpreters.

Levine Act: Pursuant to Government Code Section 84308, any party to a City proceeding must disclose on the record any campaign contributions made to a member of the City Council (or commission) in excess of \$250 in the past 12 months. This disclosure requirement includes contributions by the party's agent and aggregated contributions from persons or entities related to the party. Please make the disclosure as soon as possible, but no later than the beginning of the proceeding.

Call to Order

Pledge of Allegiance

Public Comment

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 3 minutes each. For those wishing to make public comments by email, please submit your comments by 5:00 p.m. on November 18, 2025, to publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the agenda, please identify the agenda item number. Members of the public may submit comments on public hearing items at any time before the meeting, as well as during the meeting up until the close of the public hearing for the respective item.

Planning Commission Public Hearing

1. 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 7591 Cunningham St, Highland, CA 92346, Tax Assessor's Parcel Number 1192-381-21.

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 7591 Cunningham St., Highland, CA 92346 and order the abatement thereof.

2. Conditional Use Permit (CUP 22-015), for the expansion of an existing autobody repair shop to an adjacent 6,000 sf building and related Design Review Application (DRA 25-007) for the site plan, landscape plan and elevations.
 1. Adopt Resolution No. 2025-____, approving Conditional Use Permit (CUP 22-015) for the expansion of an existing autobody repair shop to an adjacent 6,000 sf building on an approximately 1.2 acre parcel subject to the Conditions of Approval and Findings of Fact;
 2. Adopt Resolution No. 2025 - ____ Approving Design Review Application (DRA 25-007) for the site plan, building elevations, grading plan, and landscape plan, subject to the Conditions of Approval and Findings of Fact; and
 3. Direct staff to file a Notice of Exemption with the County Clerk of the Board of Supervisors.

Planning Commission Legislative

Announcements

Adjourn

Certification

I, Camille Duarte, Administrative Assistant III, or my designee, hereby certify that the foregoing agenda was posted 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), and City Hall (27215 Base Line) at least seventy-two (72) hours prior to the meeting per Government Code Section 54954.2.



Staff Report

to the Planning Commission/Appeals Board

Agenda
Item
No.1.

Date: November 18, 2025

From: Lawrence Mainez, Community Development Director

Prepared By: Gary Chambers, Code Enforcement Officer

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 7591 Cunningham St, Highland, CA 92346, Tax Assessor's Parcel Number 1192-381-21.

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 7591 Cunningham 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 their time in their 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:

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

Background:

October 3, 2024: This case was initiated due to a complaint received regarding property maintenance violations related to the storage and accumulation of abandoned, discarded or unused objects or equipment, including, but not limited to, lumber, metal, recyclables, scrap wood, vegetation, junk, trash, or debris, inoperable vehicles, and vehicles parked on the unimproved/unpaved surface at the property generally located at 7591 Cunningham St., Highland, CA 92346, APN: 1192-381-21.

November 13, 2024: Code Compliance Officer Gary Chambers arrived at the subject property to conduct an inspection and observed the accumulation and storage of dismantled, wrecked, inoperable, junked, abandoned vehicles or parts thereof. 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 in public view, and the parking of vehicles on the unimproved/unpaved surface of the property. A Notice of Violation was issued and mailed to

the property owner's address of record by certified and regular mail.

December 16, 2024: Code Compliance Officer Gary Chambers arrived at the subject property to conduct a reinspection and observed the accumulation and storage of dismantled, wrecked, inoperable, junked, abandoned vehicles or parts thereof. 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 in public view, and the parking of vehicles on the unimproved/unpaved surface of the property. A final Notice of Violation was issued and mailed to the property owner's address of record by certified and regular mail.

March 12, 2025: Code Compliance Officer Gary Chambers arrived at the subject property to conduct a reinspection and observed the accumulation and storage of dismantled, wrecked, inoperable, junked, abandoned vehicles or parts thereof. 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 in public view, and the parking of vehicles on the unimproved/unpaved surface of the property. Administrative Warning Citation No. 15287 was issued and mailed to the property owner's address of record by certified and regular mail.

June 10, 2025: Code Compliance Officer Gary Chambers arrived at the subject property to conduct a reinspection and observed the accumulation and storage of dismantled, wrecked, inoperable, junked, abandoned vehicles or parts thereof, 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 in public view, and the parking of vehicles on the unimproved/unpaved surface of the property. On June 11, 2025, Administrative Citation No. 17121 (\$100), was issued and mailed to the property owner's address of record by certified and regular mail.

July 14, 2025: Code Compliance Officer Gary Chambers arrived at the subject property to conduct a reinspection and observed the accumulation and storage of dismantled, wrecked, inoperable, junked, abandoned vehicles or parts thereof, 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 in public view, the parking of vehicles on the unimproved/unpaved surface of the property, and a Recreational Vehicle (RV) being parked or stored in the driveway so as to block access to a required off-street parking space. Administrative Citation No. 17126 (\$200) was issued and mailed to the property owner's address of record by certified and regular mail.

September 23, 2025: Code Compliance Officer Gary Chambers arrived at the subject property to conduct a reinspection and observed the accumulation and storage of dismantled, wrecked, inoperable, junked, abandoned vehicles or parts thereof, 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 in public view, the parking of vehicles on the unimproved/unpaved surface of the property, and a Recreational Vehicle (RV) being parked or stored in the driveway so as to block access to a required off-street parking space. 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.

October 29, 2025: Code Compliance Officer Gary Chambers arrived at the subject property to conduct a reinspection and observed the accumulation and storage of dismantled, wrecked, inoperable, junked, abandoned vehicles or parts thereof, 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 in public view, the parking of vehicles on the

unimproved/unpaved surface of the property, and a Recreational Vehicle (RV) being parked or stored in the driveway so as to block access to a required off-street parking space. A Public Hearing Notice was posted at the property informing the property owner that a Public Nuisance Hearing had been scheduled for **November 18, 2025**, at 6 pm or soon thereafter. A Public Hearing Notice was also mailed to the property owner's address of record by certified mail, return receipt requested. A copy of the notice was mailed by regular mail 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: 1192-381-21 (located at 7591 Cunningham 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 (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).

II. Highland Municipal Code Section 8.32.020 (E) (the accumulation and storage of dismantled, wrecked, inoperable, junked, abandoned vehicles or parts thereof on private property).

III. 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, shall constitute a public nuisance).

IV. Highland Municipal Code Section 8.32.020 (H) (The parking of a vehicle on any unpaved parcel of real property or portion thereof, except as specifically permitted by city ordinance or on a public street and/or shoulder within the public right-of-way, shall constitute a public nuisance. An unpaved parcel of land shall be defined as a surface of dirt, loose gravel, landscaped area and/or other unimproved surface).

V. Highland Municipal Code Section 16.52.080 (E)(5) (Recreational vehicle parking and storage shall not occur within a parking space required for the residence as specified within HMC 16.52.030 and shall not be stored or parked so as to block access to a required off-street parking space).

The property owner(s) is requested to remove all dismantled, wrecked, inoperable, junked, abandoned vehicles or parts thereof, remove all abandoned, discarded or unused objects or equipment, including, but not limited to, lumber, metal, recyclables, scrap wood, vegetation, junk, trash, or debris from public view, remove all vehicles parked or stored on the unimproved/unpaved surface of the property, and remove the RV that is blocking access to a required off-street parking space within Sixty (60) 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.

Attachments:

1. Exhibit 1 -Planning Commission Appeals Board Declaration of Public Nuisance Resolution
2. Attachment A - Notice of Violation dated 11-13-2024
3. Attachment B - Notice of Violation dated 12-16-2024
4. Attachment C - Administrative Warning Citation issued 3-12-2025
5. Attachment D - Administrative Citation issued 6-11-2025
6. Attachment E - Administrative Citation issued 7-14-2025
7. Attachment F - Notice of Public Hearing dated 10-29-2025
8. Attachment G - Notice of Public Hearing (Affidavit of Mailing) dated 10-29-2025
9. Exhibit 2 - Aerial Site Map
10. Exhibit 3 - Case Photographs (11-13-2024)
11. Exhibit 4 - Case Photographs (12-16-2024)
12. Exhibit 5 - Case Photographs (3-12-2025)
13. Exhibit 6 - Case Photographs (6-10-2025)
14. Exhibit 7 - Case Photographs (7-14-2025)
15. Exhibit 8 - Case Photographs (9-23-2025)
16. Exhibit 9 - Case Photographs (10-29-2025)

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: 1192-381-21, LOCATED At 7591 CUNNINGHAM ST., HIGHLAND, CA 92346, AND ORDERING THE OWNER(S) OF THE PROPERTY TO ABATE THE NUISANCE CONTAINED THEREON.

(CODE CASE #11765)

A. RECITALS

1. On October 3, 2024, this case was initiated due to a complaint received regarding property maintenance violations located at 7591 Cunningham St., Highland, CA 92346, APN: 1192-381-21. On November 13, 2024, an inspection of the property revealed the storage and accumulation of inoperable vehicles, junk, trash, debris, rubbish, and vehicles being parked or stored on the unimproved/unpaved surface of the property.
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. Notice of Violations, were issued/mailed on;

11/13/2024 (Attachment A)
12/16/2024 (Attachment B)
4. Administrative Citations, were issued/mailed on;

03/12/2025 - Warning Citation (Attachment C)
06/11/2025 (Attachment D)
07/14/2025 (Attachment E)

- B.** 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 October 29, 2025. A copy of the notice was also posted at the Property (Attachment F).

C. 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 November 18, 2025; that Notice is attached hereto as Attachment G. 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 Planning Commission/Appeals Board 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 7591 Cunningham St., Highland, California 92346, since at least November 13, 2024.
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 (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).
 - b. Highland Municipal Code Section 8.32.020 (E) (the accumulation and storage of dismantled, wrecked, inoperable, junked, abandoned vehicles or parts thereof on private property).
 - c. 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, shall constitute a public nuisance).

- d. Highland Municipal Code Section 8.32.020 (H) (The parking of a vehicle on any unpaved parcel of real property or portion thereof, except as specifically permitted by city ordinance or on a public street and/or shoulder within the public right-of-way, shall constitute a public nuisance. An unpaved parcel of land shall be defined as a surface of dirt, loose gravel, landscaped area and/or other unimproved surface).
 - e. Highland Municipal Code Section 16.52.080 (E)(5) (Recreational vehicle parking and storage shall not occur within a parking space required for the residence as specified within HMC 16.52.030 and shall not be stored or parked so as to block access to a required off-street parking space).
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 sixty (60) 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. Remove all dismantled, wrecked, inoperable, junked, abandoned vehicles or parts thereof from the property.
 - b. Remove all abandoned, discarded or unused objects or equipment, including, but not limited to, lumber, metal, recyclables, scrap wood, vegetation, junk, trash, or debris from public view.
 - c. Remove all vehicles from the unimproved/unpaved surface of the property and park or store them on an improved surface that is permanently maintained with asphalt, concrete, or other all-weather surfacing approved by the community development director and city engineer.
 - d. Remove the RV that is blocking access to the required off-street parking space and park or store it according to city regulations.
8. 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 sixty (60) 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 November 2025.

Randall Hamerly,
Planning Commission/Appeals Board Chairman

ATTEST:

Lawrence A. Mainez,
Community Development Director

ATTACHMENT "A"

Notice of Violation dated November 13, 2024

Notice of Violation

City of Highland - Community Development Dept.

27215 E. Base Line

Highland, CA 92346

(909) 864-6861

Case Number: 11765



11/13/2024

CHILES, ERIC B
7591 CUNNINGHAM ST
HIGHLAND, CA 92346

Subject Property: 7591 CUNNINGHAM ST, HIGHLAND, CA 92346
Property ID Number: 1192-381-21-0000

Dear Property Owner:

An inspection by our Division has determined the property listed above is in violation of following Ordinance(s):

Parking on unpaved/unimproved surfaces

8.32.020 H

Public Nuisance - Accumulation/storage of inoperable vehicles

8.32.020 E

Storage - abandoned vehicles, trash, junk

8.32.020 F

The following action must be taken to correct the above stated violation(s):

Remove all storage of abandoned, discarded or unused objects or equipment, including, but not limited to, lumber, metal, recyclables, scrap wood, vegetation, junk, trash, or debris from public view. Remove all dismantled, wrecked, inoperable, junked, abandoned vehicles or parts thereof from the property. Remove all vehicles being parked or stored on the unimproved surface of the property. Vehicles must be parked on an improved surface consisting of concrete or asphalt. Thank you for your prompt attention and cooperation in resolving this matter.

The correspondence will serve as official notification that the above state violations must be corrected before 12/13/2024. Fines, liens or special assessments may be placed on the property for noncompliance and/or the costs of abatement, repair or demolition by the City.

For further information, you may contact me at (909) 864-6861 ext. 220.

Sincerely,

Gary Chambers
Code Enforcement Officer

ATTACHMENT "B"

Notice of Violation dated December 16, 2024

Notice of Violation

City of Highland - Community Development Dept.

27215 E. Base Line
Highland, CA 92346
(909) 864-6861



Case Number: 11765

12/16/2024

CHILES, ERIC B
7591 CUNNINGHAM ST
HIGHLAND, CA 92346

Subject Property: 7591 CUNNINGHAM ST, HIGHLAND, CA 92346
Property ID Number: 1192-381-21-0000

Dear Property Owner:

An inspection by our Division has determined the property listed above is in violation of following Ordinance(s):

Parking on unpaved/unimproved surfaces

8.32.020 H

Public Nuisance - Accumulation/storage of inoperable vehicles

8.32.020 E

Storage - abandoned vehicles, trash, junk

8.32.020 F

The following action must be taken to correct the above stated violation(s):

2nd Notice: Remove all storage of abandoned, discarded or unused objects or equipment, including, but not limited to, lumber, metal, recyclables, scrap wood, vegetation, junk, trash, or debris from public view. Remove all dismantled, wrecked, inoperable, junked, abandoned vehicles or parts thereof from the property. Remove all vehicles being parked or stored on the unimproved surface of the property. Vehicles must be parked on an improved surface consisting of concrete or asphalt. Thank you for your prompt attention and cooperation in resolving this matter.

The correspondence will serve as official notification that the above state violations must be corrected before 01/16/2025. Fines, liens or special assessments may be placed on the property for noncompliance and/or the costs of abatement, repair or demolition by the City.

For further information, you may contact me at (909) 864-6861 ext. 220.

Sincerely,

Gary Chambers
Code Enforcement Officer

ATTACHMENT "C"

Administrative Warning Citation No. 15287 issued

March 12, 2025



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

CITATION NO. 15287

ADMINISTRATIVE CITATION

Date: 3-12-2025 Time: 9:24 am (Violation Observed)

☒ **WARNING**

☐ 1st Citation - \$ 100.00 ☐ 2nd Citation - \$ 200.00

☐ 3rd Subsequent - \$ 500.00

The payment listed above is due by N/A See reverse side for payment and appeal instructions.

Corrections indicated below are required by 4-11-2025. 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

Chiles, Eric B.

DL #:

N/A

DOB:

N/A

MAILING ADDRESS: 7591 Cunningham St.

Highland, CA 92346

VIOLATION ADDRESS:

"SAME"

MUNI. / STATE CODE SECTION VIOLATED	VIOLATION DESCRIPTION
<u>HMC</u> <u>8.32.020(E)</u>	<u>Storage of Inoperable Vehicles</u>
<u>HMC</u> <u>8.32.020(F)</u>	<u>Junk, trash, debris in public view</u>
<u>HMC</u> <u>16.52.060(B)(1)</u>	<u>Parking on unimproved</u>

CORRECTIONS REQUIRED:

Remove all inoperable

vehicles from the property, or repair them, or
store them in a permitted enclosed structure.

Remove all junk, trash, debris from public view.

All vehicles must be parked on an improved
surface.

Signature of Issuing Officer

3-12-2025
Issued Date

Printed Name of Issuing Officer

Gary Chambers

Acknowledgement of Receipt (Signature)

"Mailed"

**READ REVERSE SIDE
FOR IMPORTANT INFORMATION**

ATTACHMENT “D”

Administrative Citation No. 17121 issued
June 11, 2025



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

CITATION NO. 17121

ADMINISTRATIVE CITATION

Date: 6-10-2025 Time: 3:47 pm (Violation Observed)

☐ WARNING

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

☐ 3rd Subsequent - \$ _____

The payment listed above is due by 7-6-2025. See reverse side for payment and appeal instructions.

Corrections indicated below are required by 7-6-2025. 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

Chiles, Eric B.
DL #: N/A DOB: N/A

MAILING ADDRESS: 7591 Cunningham St.
Highland, CA 92346

VIOLATION ADDRESS: "SAME"

MUNI. / STATE CODE SECTION VIOLATED	VIOLATION DESCRIPTION
<u>HMC</u> <u>8.32.020 (E)</u>	<u>Storage of Inoperable vehicles</u>
<u>HMC</u> <u>8.32.020 (F)</u>	<u>Storage of junk, trash, or debris</u>
<u>HMC</u> <u>8.32.020 (H)</u>	<u>Parking on unimproved surface</u>

CORRECTIONS REQUIRED: Remove all storage of junk
trash, debris, or rubbish from public views.
Remove all vehicles from the unimproved surface
of the property. Remove all inoperable
vehicles from the property.

[Signature]
Signature of Issuing Officer

6-11-2025
Issued Date

Cory Chambers
Printed Name of Issuing Officer

"Mailed"
Acknowledgement of Receipt (Signature)

**READ REVERSE SIDE
FOR IMPORTANT INFORMATION**

ATTACHMENT “E”

Administrative Citation No. 17126 issued

July 14, 2025

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

CITATION NO. 17126

ADMINISTRATIVE CITATION

Date: 7-14-2025 Time: 9:12 am (Violation Observed)

⚠ WARNING

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

☐ 3rd Subsequent - \$ _____

The payment listed above is due by 8-8-25. See reverse side for payment and appeal instructions.

Corrections indicated below are required by 8-13-25. 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

DL #: Chiles, Eric B DOB:

DL #:	DOB:
N/A	N/A

MAILING ADDRESS: 7591 Cunningham St

VIOLATION ADDRESS: 11 SAME "

MUNI. / STATE CODE SECTION VIOLATED	VIOLATION DESCRIPTION
HMC 8.32.020 (C)	Any violation of the Highland Municipal or Development Code
HMC 8.37.020 (E)	Storage of inoperable vehicles
HMC 8.32.020 (F)	Storage of junk / debris
HMC 8.22.020 (H)	Parking an unimproved

CORRECTIONS REQUIRED: Remove all junk/debris from property. Remove all inoperable vehicles. Remove all vehicles from the Unimproved Surface of the property. Remove the RV/Motorhome from the required off-street parking space.

Signature of Issuing Officer

7-14-2025
Issued Date

Printed Name Issuing Officer

"Mr. Lee"
Acknowledgement of Receipt (Signature)

**READ REVERSE SIDE
FOR IMPORTANT INFORMATION**

ATTACHMENT “F”

Notice of Public Hearing & Public Posting Copy dated
October 29, 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 1192-381-21, located at 7591 Cunningham 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, November 18th, 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 the accumulation and storage of dismantled, wrecked, inoperable, junked, abandoned vehicles or parts thereof, 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 in public view, vehicles parked or stored on the unimproved/unpaved surface of the property, and a RV blocking access to a required off-street parking space.

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

Remove all dismantled, wrecked, inoperable, junked, abandoned vehicles or parts thereof, remove all abandoned, discarded or unused objects or equipment, including, but not limited to, lumber, metal, recyclables, scrap wood, vegetation, junk, trash, or debris from public view, remove all vehicles parked or stored on the unimproved/unpaved surface of the property, and remove the RV that is blocking access to a required off-street parking space.

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



Gary Chambers

Code Compliance Officer 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: October 29, 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 THE STORAGE OF DISMANTLED, WRECKED, INOPERABLE, JUNKED, ABANDONED VEHICLES OR PARTS THEREOF, JUNK, TRASH, DEBRIS, OR RUBBISH IN PUBLIC VIEW, VEHICLES PARKED OR STORED ON THE UNIMPROVED/UNPAVED SURFACE OF THE PROPERTY, AND A RV BLOCKING ACCESS TO A REQUIRED OFF-STREET PARKING SPACE.

File Number: APPEALS BOARD PUBLIC NUISANCE HEARING,
CASE #11765

SUBJECT: A Public Hearing to declare the existence of a Public Nuisance in accordance with Chapter 8.32.060 of the Highland Municipal Code.

PROPERTY OWNER(S): Eric B. Chiles

VIOLATION ADDRESS/APN: 7591 Cunningham St., Highland, CA 92346.
APN: 1192-381-21

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

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

ATTACHMENT “G”

Notice of Public Hearing, Affidavit of Mailing, dated
October 29, 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 October 29, 2025, I caused to be served a copy of the attached Public Hearing Notice, Case #11765, Certified Mail, Return Receipt Requested, to the following party: Eric B. Chiles. 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 Party as more fully detailed below.

Eric B. Chiles
7591 Cunningham St.
Highland, CA 92346

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 October 29, 2025.

Dated: 10/29/25



Camille Duarte, Administrative Assistant III
City of Highland

EXHIBIT “2”

Aerial / Site Map

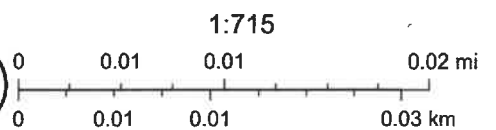
ArcGIS Web Map



11/5/2025, 7:50:41 AM

- Address Points
- Parcels
- World Imagery
- Low Resolution 15m Imagery

High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations



County of San Bernardino, Microsoft, Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

EXHIBIT “3”

Case photographs dated November 13, 2024

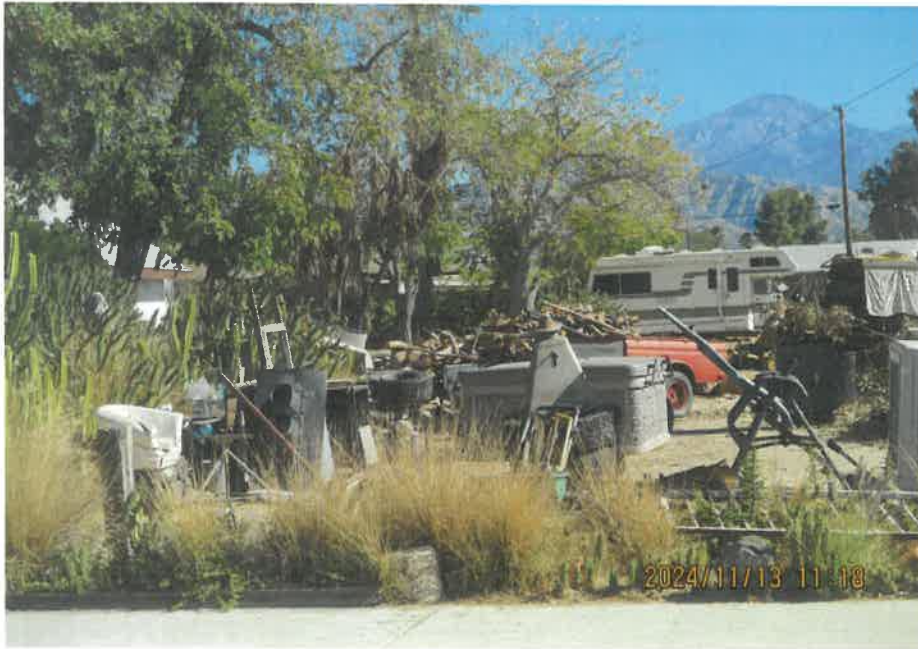


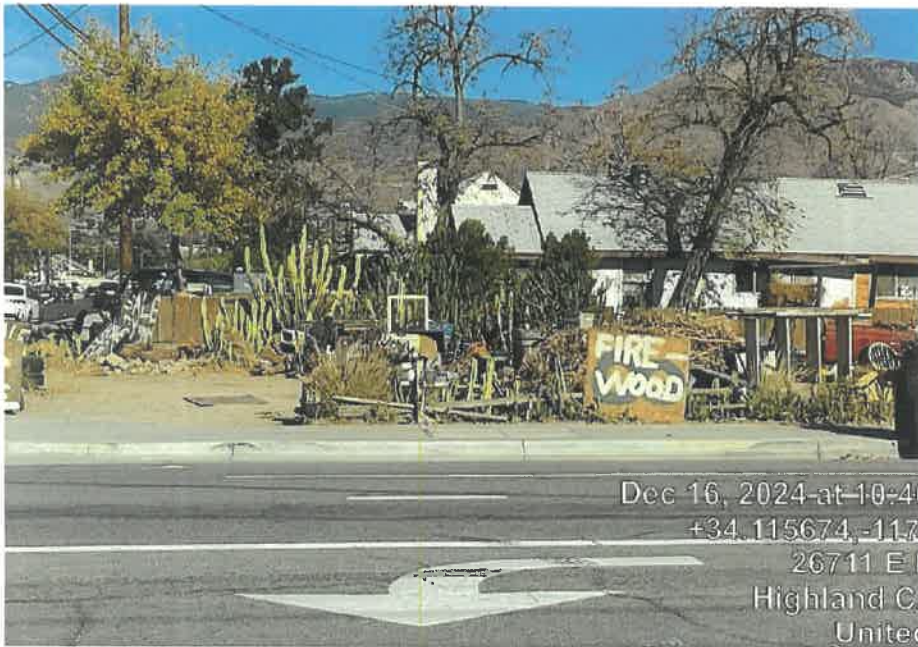




EXHIBIT “4”

Case photographs dated December 16, 2024





Dec 16, 2024 at 10:40
+34.115674, -117.115674
26711 E
Highland Co
United

EXHIBIT “5”

Case photographs dated March 12, 2025





EXHIBIT “6”

Case photographs dated June 10, 2025



Jun 10, 2025 at 3:47:38 PM
+34.110011,-117.22170



Jun 10, 2025 at 3:47:38 PM
+34.110011,-117.22170



Jun 10, 2025 at 3:47:38 PM
+34.110011,-117.22170



Jun 10, 2025 at 3:47:38 PM
+34.110011,-117.22170



Jun 10, 2025 at 3:47:38 PM
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Jun 10, 2025 at 3:47:38 PM
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Jun 10, 2025 at 3:47:38 PM
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Jun 10, 2025 at 3:47:38 PM
+34.110011,-117.22170



EXHIBIT “7”

Case photographs dated July 14, 2025



Jul 14, 2025 at 9:12:12 AM
+36.118104, -117.22182



Jul 14, 2025 at 9:12:13 AM
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Jul 14, 2025 at 9:12:14 AM
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Jul 14, 2025 at 9:12:15 AM
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Jul 14, 2025 at 9:12:16 AM
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Jul 14, 2025 at 9:12:17 AM
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Jul 14, 2025 at 9:12:18 AM
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Jul 14, 2025 at 9:12:19 AM
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Jul 14, 2025 at 9:12:20 AM
+36.118104, -117.22182

EXHIBIT “8”

Case photographs dated September 23, 2025



Aug 28, 2025 at 10:58 AM
034.116004, -117.221822



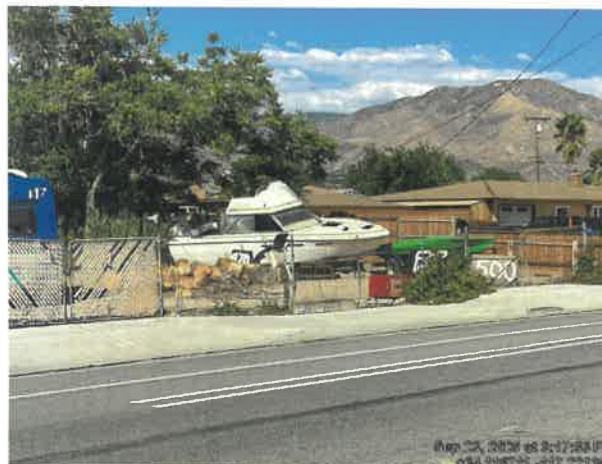
Aug 28, 2025 at 10:57 AM
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Aug 28, 2025 at 10:58 AM
034.116004, -117.221822



Aug 28, 2025 at 1:17:06 PM
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Aug 28, 2025 at 3:12:23 PM
034.116004, -117.221822



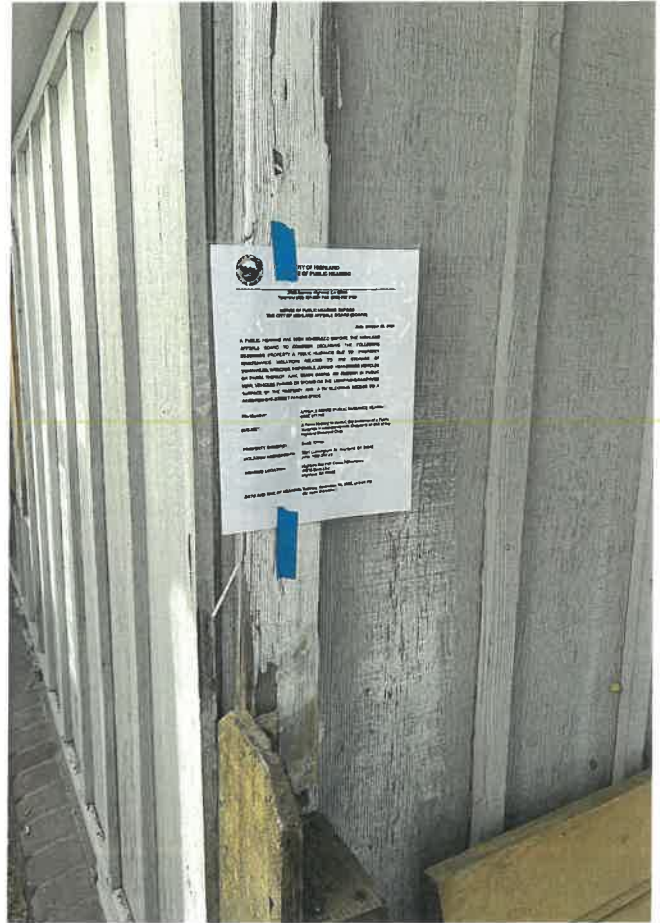
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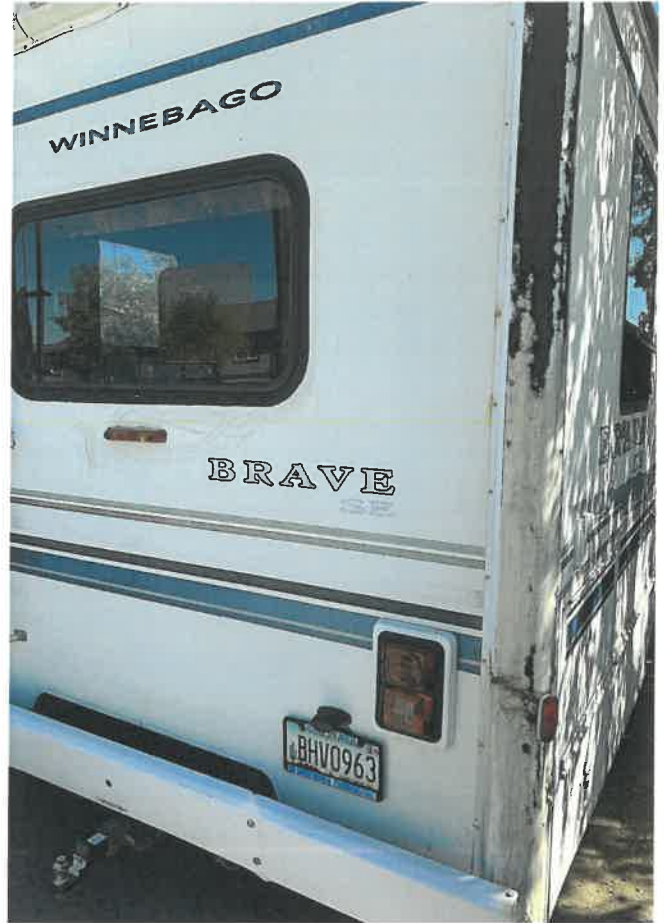


Aug 28, 2025 at 10:57:56 PM
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EXHIBIT “9”

Case photographs taken October 29, 2025

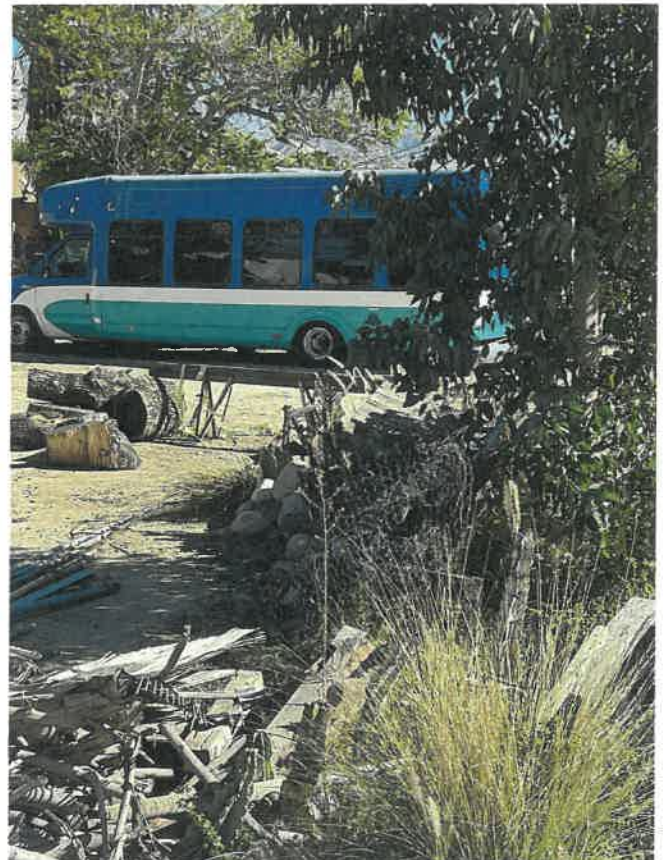
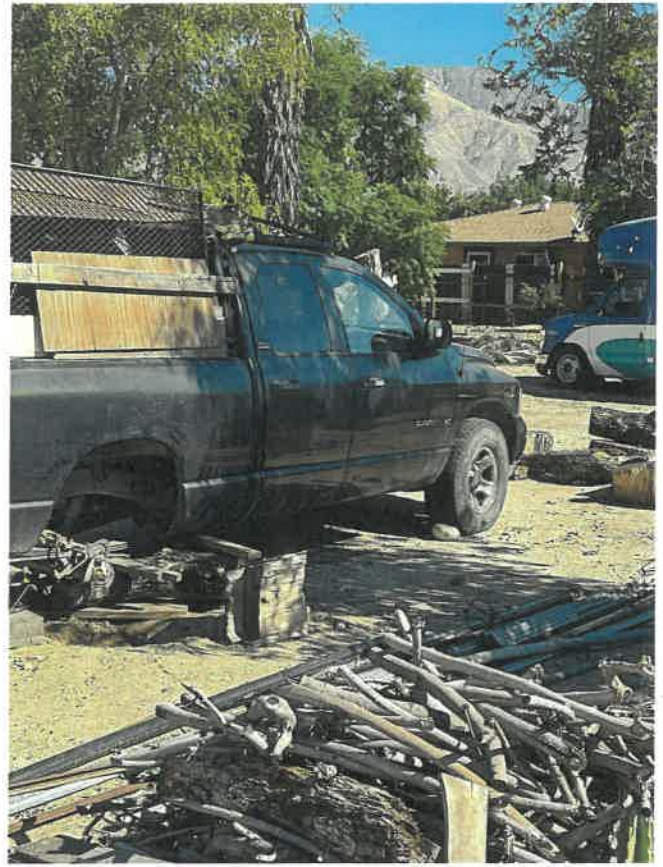


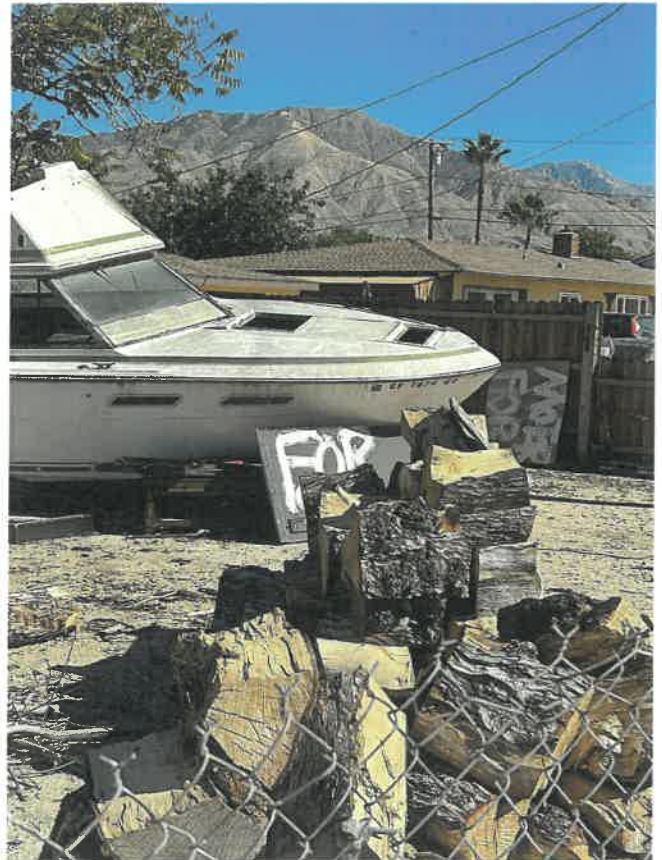




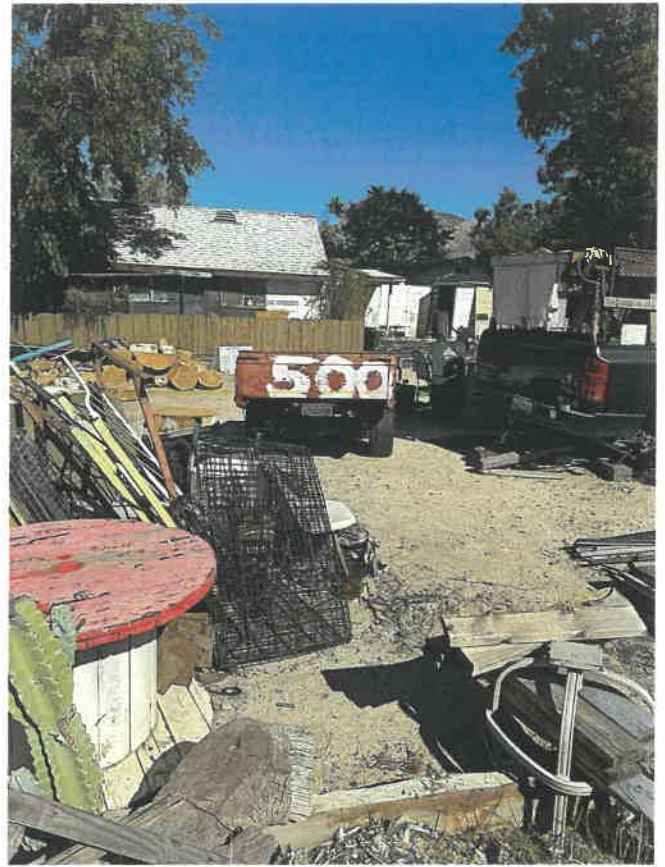
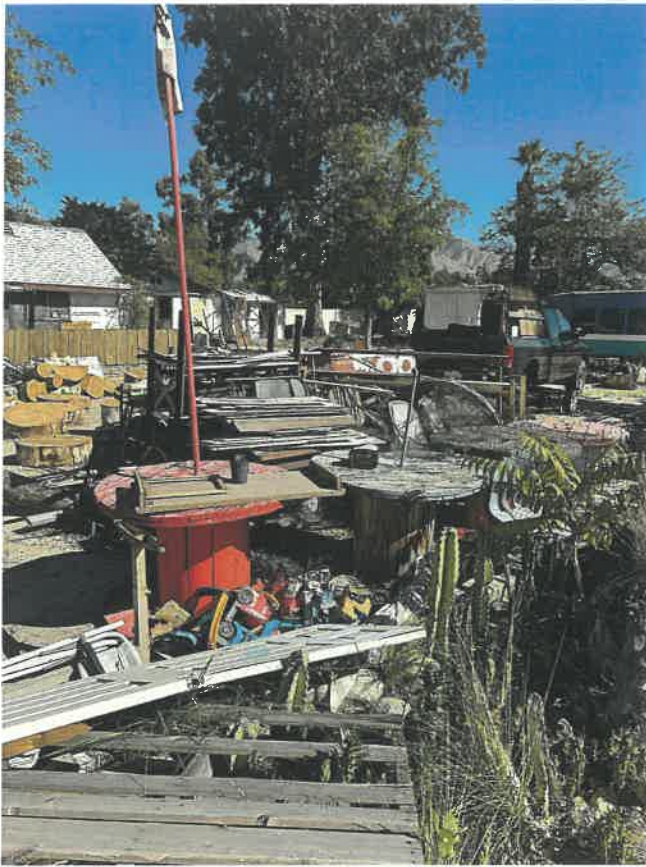












Staff Report

To the Planning Commission



Date: November 18, 2025

From: Lawrence Mainez, Community Development Director

Reviewed By: Kim Stater, Assistant Community Development Director

Prepared By: Travis Trejo, Assistant Planner

Subject: Conditional Use Permit (CUP 22-015), for the expansion of an existing autobody repair shop to an adjacent 6,000 sf building and related Design Review Application (DRA 25-007) for the site plan, landscape plan and elevations.

Recommendation:

1. Adopt Resolution No. 2025-____, approving Conditional Use Permit (CUP 22-015) for the expansion of an existing autobody repair shop to an adjacent 6,000 sf building on an approximately 1.2 acre parcel subject to the Conditions of Approval and Findings of Fact;
2. Adopt Resolution No. 2025 -____ Approving Design Review Application (DRA 25-007) for the site plan, building elevations, grading plan, and landscape plan, subject to the Conditions of Approval and Findings of Fact; and
3. Direct staff to file a Notice of Exemption with the County Clerk of the Board of Supervisors.

Fiscal Impact:

The Applicant submitted the required deposit fee for processing a Conditional Use Permit Application. Staff time spent working on the Application will be charged to this fee. No Development Impact Fees (DIFs) will be charged to the project as both the existing facility and the proposed expansion will take place within existing, developed commercial properties.

Public Notice:

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

Project Detail:

(SB 1439 Campaign Contributions and Conflicts of Interest – Government Case Section 84308 is applicable)

Location: Gerber Collision and Glass at 26847 & 26853 Base Line with proposed expansion to 26827 Base Line

Applicant: Gerber Collision

Public Notice: As required by the City Council, notice of the public hearing was posted at the City’s three designated posting locations. In addition, the notice was posted on the City’s website, mailed to property owners within three-hundred (300) feet of the project site, and published in the San Bernardino Sun newspaper on November 7, 2025. No further notice is required.

Public Comment: At the time of preparing this report, Staff received no comments.

Background: The commercial property at 26847 and 26853 Base Line has been licensed for auto body repair for more than 20 years. Gerber purchased the property in 2021 and has continued operating as an autobody collision repair since that time. A City Code Compliance case was initiated in May 2021 on the basis of operating without a business license, the storage of vehicles on non-improved surfaces and an unpermitted paint booth at their main site at 26847 and 26853 Base Line. Additionally, the company had expanded their operations to the adjacent westerly parcel at 26827 Base Line without an entitlement.

In March of 2022 a business license was submitted and approved for operations on the original easterly property. In February 2022, permits were submitted, and later approved in January 2023, to legalize the now existing paint booth on the easterly property. A formal Conditional Use Permit to allow business operations on the western parcel was accepted in December 2022 and was later received as complete in May 2025. The Conditional Use Permit is to allow the operations to continue on the westerly property; the east side is not a part of this entitlement.

Description of Site: The project site is located along the south side of Base Line, mid-block between Central Avenue and Hillview St (Exhibit 1 – Area Map). The property consists of three (3) parcels featuring an existing 6,000 square foot building, a 3,000 square foot paint booth canopy on the eastern property and an existing 6,000 square foot building consisting of a body shop and retail shop for another business on the westerly part of the property. The properties also surround a non-conforming single family dwelling. The subject property is the westerly property, the easterly properties are not under review via the Conditional Use Permit.

Surrounding Land Uses

North: ATT Service Center / Auto Repair
South: Vacant/Future Anacapa Housing Tract
East: Alta Dena Trucking
West: Existing Non-Conforming Single Family Residential

Location	General Plan	Zoning
North	General Commercial (CG)	General Commercial (CG)
South	Planned Development (PD)	Planned Development (PD)
East:	General Commercial (CG)	General Commercial (CG)
West:	General Commercial (CG)	General Commercial (CG)

Project Description: Gerber Collision is a full-service auto-body and collision repair facility that specializes in collision repair and auto-body work including bumper repair, fender repair, dents/scratches, frame straightening and dent repair. Auto glass services include windshield replacement and mobile auto-glass quoting. While there is no actual mechanical or engine work being done by the business, the extent of the body work conducted by Gerber Collision is

classified as major auto repair. Hours of operation for the current business are 7:30 am to 5:30 pm, Monday through Friday. All repair activities and operations shall be conducted entirely within an enclosed building. The project proposes to utilize 3,790 square feet of the existing 6,000 square foot building.

Project Review/Analysis: The 1.2-acre parcel on the west side is the subject property for this project. The eastern part of business operations is located on two parcels making up 0.7 acres in size. This portion of the business has been approved and is operational through proper permitting and City procedures. The applicant is seeking approval for their operational use on the subject westerly 1.2 acre parcel via Conditional Use Permit

Conditional Use Permit

Site Plan

The subject property is partially improved, with paving completed only on the northern half fronting Base Line. This portion, as well as the northern 2,210 square foot of the structure, is operational as a separate tenant retail space which is currently vacant. The southern half of the site is undeveloped. This is where new paving is being proposed. The site offers drive access to and from Base Line to the north. However, the main access will be from the already approved section of the business on the eastern property. There is currently an existing six (6) foot tall chain link fence along the middle of the site that will be removed and replaced with an opaque fence for screening of activity from Base Line. The chain link fence along the rear and side is conditioned to be replaced with a six (6) foot CMU wall. Additionally, the residential property that sits between both sites will be screened similarly with a CMU Wall. The expansion of the major auto repair facility will feature four (4) vehicle bays accessible through the rollup doors along the eastern frontage (Exhibit 2 – Site Plan/Grading Plan).

Gerber Collision is seeking to expand their use to the western parcel as more space is needed for on-site operations. The proposed service bays on the west side will operate similarly to the existing business on the eastern property. Cars will be taken in from the east and brought over to the west through the rear of the property to be worked on inside the bays. Services conducted on site will be indoors and include bumper repair, fender repair, dents/scratches, frame straightening, dent repair and auto glass repair/replacement. The southern portion of the property will be paved and fenced and used for vehicle parking as short-term parking will be needed for vehicles awaiting parts or waiting for the next phase of repairs. The addition of parking spaces on the west property will serve as parking for employees only, as customer service will continue to operate on the eastern parcel. The northern retail space of the existing building was formerly being occupied by a carpet business but is now vacant. If a new tenant were to operate out of the existing space, the parking along the Base Line frontage would service this tenant's space. A conceptual water quality management plan has been conditionally approved for this site which includes the infiltration basin on the eastern side of the property.

Parking

The existing 6,000-square-foot building includes four vehicle service bays. The building itself is split into two different uses. The retail area occupies 2,210 square feet, requiring one parking space per 250 square feet requiring nine (9) spaces. The 3,790-square-foot body shop requires one space per 500 square feet, requiring eight (8) spaces. Each of the four service bays also requires two (2) additional spaces, requiring eight (8) more spaces. In total, twenty-five (25) parking spaces are required for the project. The applicant has provided all 25 spaces,

including one ADA-compliant space.

Access

The site will continue to provide access to and from Base Line Street to the north. Sidewalks, curbs, and gutters have already been constructed along the Base Line frontage and the approval of this use is anticipated to have minimal overall impacts to ingress and egress along Base Line as the business is already operational. The main business access will remain on the eastern property. Access from Base Line on the West parcel is anticipated solely for employees and occasional deliveries.

As part of the business operations being split among several parcels, a reciprocal access agreement was required during initial submittal (Exhibit 5 – Reciprocal Access Agreement). This access agreement is between the property owners of the east and the property owners of the west parcels to establish reciprocal parking, and movement of activity between properties in relation to the operations of Gerber Collision. This agreement is to be finalized with the County of San Bernardino Recorder's office following the approval of the Conditional Use Permit.

Design Review Application

Elevations

The building on site is a CMU structure. The front portion of the building is painted CMU block in a white color with maroon accents along the top parapet and along the top of the windows on the eastern elevation. The southern portion of the building is a bare CMU wall with four (4) bay doors in white. Both north and east elevations feature large windows. The applicant is not proposing any modifications to the existing structure's elevations (Exhibit 3: Photos of Existing Site).

Conceptual Landscape Plan

The site currently includes a large grassy area that extends south along the east side of the property and a paved parking area on the west. These areas form the business frontage along Baseline, a major city thoroughfare that requires landscaping. The grassy area is planned to become an on-site infiltration basin as part of the project's Water Quality Management Plan (WQMP), while a portion of the west frontage will include a new planter area for additional landscaping.

A conceptual landscape plan has been prepared that includes planting areas utilizing a drought tolerant plant palette. Street frontages will consist largely of shrubs, grasses and other perennials. These new dense landscape areas planted along the street frontages were included as additional screening of the parking area and business operations from the Base Line frontage. Trees on site exceed the necessary one tree for every 5 parking spots. (Exhibit 4 – Landscape Plan). The City's landscape architect has reviewed the plans and provided conditions with respect to the Landscape Plan.

Environmental Determination:

Pursuant to the California Environmental Quality Act (CEQA) Class 32, Section 15332 In-Fill Development Projects, the project is exempt from further review. In-fill projects are Categorically Exempt because they are consistent with the general plan and zoning policies and regulations, do not exceed five (5) acres in area, have no value as habitat for endangered, rare or threatened species, will not result in effects relating to traffic, noise, air quality or water quality and can be adequately served by all utilities.

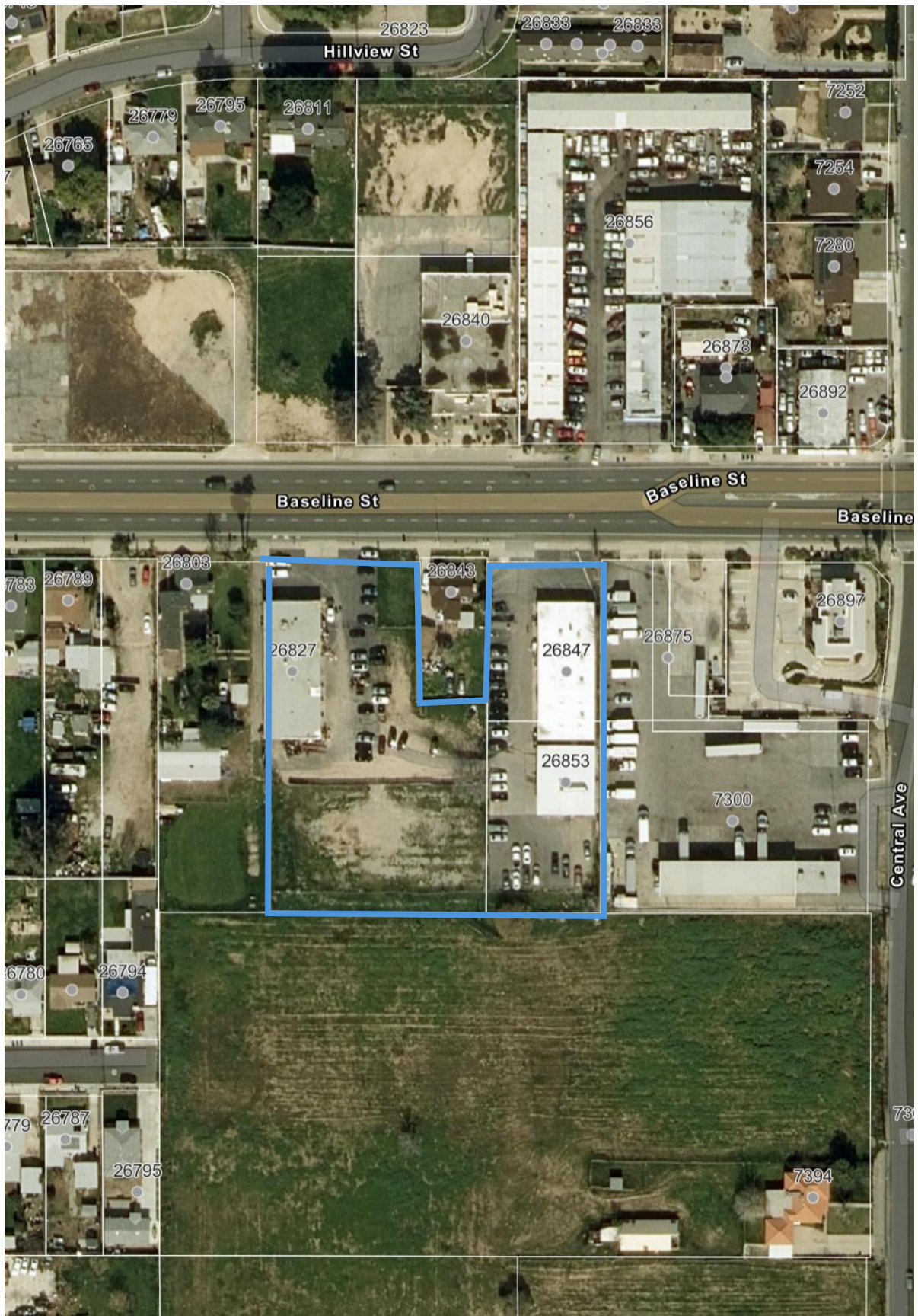
Summary: The City of Highland General Plan designates the project site as General Commercial (GC). The applicant's proposal to expand the existing major auto repair use complies with the allowable uses and development standards in Section 16.20 Commercial Districts. It also meets the requirements of Section 16.44.240 of the Highland Municipal Code for "Vehicle Repair Facilities", including paving, on-site repair, and vehicle storage. The proposed expansion is appropriate and subject to approval through a Conditional Use Permit and Design Review. Staff recommends the Planning Commission approve the proposed project, subject to the conditions of approval and findings of fact.

Attachments:

1. Area Map
2. Site Plan/Grading Plan
3. Photos of Existing Site
4. Landscape Plan
5. Reciprocal Access Agreement
6. Resolution No. 2025-_____ for Conditional Use Permit (CUP 22-015)
7. Resolution No. 2025-_____ for Design Review Application (DRA 25-007)

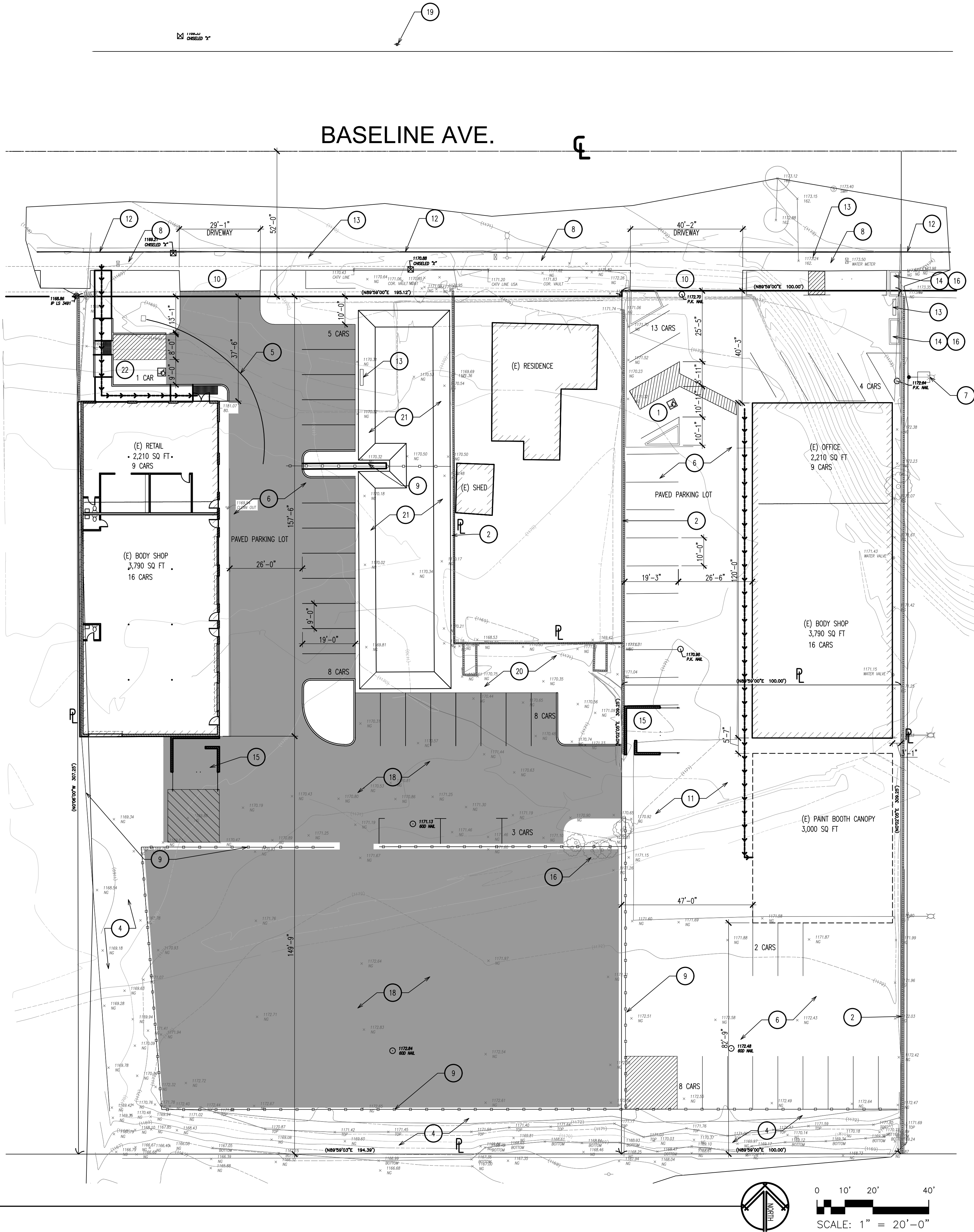
Attachment 1:

Area Map



Attachment 2:
Site Plan/Grading Plan

DRAWING NAME: 2:\PROJECTS\2021 PROJECTS\1ST CERTIFIED (GERBER) COLLISION - HIGHLAND 2100123.RA\DRAWINGS\PLANNING PACKAGE\AS-101.DWG | PLOT DATE: 8/13/2024 8:34 AM | PLOTTED BY: PMWL MRYSZEWSKI | COPYRIGHT 2016 MILLER ARCHITECTURAL CORPORATION ALL RIGHTS RESERVED



SITE PLAN
SCALE: 1" = 20'-0"

LEGAL DESCRIPTION:

THAT PORTION OF LOT 4, BLOCK 63, RANCHO SAN BERNARDINO, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 2 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID LOT, WHICH IS ALSO THE SOUTH LINE OF BASELINE STREET, AT A POINT 268 FEET WEST FROM THE NORTHEAST CORNER OF SAID LOT 4;
THENCE SOUTH PARALLEL WITH EAST LINE OF SAID LOT 4, A DISTANCE OF 318 FEET;
THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 100 FEET;
THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 318 FEET TO THE NORTH LINE OF SAID LOT;
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 100 FEET TO THE POINT OF BEGINNING.

PARCEL 2 OF PARCEL MAP 5064, AS PER PLAT RECORDED IN BOOK 47 OF PARCEL MAPS, PAGE 36, SAN BERNARDINO COUNTY, CALIFORNIA.

APN:

119-234-102, 119-234-110 & 119234155

SUBJECT PROPERTY ZONING:

COMMERCIAL GENERAL-1 (CG-1)

PROPERTY OWNERS:

BILL LAWRENCE BILL@CALAUTOMOTIVEGROUP.COM
KING FAMILY TRUST(DEANNE KING) DEANNEKING@GMAIL.COM

ARCHITECT - APPLICANT

MILLER, ARCHITECTURE - INTERIORS - PLANNING
1177 IDAHO STREET, SUITE 200
REDLANDS, CA 92374
CONTACT: KATHY OSWALT
PHONE: 909-335-7400
FAX: 909-335-7299
E-MAIL: KOSWALT@MILLER-AIP.COM

UTILITY COMPANIES:

SOUTHERN CALIFORNIA GAS COMPANY
PHONE: 800-427-2000
SOUTHERN CALIFORNIA EDISON - ELECTRIC
PHONE: 800-990-7788
EAST VALLEY WATER DISTRICT
PHONE: 909-888-8986
BURRTEC WASTE INDUSTRIES, INC.
PHONE: 909-889-1969

PROJECT DESCRIPTION:

EXISTING GERBER AUTOBODY TO USE 3,790 SF OF ADJACENT 6,000 SF COMMERCIAL STRUCTURE FOR AUTOBODY REPAIR. RECIPROCAL EASEMENT WILL BE USED TO TRAVEL TO AND FROM ADJACENT PROPERTY FOR ACCESS TO THE BUILDING.

SITE DATA FOR 26847:

BODY SHOP: 3,790 SQ FT
OFFICE: 2,210 SQ FT
CANOPY: 3,000 SQ FT
LANDSCAPE: 8,473 SQ FT
AC PAVING: 32,528 SQ FT
UNPAVED AREA: 26,328 SQ FT

PARKING BREAKDOWN 26847:

PER THE DEVELOPMENT CODE FOR AUTO REPAIR THIS IS THE BREAKDOWN FOR THE REQUIRED PARKING.
OFFICE: 1 PER EACH 250 SF OF GROSS AREA - 2,210 / 250 SF = 9
BODY SHOP: 1 SPACE PER EACH 500 SF OF GROSS AREA - 3,790 SF / 500 SF = 8 PARKING SPACES
PLUS 2 SPACES PER SERVICE BAY - 4 X 2 = 8 SPACES
TOTAL REQUIRED PARKING SPACES = 25
TOTAL PARKING PROVIDED = 25

SITE DATA 26827:

BODY SHOP: 3,790 SQ FT
RETAIL: 2,210 SQ FT
HARDSCAPE: 38,678 SQ FT
PERVIOUS AREA: 15,160 SQ FT

PARKING BREAKDOWN 26827:

PER THE DEVELOPMENT CODE FOR AUTO REPAIR THIS IS THE BREAKDOWN FOR THE REQUIRED PARKING.
RETAIL: 1 PER EACH 250 SF OF GROSS AREA - 2,210 / 250 SF = 9
BODY SHOP: 1 SPACE PER EACH 500 SF OF GROSS AREA - 3,790 SF / 500 SF = 8 PARKING SPACES
PLUS 2 SPACES PER SERVICE BAY - 4 X 2 = 8 SPACES
TOTAL REQUIRED PARKING SPACES = 25
TOTAL PARKING PROVIDED = 25

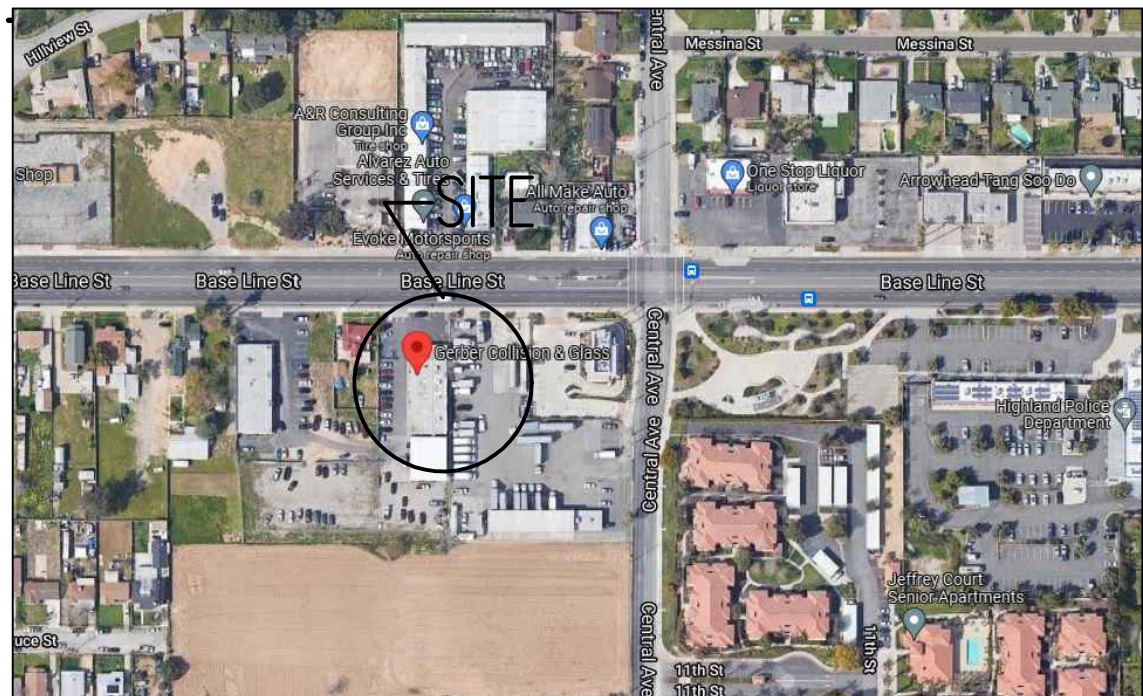
BUILDING DATA:

TYPE OF CONSTRUCTION: V-B
OCCUPANCY CLASSIFICATION: S-1
AUTOMATIC FIRE SPRINKLERS: NO
NATURE OF BUSINESS: AUTO BODY SHOP
STORIES: 1 STORY
NO EXISTING TREES

KEY NOTES: X

- (E) ACCESSIBLE STALL
- (E) BLOCK WALL
- (E) TRANSFORMER
- (E) LANDSCAPE
- (E) SWALE
- (E) ASPHALT PAVING
- (E) LIGHT POLE
- (E) SIDEWALK
- (E) CHAIN LINK FENCE
- (E) DRIVEWAY
- (E) CONCRETE PAVEMENT
- (E) CURB
- (E) POLE MOUNTED SIGNAGE
- (E) LANDSCAPE PLANTER
- TRASH ENCLOSURE PER CITY STANDART
- (E) TREES
- (E) LOADING
- ASPHALT PAVING
- (E) FIRE HYDRANT
- LANDSCAPE
- RETENTION BASIN, SEE CIVIL PLANS
- ACCESSIBLE STALL

LEGEND:



VICINITY MAP



1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: (909) 335-7400
Fax: (909) 335-7299
info@miller-aip.com



owner approval

initials	date	phase
	00/00/00	--

revisions/addenda

mark	date	comment
A	12/5/18	PLAN CHECK PHASE I
B		
C		
D		
E		
F		
G		

GERBER COLLISION

26827 BASELINE STREET
HIGHLAND, CA 92346
APN: 1192-341-02-0000

1ST CERTIFIED COLLISION

1790 SOUTH E STREET
SAN BERNARDINO, CA 92408
APN: 0141-253-09-0000

project information

PROJECT NO: 2100123.RA
DWG FILE: AS-101.DWG
DRAWN BY: PK
CHECKED BY: GWM
DRAWING SCALE: 1" = 20'-0"
DATE: 08/13/2024

sheet name

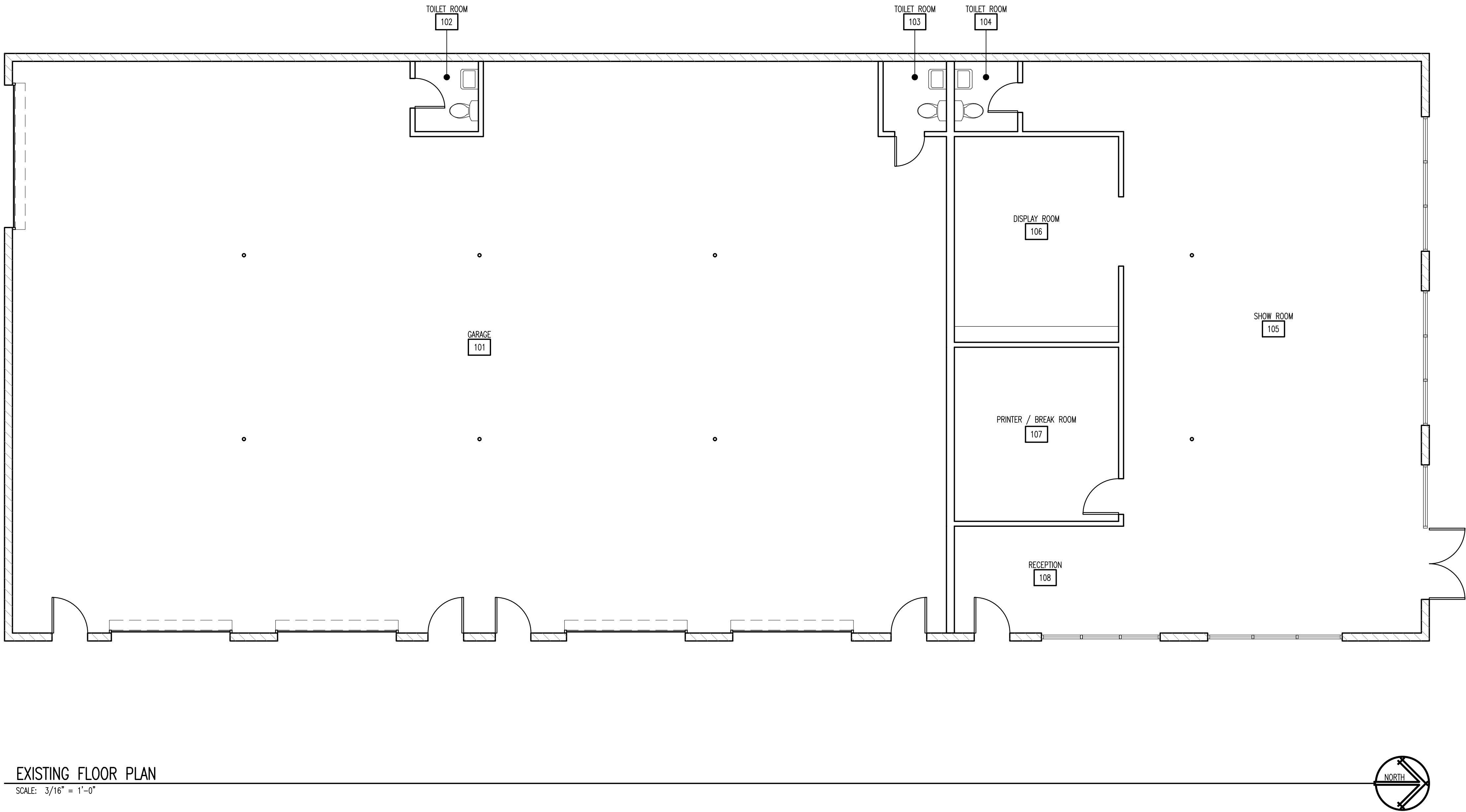
SITE PLAN
EXHIBIT 'C'

sheet number

AS-101

SHEET ##### OF XX SHEETS

DRAWING NAME: Z:\PROJECTS\2021 PROJECTS\1ST CERTIFIED (GERBER) COLLISION - HIGHLAND 2100123.RA\DRAWINGS\PLANNING PACKAGE\A-101.DWG | PLOT DATE: 1/2/2025 10:34 AM | PLOTTED BY: PAMEL KRYSZEWSKI | COPYRIGHT 2016 MILLER ARCHITECTURAL CORPORATION ALL RIGHTS RESERVED



1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: (909) 335-7400
Fax: (909) 335-7299
info@miller-aip.com



owner approval		
initials	date	phase
	00/00/00	--

revisions/addenda		
mark	date	comment
A	12/5/18	PLAN CHECK PHASE I
B		
C		
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F		
G		

GERBER COLLISION

26827 BASELINE STREET
HIGHLAND, CA 92346
APN: 1192-341-02-0000

1ST CERTIFIED COLLISION

1790 SOUTH E STREET
SAN BERNARDINO, CA 92408
APN: 01411-253-09-0000

project information	
PROJECT NO:	2100123.RA
DWG FILE:	A-101.DWG
DRAWN BY:	--
CHECKED BY:	GWM
DRAWING SCALE:	3/16" = 1'-0"
DATE:	1/2/2025

sheet name

EXISTING
FLOOR PLAN

sheet number

A-101

SHEET ##### OF XX SHEETS

26857 BASELINE STREET
HIGHLAND, CA 92346

BASELINE STREET

KING FAMILY TRUST
DEANNE KING - TRUSTEE
26827 BASELINE STREET
HIGHLAND, CA 92346

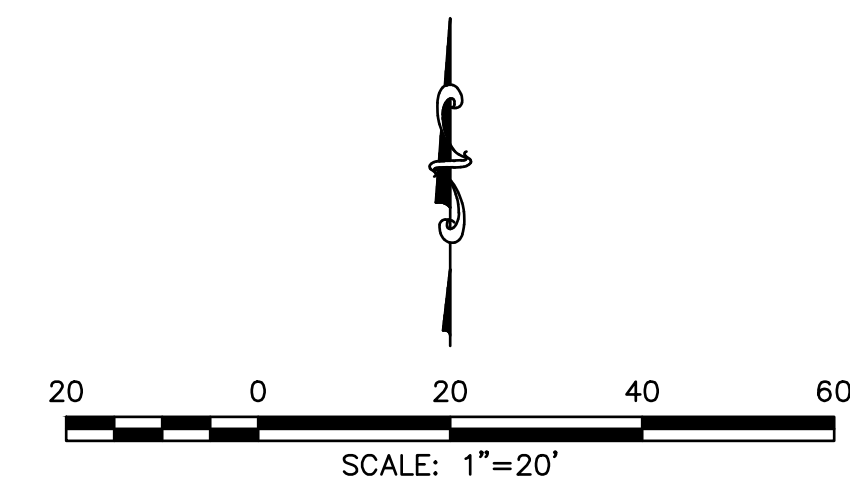
THE SUBJECT PROPERTY IS LOCATED WITHIN UNSHADED ZONE X, AREAS DETERMINED TO BE OUT SIDE THE 0.2% CHANCE FLOODPLAIN, PER FIRM MAP NO. 06071C8701J.

CUT 1,000 CUBIC YARDS
FILL 1,000 CUBIC YARDS

EARTH WORK QUANTITIES NOTE: THE ABOVE LISTED QUANTITIES REFLECT THE ENGINEER'S ESTIMATE OF THE ACTUAL VOLUMES OF MATERIAL CUT AND FILLED. THESE QUANTITIES ARE FOR ESTIMATING AND BONDING PURPOSE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR COMPUTING HIS OWN QUANTITIES FOR CONTRACT PURPOSES.

SUBJECT	EXISTING	%	PROPOSED	%
BUILDING	6,000 SF.	10.0%	6,000 SF.	10.0%
HARDSCAPE	20,358 SF.	34.0%	38,678 SF.	64.6%
PERVIOUS AREA	33,480 SF.	56.0%	15,160 SF.	25.4%
TOTALS			59,838 SF.	100% (1.37 AC.)

	EXISTING	PROPOSED
CAR (9'X19"):	18	24
HC (9'X19"):	1	1
TOTAL:	19 SPACES	25 SPACES



ASSESSOR'S PARCEL NO: 1192-341-55
GROSS ACREAGE: 358,529 SF / 8.23 AC
APPROX. TOTAL NET: 355,854 SF / 8.17 AC

EXISTING ZONING: CG, GENERAL COMMERCIAL
PROPOSED ZONING: CG, GENERAL COMMERCIAL

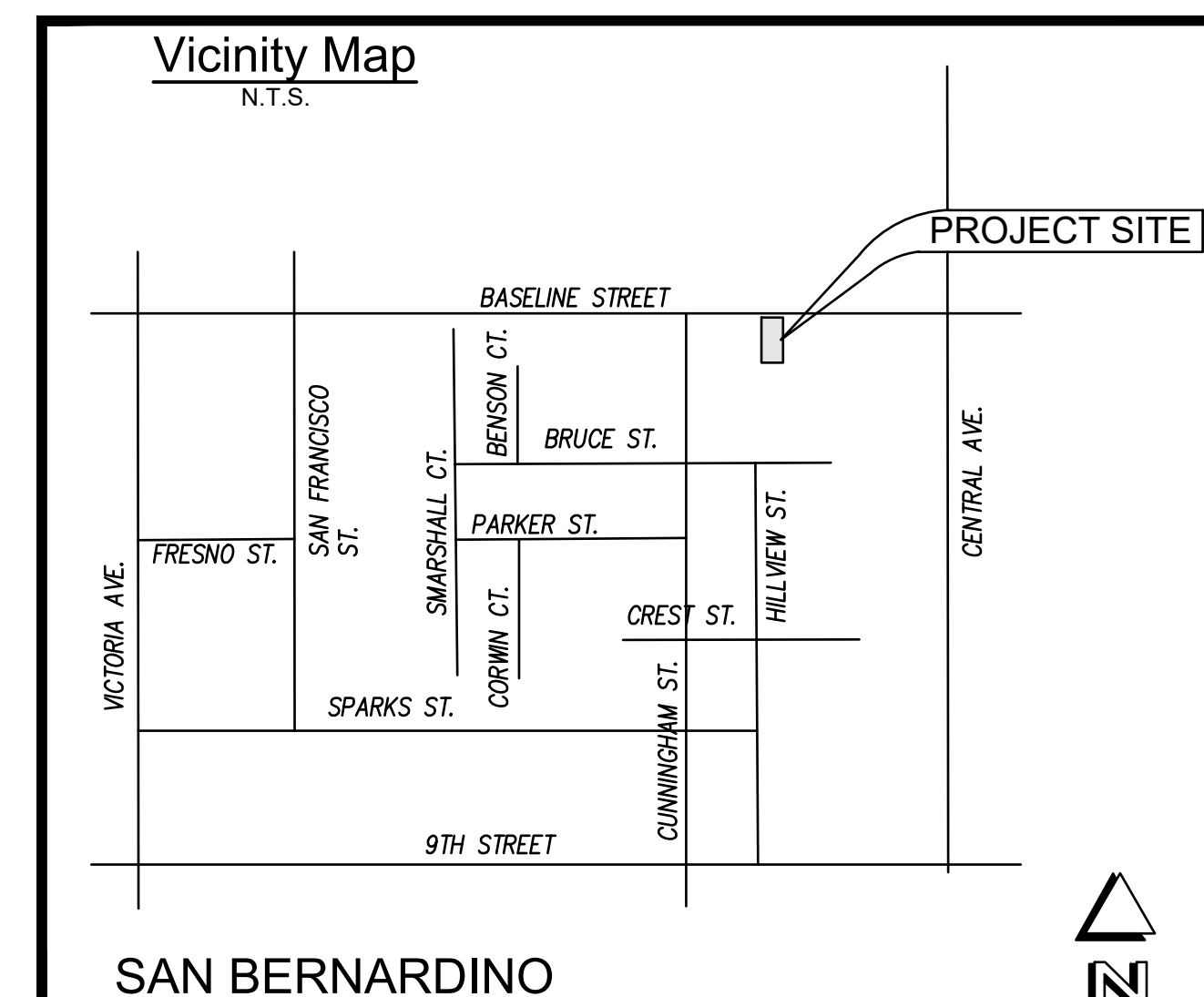
EXISTING LAND USE: COMMERCIAL
PROPOSED LAND USE: COMMERCIAL

WATER PURVEYOR: EAST VALLEY WATER DISTRICT
(909) 888-8986

GAS PURVEYOR: SOUTHERN CALIFORNIA GAS CO.
(800) 427-2000

ELECTRICITY PURVEYOR: SOUTHERN CALIFORNIA EDISON
(800) 990-7788

AC ASPHALTIC CONCRETE SURFACE		EXISTING CONCRETE SURFACE
BVC BEGIN VERTICAL CURVE		PROPOSED CONCRETE SURFACE
CL CENTER LINE		PROPOSED AC PAVEMENT
EVC END OF VERTICAL CURVE		
FF FINISH FLOOR		RIGHT OF WAY
FG FINISH GRADE		PROPERTY LINE
FL FLOWLINE		CENTERLINE
FS FINISHED SURFACE		EXISTING BLOCK OR STONE WALL
GB GRADE BREAK		FLOWLINE
GW GUY WIRE		FILL SLOPE
INV INVERT OF PIPE		
MH MANHOLE		
NTS NOT TO SCALE		
PP POWER POLE		
PIP PROTECT IN PLACE		
TC TOP OF CURB		
TF TOP OF FOOTING		
TW TOP OF WALL		INDICATES DIRECTION OF FLOW
TYP TYPICAL		
W WROUGHT IRON		CONTOUR ELEVATION (FEET)



26857 BASELINE ST. HIGHLAND, CA 92346

APN(S): 1192-341-55

RE

NO	DESCRIPTION	BY	APPROVED	DATE

PREPARED FOR:	GERBER COLLISION
---------------	------------------

DRAWN BY:	JTS	SCALE:	1" = 20'
-----------	-----	--------	----------

DRAWN BY:	JTS	SCALE:	1" = 20'
CHECKED BY:	JTS	JOB NO:	221047

CHECKED BY: JTS	JOB NO. 224947
DISREGARD PRINTS BEARING	06 17 24

Attachment 3:
Photos of Existing Site

Site Photos

Gerber Collision
26847 Baseline Street



1177 Idaho St. Suite 200
Redlands, CA 92374
Phone: 909-335-7400
Fax: 909-335-7299



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



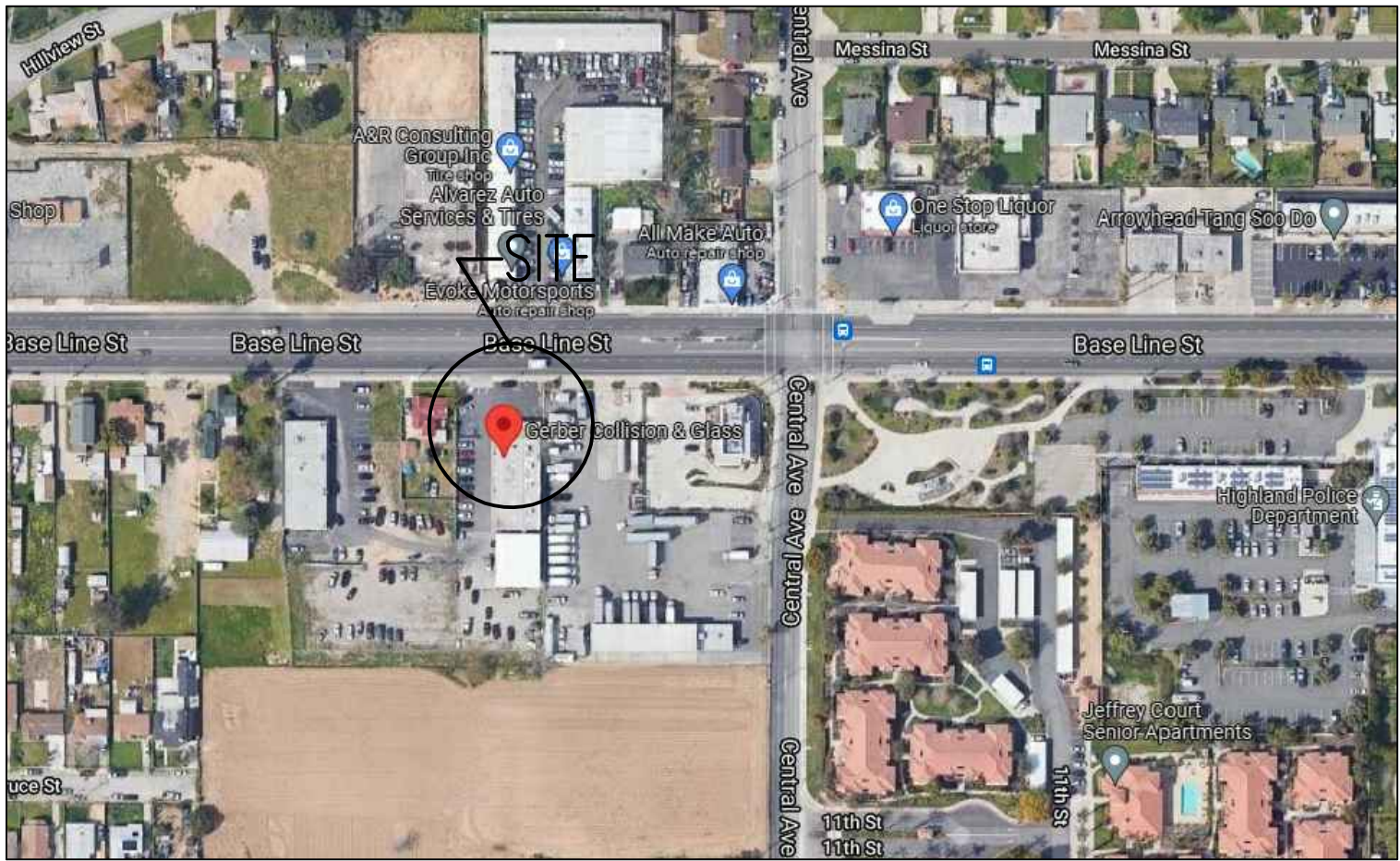
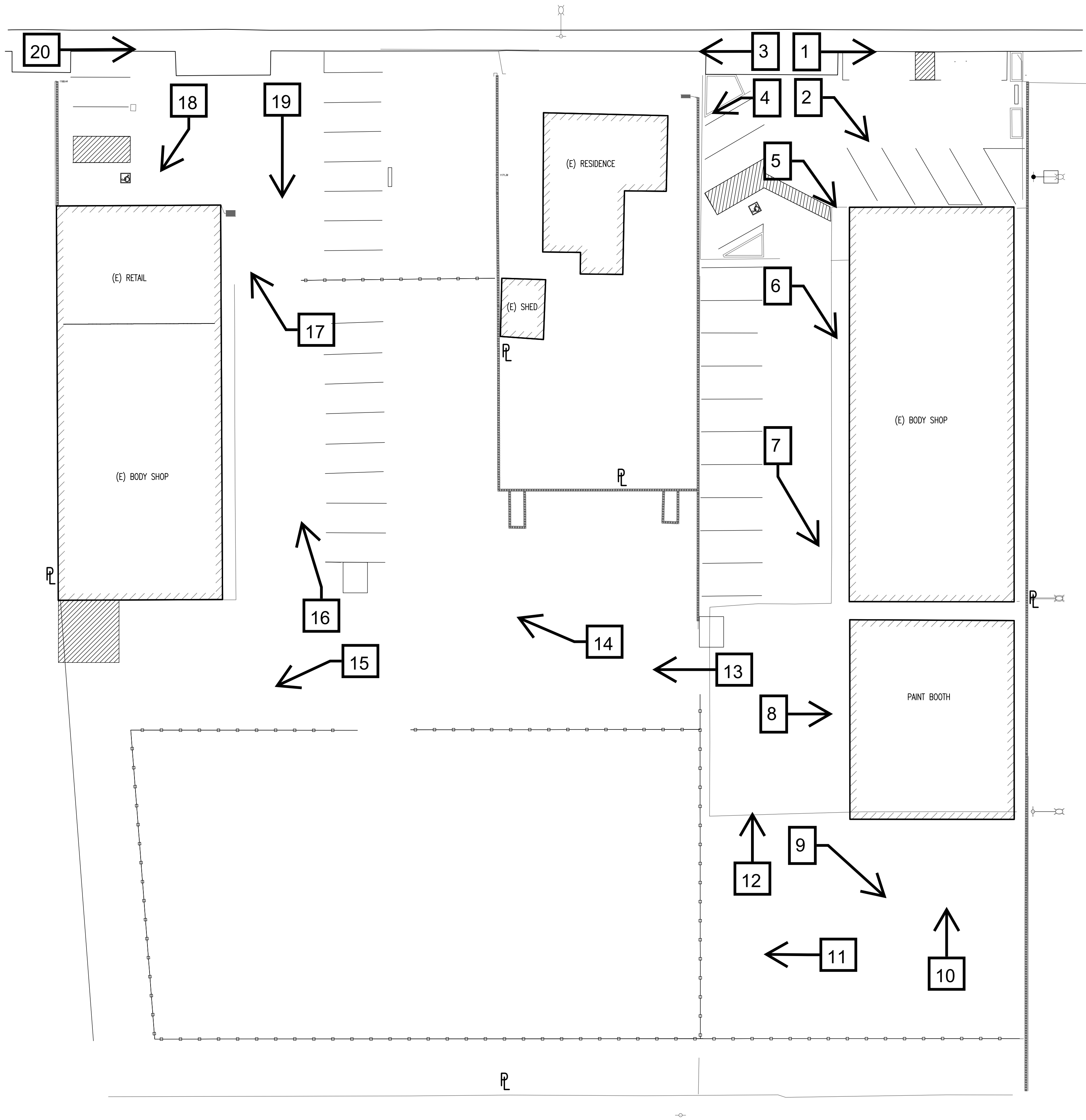
Photo 19



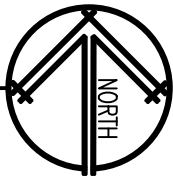
Photo 20

DRAWING NAME: Z:\PROJECTS\2021 PROJECTS\1ST CERTIFIED COLLISION - HIGHLAND\DRAWINGS\SCHEMATIC DESIGN\AS-101.DWG | PLOT DATE: 3/22/2022 8:28 AM | PLOTTED BY: PMEL KRZYZEWSKI | COPYRIGHT 2016 MILLER ARCHITECTURAL CORPORATION. ALL RIGHTS RESERVED.

SITE PLAN
SCALE: 1" = 20'-0"



VICINITY MAP



0 10' 20' 40'
SCALE: 1" = 20'-0"

1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: (909) 335-7400
Fax: (909) 335-7299
info@miller-aip.com



owner approval

initials	date	phase
	00/00/00	--

revisions/addenda

mark	date	comment
A	12/5/18	PLAN CHECK PHASE I
B		
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G		

GERBER COLLISION
26857 BASELINE STREET
HIGHLAND, CA 92346
APN: 1192-341-02-0000

1ST CERTIFIED COLLISION
1790 SOUTH E STREET
SAN BERNARDINO, CA 92408
APN: 0141-253-09-0000

project information

PROJECT NO: -----RA
DWG FILE: AS-101.DWG
DRAWN BY: PK
CHECKED BY: GWM
DRAWING SCALE: 1" = 20'-0"
DATE: 02/09/2022

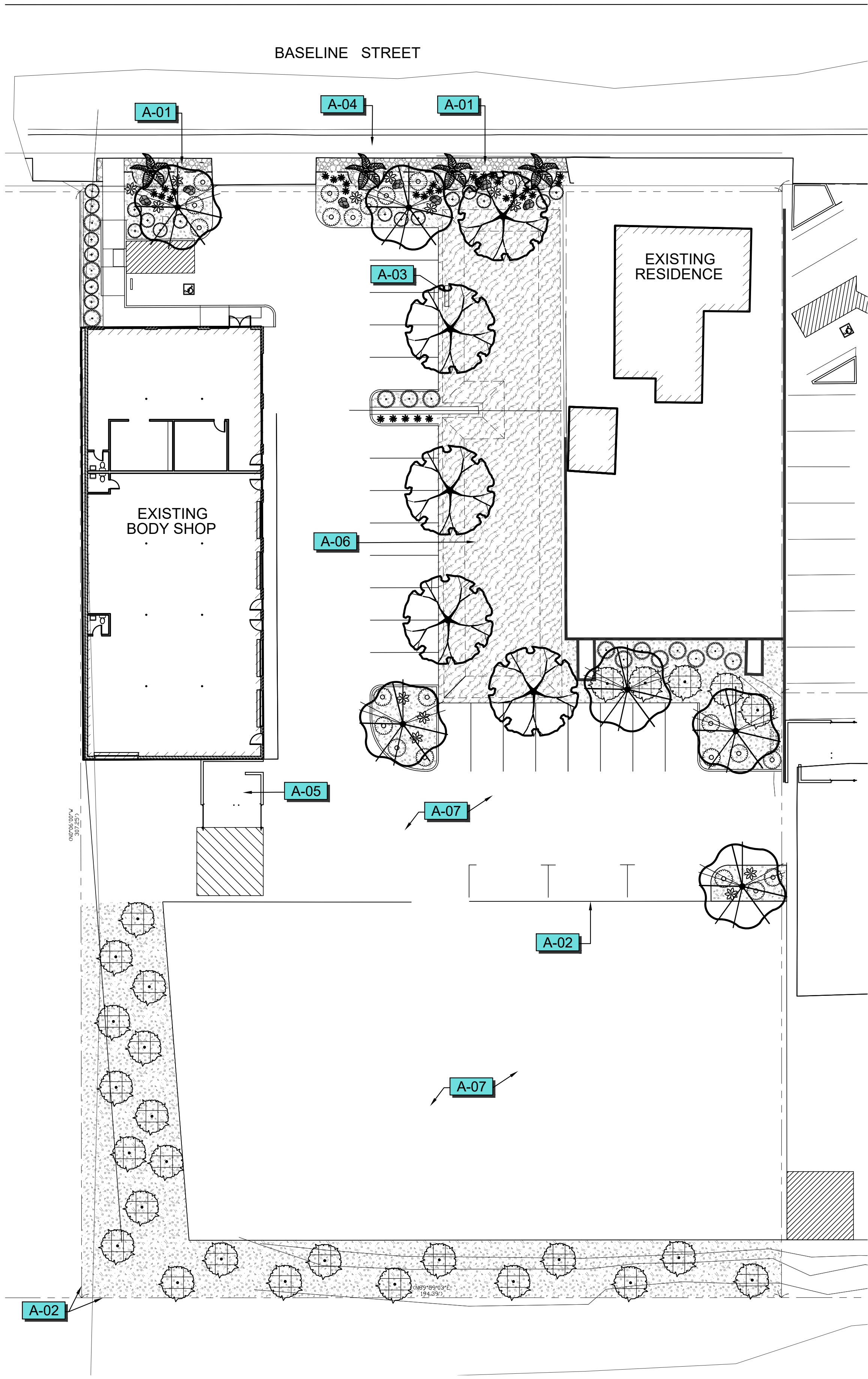
sheet name

SITE PLAN

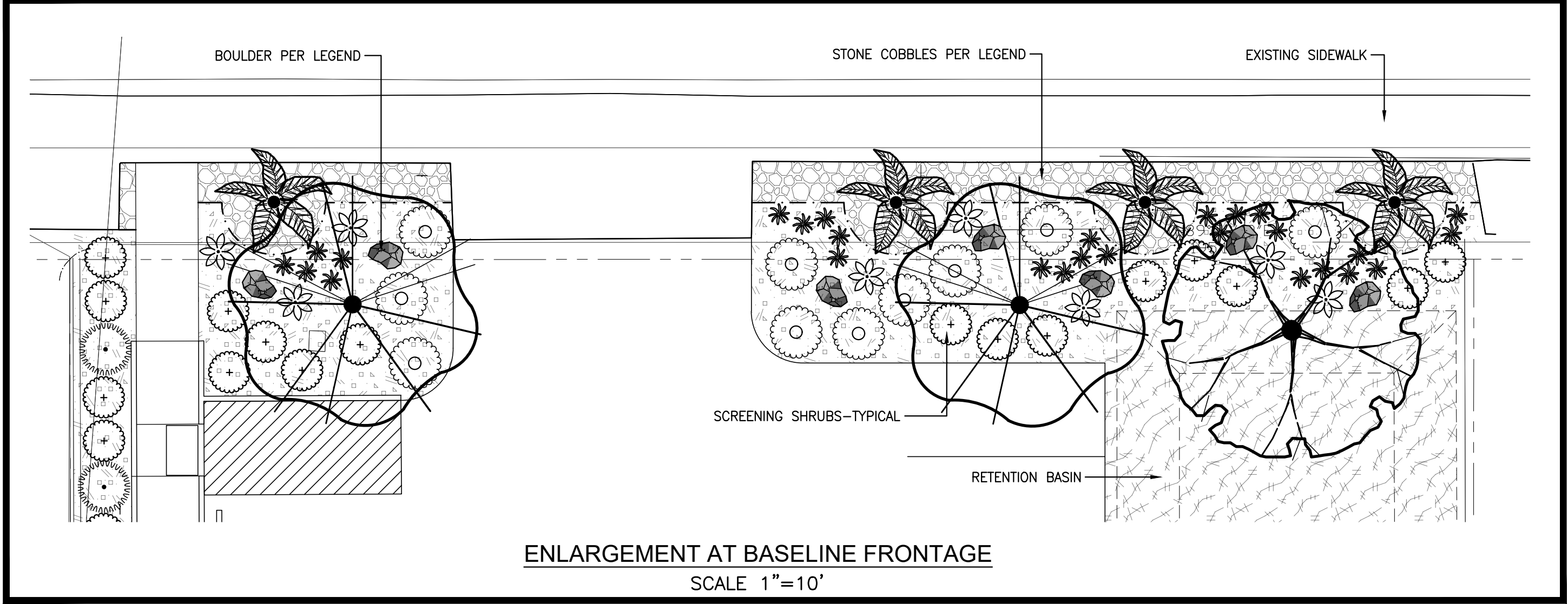
sheet number

AS-101

Attachment 4:
Landscape Plan



SITE PLAN



ENLARGEMENT AT BASELINE FRONTAGE
SCALE 1"=10'

PLANT SCHEDULE

SYMBOL	QTY	SIZE	WUCOLS	BOTANICAL NAME	COMMON NAME
TREES					
	6	24" BOX	LOW	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER LOCUST
	5	15 GAL	MOD	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE
	4	12' BTH	MOD	SYAGRUS ROMANZOFFIANA	QUEEN PALM
SYMBOL	QTY	SIZE	WUCOLS	BOTANICAL NAME	COMMON NAME
SHRUBS					
	14	5 GAL.	LOW	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER
	19	5 GAL.	LOW	SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN BUSH SAGE
PERENNIALS					
	32	1 GAL.	LOW	ALOE 'RUDIKOPPE 'LITTLE GEM'	LITTLE GEM ALOE
	13	1 GAL.	LOW	HESPERALOE PARVIFLORA	RED YUCCA
SHRUB COVER					
	27	1 GAL.	LOW	ACACIA REDOLENS 'LOW BOY'	LOW BOY BANK CATCLAW
	22	1 GAL.	LOW	LANTANA MONTEVIDENSIS 'LAVENDER'	LAVENDER LANTANA
SYMBOL	QTY	SIZE	WUCOLS	BOTANICAL NAME	COMMON NAME
GROUND COVERS					
	4,660 SF	4"	MOD	CAREX TEXENSIS PLANT AT 24" O.C.	TEXAS SEDGE
MULCHES					
	9,014 SF	3" DEEP	0	WOOD MULCH REDWOOD GORILLA HAIR	

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
CONSTRUCTION NOTES		
A-01	STONE COBBLES PER LEGEND THIS SHEET	
A-02	WALLS AND FENCING PER CIVIL PLANS-TYPICAL	
A-03	TRANSFORMER PER CIVIL PLANS	
A-04	EXISTING SIDEWALK PER CIVIL PLANS	
A-05	TRASH ENCLOSURE PER CIVIL PLANS	
A-06	RETENTION BASIN PER CIVIL PLANS PLANTED WITH NON-MOWED NATIVE GRASSES	
A-07	ASPHALT PAVING PER CIVIL PLANS	
ROCK		
	STONE COBBLES-LOCALLY SOURCED GREY GRANITE-4-8" SIZE-ONE LAYER DEEP	524 SF
	BOULDER-LOCALLY SOURCED GREY GRANITE SIZE 2.5' X 3' BURY 1/3 DEPTH FOR NATURAL APPEARANCE	7

PRELIMINARY WULCO CALCULATIONS

California Water Efficient Landscape Worksheet							
Reference Evapotranspiration (ET _e)		55.6		Project Type		Non-Residential	0.45
Hydrozone # / Planting Description*	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
STONE COBBLES		0 Drip	0.81	0.00	524	0	0
TREES & SHRUBS		0.3 Drip	0.81	0.37	10122	3749	129232
BASIN GRASS		0.4 Overhead	0.75	0.53	4660	2485	85674
				Totals	15306	6234	214906
Special Landscape Areas							
				1		0	0
				Totals	0	0	0
						ETWU Total	214906
						Maximum Allowed Water Allowance (MAWA) ^e	237433
ETAF Calculations							
Regular Landscape Areas							
Total ETAF x Area	6234						
Total Area	15306						
Average ETAF	0.41						
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.							
All Landscape Areas							
Total ETAF x Area	6234						
Total Area	15306						
Average ETAF	0.41						

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

PRELIMINARY-NOT FOR CONSTRUCTION

CITY OF HIGHLAND	
APPROVED BY:	
PLANNING DEPARTMENT	DATE
CITY'S LANDSCAPE ARCHITECT	DATE
LICENSE NO.	



CONCEPTUAL
PLANTING PLAN

GERBER COLLISION
26827 BASELINE STREET
HIGHLAND, CALIFORNIA
APN: 1192-341-02-0000

REVISIONS

DRAWN BY CAD
DESIGNED BY S.T.B.
CHECKED BY C.R.
DATE 4/25/25
JOB NO. 25-33
SCALE 1"=20'
SHEET LP-1

Attachment 5:
Reciprocal Access Agreement

RECIPROCAL ACCESS AND PARKING AGREEMENT

THIS RECIPROCAL ACCESS AND PARKING AGREEMENT ("Agreement") is made and entered into as of the 1st day of November, 2022 by and between Gerber Collision (California) Inc., a California corporation ("Gerber"), DJG Auto Services, LLC, a California limited liability company ("DJG"), and the King Family Trust ("KFT"). Gerber, DJG, and KFT may be collectively referenced herein as the "Parties," and the Parties may be individually referenced as a "Party."

RECITALS

WHEREAS, KFT owns the real property located at 26837 Base Line, Highland, California, also known as San Bernardino County Assessor's Parcel Number 1192-341-55 ("KFT Property"). A copy of the grant deed for the KFT Property is attached as Exhibit "A";

WHEREAS, DJG owns the real properties located at 26847 and 26853 Base Line, Highland, California, also known as San Bernardino County Assessor's Parcel Numbers 1192-341-02 and 1192-341-10 ("DJG Property"). A copy of the grant deed for the DJG Property is attached as Exhibit "B". The KFT Property and DJG Property will be referred to collectively as "the Properties";

WHEREAS, Gerber operates a collision repair business on the Properties ("Project");

WHEREAS, Gerber has submitted an application to the City of Highland ("City") to obtain a conditional use permit to lawfully operate a collision repair business on the Properties;

WHEREAS, on _____, 202_ the Planning Commission of the City approved Conditional Use Permit _____ ("CUP") for Gerber to operate the Project, subject to several conditions; and

WHEREAS, the _____ CUP condition requires a reciprocal access and parking agreement to be recorded in the San Bernardino County Recorder's office against the Properties prior to issuance of a business license; and

WHEREAS, this Agreement is recorded to meet the requirement of the CUP, with all benefits and burdens more specifically described herein.

NOW, THEREFORE, in consideration of the foregoing recitals and the provisions hereinafter set forth, the Parties hereto mutually agree as follows:

AGREEMENT

1. Recitals. Each of the recitals set forth above is true and correct and is incorporated herein to this Agreement by this reference.

2. Parking Limitation and Reciprocal Access. In consideration for the granting by the City of a business license for the Project pursuant to the CUP, DJG and KFT hereby agree for themselves and their successors and assigns (i) that at all times all motor vehicles located on the Properties shall be permitted to park only in those parking areas depicted in Exhibit "C," which is attached hereto and incorporated herein by this reference (the "Parking Area"), (ii) that there is hereby established for the benefit of each parcel a reciprocal right of vehicular access and egress between and among all such parcels as is necessary to effectuate such parking arrangement for the joint utilization of the Properties for the Project, and (iii) the right of transport or movement of vehicles between the Properties for the Project shall be restricted to the parking of vehicles in the Parking Area only. At no time will any vehicles be driven, towed, or otherwise transported on any portion of the Properties that are not designated as part of the Parking Area. The rights, limitations and interests established hereunder shall last while Gerber or its successors or assigns operate a collision repair business on the Properties.

3. Maintenance. DJG as owner of DJG Property and KFT as owner of KFT Property shall, as reasonably necessary and at its own expense, maintain the portions of the Parking Area that are on each of its respective portion of the Properties free of debris and hazards and make and maintain all necessary improvements thereon to keep the Parking Area in a safe condition.

4. Run with the Land. Except as set forth in this paragraph, all of the rights, limitations, interests, agreements and covenants contained in this Agreement shall run with the land, shall inure to the benefit of Gerber and its successors and assigns and shall be binding upon KFT and DJG and their successors and assigns, and all other persons or entities acquiring the Properties or any part thereof or interest therein, whether by operation of law or any other manner whatsoever. Gerber's right to use and enforce this Agreement, shall be limited to the duration of the occupancy and use of both the Properties for the Project by Gerber or its successors or assigns. Should Gerber or its successors or assigns cease to operate the Project on both the Properties, this Agreement shall terminate, unless expressly extended by the Parties. Gerber and KFT agree to notify the City within thirty days of Gerber successors or assigns ceasing to occupy the KFT Property for purposes of the Project. Gerber and DJG agree to notify the City within thirty days of Gerber successors or assigns ceasing to occupy the DJG Property for purposes of the Project.

5. Legal Action; Venue; Attorneys' Fees. Should any Party to this Agreement bring a legal action against any other party, the validity, interpretation, and performance of this Agreement shall be controlled by and construed under the laws of the State of California, excluding California's choice of law rules. Venue for any such action relating to this Agreement shall be in the San Bernardino County Superior Court. In the event of any controversy, claim or dispute relating to this Agreement or the breach thereof, the prevailing Party shall be entitled to recover from the losing Party reasonable attorneys' fees and costs.

6. Entire Agreement. This Agreement, including any other documents incorporated herein by specific reference, represents the entire and integrated agreement among the Parties concerning the joint use of the Properties for the Project and supersedes all prior negotiations, representations or agreements, either written or oral concerning the joint use of the Properties for the Project, except as may be contained in the CUP. This Agreement may be modified or amended only by written agreement signed by the Parties or their successors, transferees or assigns.

7. Construction. In the event of any asserted ambiguity in, or dispute regarding the interpretation of any matter herein, the interpretation of this Agreement shall not be resolved by any rules of interpretation providing for interpretation against the Party who causes the uncertainty to exist or against the Party who drafted the Agreement or who drafted that portion of the Agreement.

8. Notice. Except as otherwise required by law, any notice or other communication authorized or required by this Agreement shall be in writing and shall be deemed received on (a) the day of delivery if delivered by hand or overnight courier service provided that delivery to the City must be made during the City's regular business hours or (b) on the third business day following deposit in the United States mail, postage prepaid, to the addresses listed below, or at such other address as one Party may notify the other:

To City:
City of Highland
27125 Base Line
Highland, California 92346
Attention: Kim Stater
(909) 864-8732 ext. 204
kstater@cityofhighland.org

To Gerber:
Gerber Collision (California) Inc.
The Boyd Group Inc.
400 W. Grand Avenue
Elmhurst, IL 60126
Attention: Tim O'Day
President and CEO
(204) 895-1244
tim.oday@boydgroup.com

To DJG:
DJG Auto Services, LLC
2370 W. State Route 89A
Suite 11-516
Sedona, AZ 86336-5354
Attention: Ronnette M. Coleman
(714) 396-2927
ronnette@lacpa.biz

To: KFT
King Family Trust
26827 Baseline Street
Highland, CA 92346
Attention: Deanne King
(702) 580-8600

deanneking@gmail.com

9. Severability. If any term or portion of this Agreement is held to be invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions of this Agreement shall continue in full force and effect.

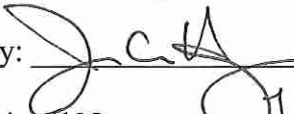
10. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. For purposes of this Agreement, facsimile signatures shall be deemed to be original signatures, and shall be followed by the immediate overnight delivery of original signature pages.

[Signatures continue on next page.]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first set forth above and consent to its recording on the title of the parcels comprising the Property identified above.

GERBER COLLISION (CALIFORNIA) INC., a
California corporation

Date: NOV. 10, 2022

By: 

Printed Name: Jan A. Hays

Title: Vice President

Date: _____

By: _____

Printed Name: _____

Title: _____

DJG AUTO SERVICES, LLC, a California
limited liability company

Date: _____

By: _____

Printed Name: _____

Title: _____

Date: _____

By: _____

Printed Name: _____

Title: _____

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first set forth above and consent to its recording on the title of the parcels comprising the Property identified above.

GERBER COLLISION (CALIFORNIA) INC., a
California corporation

Date: _____

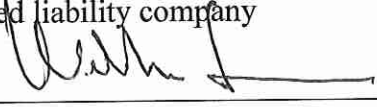
By: _____

Printed Name: _____

Title: _____

DJG AUTO SERVICES, LLC, a California
limited liability company

Date: NOVEMBER 3, 2022

By: 

Printed Name: WILLIAM M LAWRENCE

Title: MANAGING MEMBER

KING FAMILY TRUST

Date: _____

By: _____

Printed Name: Deanne King

Title: Co-Trustee

Date: _____

By: _____

Printed Name: Diane King

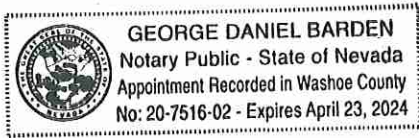
Title: Co-Trustee

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

^{GDB}
STATE OF ~~CALIFORNIA~~ ^{Nevada}
COUNTY OF ~~SAN BERNARDINO~~ ^{Washoe} ss ^{GDB}

On November 03, 2022, before me, George Daniel Barden ^{Notary Public},
personally appeared William Lawrence, who proved to me on the
basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or
the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the
laws of the State of California that the foregoing
paragraph is true and correct.



Place Notary Seal and/or Stamp Above

WITNESS my hand and official seal.

George Daniel Barden
Signature of Notary Public

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first set forth above and consent to its recording on the title of the parcels comprising the Property identified above.

GERBER COLLISION (CALIFORNIA) INC., a
California corporation

Date: _____

By: _____

Printed Name: _____

Title: _____

DJG AUTO SERVICES, LLC, a California
limited liability company

Date: _____

By: _____

Printed Name: _____

Title: _____

KING FAMILY TRUST

Date: 11/21/22

By: Deanne King

Printed Name: Deanne King

Title: Co-Trustee

Date: 11/21/22

By: Diane King

Printed Name: Diane King

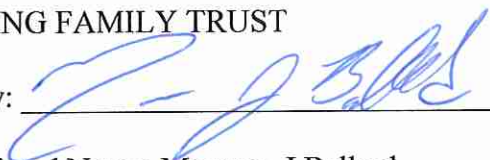
Title: Co-Trustee

Date:

11/21/22

KING FAMILY TRUST

By:



Printed Name: Maureen J Ballard

Title: Co-Trustee

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

Nevada ff
STATE OF ~~CALIFORNIA~~)
COUNTY OF ~~SAN BERNARDINO~~) ss
Clark ff

On November 21, 2022, before me, J. Lindell, notary public,
personally appeared Dorene King, who proved to me on the
basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or
the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the
laws of the State of ~~California~~ that the foregoing
paragraph is true and correct. *Nevada ff*

WITNESS my hand and official seal.



Signature of Notary Public

Place Notary Seal and/or Stamp Above

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF ~~CALIFORNIA~~ ^{Nevada})
COUNTY OF ~~SAN BERNARDINO~~) ss
^{Clark}

On November 21, 2022, before me, J. Lindell, notary public,
personally appeared Diane King, who proved to me on the
basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or
the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the
laws of the State of ~~California~~ ^{Nevada} that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

Nevada
STATE OF ~~CALIFORNIA~~)
COUNTY OF ~~SAN BERNARDINO~~) ss
Clark

On November 21, 2022, before me, J. Lindell, notary public,
personally appeared Maureen Ballard, who proved to me on the
basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or
the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the
laws of the State of ~~California~~ *Nevada* that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public

EXHIBIT "A"

Recording Requested By:

uDeed, LLC
9041 South Pecos Road, Suite 3900
Henderson, NV 89074

After Recording Mail To:

uDeed, LLC - 87611
9041 South Pecos Road, Suite 3900
Henderson, NV 89074

Recorded in Official Records, County of San Bernardino



BOB DUTTON
ASSESSOR - RECORDER - CLERK

11/07/2018
12:41 PM
CAD
SAN

R Regular Mail

Doc# 2018-0406093



Titles	1	Pages	2
Fees		17.00	
Taxes		0.00	
CA SB2 Fee		75.00	
Others		0.00	
Paid		\$92.00	

APN: 1192-341-55-0000

GRANT DEED

TITLE OF DOCUMENT

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$0.00 EXEMPT (5): This conveyance transfers an interest into or out of a Living Trust, R&T 11930.

- () Computed on full value of property conveyed, or
() Computed on full value less liens and encumbrances remaining thereon at time of sale.
() Unincorporated area (**X**) City of **Highland**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Charles E. King and Diane L. King, husband and wife as joint tenants**, GRANTOR, hereby grant(s) to **Charles E. King and Diane L. King, Trustees of the King Family Trust**, dated August 14, 2018, GRANTEE, that certain real property situated in the City of **Highland**, County of **San Bernardino**, State of **California**, described as follows:

PARCEL 2 OF PARCEL MAP 5065, AS PER PLAT RECORDED IN BOOK 47 OF PARCEL MAPS, PAGE 36, SAN BERNARDINO COUNTY, CALIFORNIA.

MORE commonly known as: **26827 Baseline Street**
Highland, California 92346

Prior Recorded Doc. Ref.: **Grant Deed**: Recorded: **July 27, 1979**; Book **9737**, Page **1171**, Doc. No. **635**

SUBJECT TO: Any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record.

MAIL TAX STATEMENTS

Charles E. King, Trustee, et al, 6765 North Tioga Way, Las Vegas, NV 89131

WITNESS my/our hand(s), this 14 day of August, 2018.

Charles E. King
Charles E. King

Diane L. King
Diane L. King

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Nevada)
COUNTY OF Clark) ss

On August 14, 2018, before me, Becky Smith, Notary Public,
(Insert Name of Notary Public and Title)

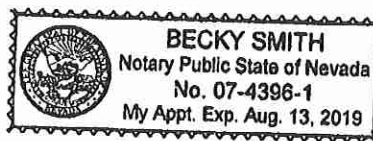
personally appeared **Charles E. King and Diane L. King**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

NOTARY STAMP/SEAL

WITNESS my hand and official seal.

Becky Smith
Notary Public
Becky Smith
Printed Name of Notary Public
My Commission Expires: Aug 13, 2019



ATTENTION NOTARY: Although the information requested below is **OPTIONAL**, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE **MUST** BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT.

Title of Document Type: _____
Number of Pages: _____ Date of Document: _____
Signer(s) Other Than Named Above: _____

EXHIBIT "B"

Electronically Recorded in Official Records, County of San Bernardino

1/10/2006
08:00 AM
EM



LARRY WALKER
Auditor/Controller - Recorder

846 Orange Coast

Recording requested by:
Orange Coast Title Company
When recorded, mail to:

DJG AUTO SERVICES, LLC
12633 Vaquero Court
Rancho Cucamonga, CA 91739

Doc #: 2006-0017818



Titles: 1 Pages: 4

Fees	37.00
Taxes	** Conf **
Other	.00
PAID	37.00

APN: 1192-341-02, 10
TRA: 018042

Documentary Transfer Tax is set forth on the
Separate Statement Of Documentary Transfer
Tax submitted herewith. (R&T 11932)

GRANT DEED
(Title of Document)

Order No. S-912292-66
Escrow No. 53335-CM

ORIGINAL

RECORDING REQUESTED BY:
Orange Coast Title Company

AND WHEN RECORDED, MAIL TO:

DJG AUTO SERVICES, LLC
12653 Vaquero Court
Rancho Cucamonga, CA 91739

THIS SPACE FOR RECORDER'S USE ONLY

APN: 1192-341-02, 10

GRANT DEED

Lot Tract

TITLE ORDER NO: S-912292-66
ESCROW NO.: 53335-CM

The undersigned Grantor(s) declare that the **DOCUMENTARY TRANSFER TAX**
IS: Set forth on a separate Declaration of Transfer Tax submitted herewith pursuant to
R&T 11932

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CHARLES E. KING and DIANE L. KING, husband and wife,

Grantor, hereby GRANT to

DJG AUTO SERVICES, LLC, a California limited liability company,

Grantee, the real property located in the City of Highland, County of San Bernardino, State of California, described on Exhibit A attached hereto and made a part hereof.

Dated December ²³~~22~~, 2005

State of Nevada:

County of CLARK:

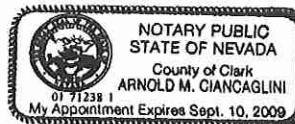
On 12-23-05 before me, ARNOLD M. CIANCAGLINI Charles E. King

Notary Public, personally appeared CHARLES E. KING

DIANE L. KING
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature



MAIL TAX STATEMENTS TO: Same as above

(This area for official notary seal)

EXHIBIT A
LEGAL DESCRIPTION

THAT PORTION OF LOT 4, BLOCK 63, RANCHO SAN BERNARDINO, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 2 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID LOT, WHICH IS ALSO THE SOUTH LINE OF BASELINE STREET, AT A POINT 268 FEET WEST FROM THE NORTHEAST CORNER OF SAID LOT 4;
THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 4, A DISTANCE OF 318 FEET;
THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 100 FEET;
THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 318 FEET TO THE NORTH LINE OF SAID LOT;
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 100 FEET TO THE POINT OF BEGINNING.

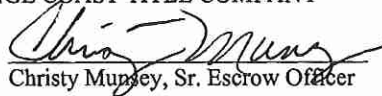
NOTARY CLARITY AFFIDAVIT

In accordance with Government Code Section 27361.7, I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary:	Arnold M. Ciancaglini
County/State where bond is filed:	Clark County, Nevada
Commission Number:	01 712 38 1
Manufacturer/Vendor Number:	none shown
Expiration Date:	September 10, 2009
Place of Execution:	Clark County, Nevada
Date of Execution:	December 23, 2005

ORANGE COAST TITLE COMPANY

By:

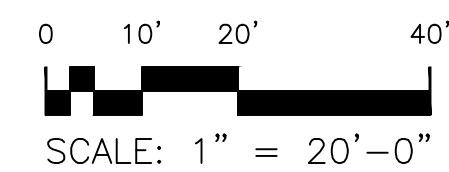
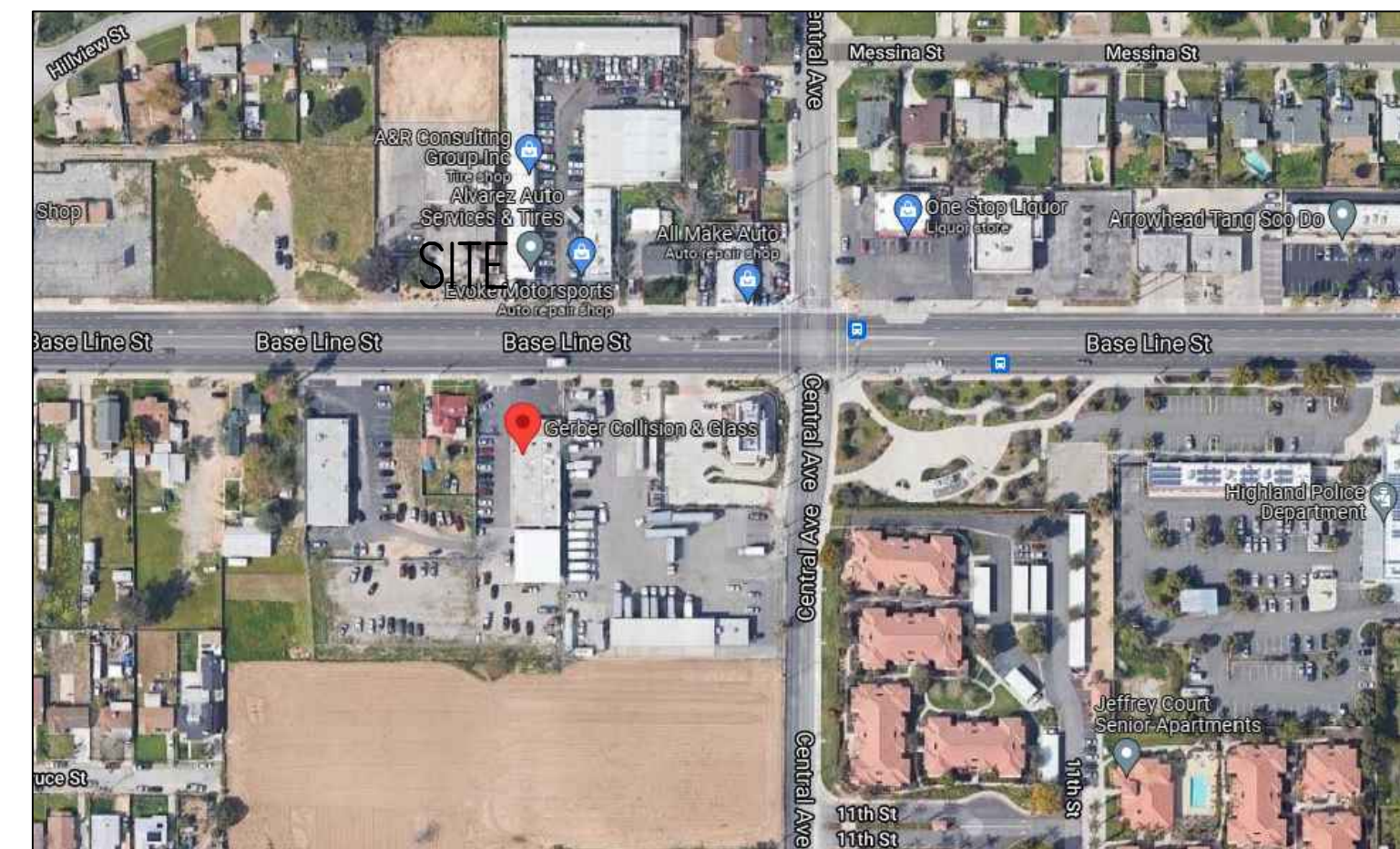

Christy Munsey, Sr. Escrow Officer

revisions/addenda		
mark	date	comment
A	12/5/18	PLAN CHECK PHASE I
B		
C		
1		
2		
3		
4		
5		

1ST CERTIFIED COLLISION
1790 SOUTH E STREET
SAN BERNARDINO, CA 92408
APN: 0141-253-09-0000

sheet name

SHEET ##### OF XX SHEETS



Attachment 6:

**Resolution No. 2025-____ for Conditional Use
Permit (CUP 22-015)**

RESOLUTION NO. 2025 -

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP 22-015) FOR THE EXPANSION OF AN EXISTING AUTOBODY REPAIR SHOP TO AN ADJACENT 6,000 SF BUILDING ON A 1.2 ACRE PARCEL LOCATED AT 26827, 26847, 26853 BASE LINE.

ASSESSOR'S PARCEL NUMBER: 1192-341-55, -10, -02.

OWNER: GERBER COLLISION

A. RECITALS

1. On December 16, 2022, the Applicant submitted an application for Conditional Use Permit (CUP 22-015) to expand the use of a major auto repair facility onto a neighboring parcel.
2. On November 8, 2025, the notice of the public hearing was posted at the City's three designated posting locations. In addition, the notice was posted on the City's website, mailed to property owners within three-hundred (300) feet of the project site, and published in the San Bernardino Sun newspaper.
4. On November 18, 2025, the Planning Commission of the City of Highland conducted a public hearing on the subject applications and concluded the hearing on this date.
5. All legal prerequisites to the adoption of this Resolution have occurred.
6. Pursuant to CEQA, project is Categorically Exempt from environmental proceedings pursuant to Section 15301, Class 32, In-Fill Developments, of the California Environmental Quality Act (CEQA) Guidelines.

B. RESOLUTION

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

1. The Planning Commission finds that all of the facts set forth in the Recitals, Part "A" of this Resolution, are true and correct.
2. The City of Highland Planning Commission after due consideration, inspection, investigation and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said hearing, including the staff report to the Planning Commission dated November 18, 2025, which is

incorporated herein by this reference, does find and determine the following facts:

- a. All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the Municipal Code of the City of Highland.

3. Findings of Fact for Conditional Use Permit (CUP 22-015):

- a. The proposed use is permitted within the subject district pursuant to the provisions of this section, and complies with all of the applicable provisions of this title; and is consistent with the goals, policies, and objectives of the Highland General Plan, and the applicable development policies and standards of the city.

Response: A major auto repair facility, such as the one proposed, is permitted within the General Plan's General Commercial (CG) zone and land use designation upon approval of a Conditional Use Permit. Applicable provisions in the Highland Municipal Code, Title 16, *Land Use*, include but are not limited to, Chapter 16.20 *Commercial Districts*, 16.40 *General Development Standards*, 16.54 *Parking*, and 16.44.240 *Vehicle Repair Facilities*. The subject site shall feature full paving, enclosed building(s), and dedicated parking areas for customers separate from vehicle storage. The process of vehicle repairs and rehabilitation will occur entirely indoors on the site. Further development standards regarding storage, and litter, have also been conditioned to be addressed and satisfied by the Applicant.

The proposed auto repair shop is an appropriate use described in the General Plan as part of the vision for the General Plan Land use area as a commercial business. The exterior elevation elevations, site circulation, and onsite landscaping are consistent with the general plan and the project's development plans are consistent with the development policies of the City.

- b. The proposed use would not impair the integrity and character of the district in which it is to be established or located.

Response: The project would be developed in compliance with the Highland General Plan and Municipal Code standards related to major auto repair facilities in the General Commercial (CG) zone. The expansion of the site will improve the integrity of the district by providing more capacity for operations of an already existing business. No significant impacts to the existing visual character, or quality of the site and its surroundings would occur as a result of the proposed expansion. Any portions of the project abutting residential uses will also be required to build a 6-foot CMU wall to

further protect the surrounding parcels from any potential impacts. Conditions of approval have been placed on the project to ensure the project would not impair the integrity, or character of the proposed district in which it is to be established.

- c. The site is suitable for the type and intensity of use or development which is proposed.

Response: This site is approximately 1.2 acres and is expanding to a 6,000 square foot building. The site provides access from Base Line. The site is generally flat with no known development impediments. There are no issues related to geotechnical, hydrology, flooding, fire protection, storm water, soils and hazards that would prohibit an auto repair development at the site.

- d. There are adequate provisions for water, sanitation, and public utilities and services to ensure public health and safety.

Response: The project site is already being served by water, sewer, public utilities, as well as served by the City of Highland Fire and Police Departments. There are adequate provisions for water, sanitation, and public utilities and services to ensure public health and safety.

- e. The proposed use will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity.

Response: The automotive repair development use will be compliant with Highland Municipal Code, Fire and Building Codes. Utility providers have been given an opportunity to comment on the project. The necessary permits will be required prior to and during construction. Therefore, the Project will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvement in the vicinity.

- f. The proposed use would not result in a significant effect on the environment.

Response: This project is Categorically Exempt from environmental proceedings pursuant to Section 15301, Class 32, In-Fill Developments, of the California Environmental Quality Act (CEQA) Guidelines, since the project consists of the buildout of an existing parcel that is already being operated by a major auto repair use.

- 4. Based on the Findings of Fact set forth above, the Planning Commission approves Conditional Use Permit (CUP 22-015) for the expansion of an existing autobody repair shop to an adjacent 6,000 sf building on a 1.2 acre parcel.

C. ADOPTION OF RESOLUTION.

The City Clerk shall certify to the adoption of this Resolution and shall cause the same to be published or posted in the manner prescribed by law.

Exhibit A includes the Conditions of Approval

PASSED, APPROVED, and ADOPTED this 18th day of November 2025.

ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez
Community Development Director

Exhibit A:

Conditions of Approval

PLANNING DIVISION CONDITIONS OF APPROVAL

Date: November 18, 2025
Applicant: Gerber Collision
File/Index: Conditional Use Permit (CUP 22-015) – [Related Projects:
Design Review Application (DRA 25-007)]
Proposal: Expansion of an existing autobody repair shop to an adjacent
6,000 sf commercial structure utilizing 3,790 sf of subject building
on an approximately 1.2-acre parcel
Location: 26827, 26847, 26853 Base Line. South side of Base Line
Assessor's Parcel Number: 1192-341-10, -02, -55

PLANNING CONDITIONS OF APPROVAL

Note: These conditions represent Planning Division conditions only and are meant to be only one part of the Project's overall conditions that may include Building and Safety, Engineering, and the Fire Department conditions of approval. All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy, except where noted.

Conditional Use Permit (CUP 22-015) is conditionally approved, subject to compliance with the requirements as specified below. The Conditions listed below are continuing Conditions; failure of the Applicant and/or operator to comply with any or all Conditions at any time, shall result in initiating revocation of the subject permit.

1. Conditional Use Permit (CUP 22-015) shall become null and void:
 - a. Unless all conditions have been complied with and the occupancy or use of the land or structures authorized by this design review application, and have occurred within thirty-six (36) months from the approval date this design review application shall expire and be null and void without further action by the City of Highland.
 - b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time for a period of time not to exceed an additional thirty-six (36) months. An application for an extension of time must be set forth in writing, stating the reasons for the extension, and must be filed with the community development department no less than 30 calendar days nor more than 90 calendar days prior to the expiration date of the permit or approval. Such application shall be filed together with the City's processing fee, as established by the City Council.

NOTE: All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy.

2. The proposed Entitlement permits the expansion of an existing autobody repair shop to an adjacent 6,000 sf commercial structure utilizing 3,790 sf of subject building on an approximately 1.2-acre parcel
3. The operator and recorded owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective. Plan check cannot begin prior to receipt of this signed documentation.
4. The business hours are limited to Monday through Friday, 7:30 am to 5:30 pm
5. The project has been reviewed and approved for a major automotive repair shop. All repair activities and operations on the adjacent parcel shall be conducted entirely within the proposed enclosed building on-site. Outdoor hoists and outdoor repair activities are prohibited. The types of repair that will be performed are autobody work and repair, windshield replacement and repair, and vehicle painting only.
6. The premises shall be kept in a neat and orderly condition at all times and all improvements shall be maintained in a condition of reasonable repair and appearance.
7. Exterior parking area shall be used for employee and customer parking only, and not for the repair or finishing work or long-term storage of vehicles. No vehicles to be repaired shall be parked or stored on any street or in any alley. No used or discarded automotive parts or equipment or permanently disabled, junked or wrecked vehicles may be stored outside the main building in view of the public right of way.
8. No storage of materials outside the building shall be permitted.
9. Any handling, treatment, storage or use of hazardous materials shall be subject to the requirements of HMC 16.40.130. (Ord. 171 § 11.240, 1994).
10. The Owner/Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, City Engineer, Fire Department, and Police Department. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.

11. Revisions, modification, or deletions of associated plans must be submitted to the Planning Division for review and approval. Revisions may require additional review by the Planning Commission.
12. In compliance with the Highland Municipal Code, the Applicant/Owner shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.
13. The subject property shall be developed in accordance with plans and materials approved by the Planning Commission, on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein. Revisions, modification, or deletions of associated plans must be submitted to the Planning Division for review and approval. Revisions may require additional review by the Planning Commission.
14. The Applicant shall be responsible for making arrangements with the City's franchised waste collection and hauling services provider for any/all construction debris or solid waste generated as a result of this project.
15. Prior to issuance of Building Permits, the Applicant/Contractor/Occupant shall submit and obtain approval from the Public Services Division, a Construction Waste Diversion Plan, in accordance with Section 8.12.285 of the Highland Municipal Code.
16. Development Impact Fees shall be paid in accordance with City Ordinance. Fees are subject to change by action of the City Council as may be amended from time to time. Fees are locked in upon submission of application to the Building & Safety Division for plan check.
 - a. The design and installation of business signs shall be in accordance with Chapter 16.56, Sign Regulations, of the Highland Municipal Code, unless otherwise approved by the Planning Commission.
17. The photometric plan shall be provided to the Planning Department for review and approval prior to issuance of a grading plan in compliance with Municipal Code Sections 16.40.160 *Lighting* and 16.48.080 *Light and glare*.
 - a. The amount of illumination projected onto a residentially zoned property or use should not exceed 0.1 foot-candle at the property line. Illumination

should not exceed 0.5 foot-candles measured at the property line adjacent to non-residential properties.

- b. Lights shall be shielded and directed away from surrounding properties and right-of-way.
 - c. Parking lot light standards shall not exceed twenty-five feet (25') in height measured from grade.
 - d. Parking lot light standards shall be located at a distance from parking lot trees, so the trees do not interfere with the lighting pattern or the light fixture. Lighting standards shall be shown on the landscape plans and appropriate positions so as not to displace the intended location of trees in parking lot planters.
18. A six-foot high solid block wall shall be constructed on all property lines abutting all residential uses. Materials, textures, colors, and design of the wall shall be compatible with on-site development or as approved by the Planning Commission.

City of Highland

Engineering Department

Conditions of Approval

CUP 22-015

Gerber Collision

26827, 26847, 26853 Base Line. South side of Base Line

- A - Required Prior to Building Permit/Construction
- B - Required Prior to Building Occupancy
- C - Ongoing
- D - Required Prior to Grading Permit
- * - Non Standard Conditions

SOILS/ GRADING/ DRAINAGE

- D 1. Design grading and landscaping plans to comply with the City's clear sight triangle criteria at public street intersections and at private driveways. Walls, fencing, monument signs, slope, and landscaping, within the clear sight triangle, must not exceed thirty inches in height measured from the flowline of the street, unless a sight distance analysis that demonstrates sight distance is adequately maintained is submitted to and approved by the City Engineer.
- D 2. Submit a final soils report, prepared by a licensed Geotechnical Engineer, for review and approval by the City Engineer. The report shall be no older than one year. Comply with the recommendations contained in the report and any amendments thereof as approved by the City Engineer.
- D 3. Submit rough and/or precise grading plans to the City Engineer for review and approval, prepared by a registered Civil Engineer in the State of California. All grading shall conform to California Building Code and comply with the City of Highland grading standards as shown on the grading plan checklist.
- D 4. Submit the structural design and location for any required retaining walls for review and approval by the City Engineer. Construct concrete v-ditches and drainage system at the back of retaining walls in accordance with the Grading Plan Checklist and as required by the City Engineer.
- D 5. Submit an erosion control plan to minimize potential increases in erosion and sediment transport during construction activity for City Engineer approval. Place erosion control measures during or after grading work as required by the City Engineer.
- D 6. Design short-term erosion control in accordance with Best Management Practices such as, hydroseeding, mulching, jute matting or plastic sheeting to protect slopes; silt fencing to control site perimeter; and straw bale barriers, sand bag barriers, rock filters or sediment basins to control internal erosion, or other methods to stabilize disturbed areas, as approved by the City Engineer.

- C 7. Implement dust control measures during construction activities including, but not limited to, daily watering of construction area as frequently as necessary during active and inactive periods, utilizing soil emulsions, limiting construction vehicle speed to 10 miles per hour, stabilizing construction entrances to prevent trackout of sediments, and street sweeping.
- D 8. Design grading to intercept and conduct off-site tributary drainage flow around or through the project site in a manner that does not adversely affect adjacent properties. Conveyance of on-site and off-site tributary flows shall be maintained by the underlying property owner. Submit plans for review and approval by City Engineer.
- D 9. Design grading to drain the entire area of the project to the proposed Water Quality Management Plan (WQMP) infiltration system and to accommodate overflows as necessary. Trash capture devices will be required where applicable.
- D* 10. Plot all existing and proposed easements on grading plan and note disposition of any existing utilities, appurtenances, fences, and access roads.
- C* 11. Construct temporary sedimentation basins for use during the grading and construction period of the project. Do not start using the proposed infiltration system until the site is stabilized for erosion and sedimentation.
- A 12. Submit original wet signed and stamped rough grading certifications from the soils engineer and the grading engineer, along with compaction reports, to the City Engineer.
- B 13. Submit original wet signed and stamped final grading certification from the grading engineer, to the City Engineer.

STREET IMPROVEMENT

- B 14. Redesign and reconstruct existing frontage improvements, including two access driveways, if found not in compliance with City Standard and in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code or where disturbed by utility connections.
15.1. If the existing driveway approaches do not comply with City Standards, they shall be removed and reconstructed in accordance with City Standard Commercial Driveway Nos. 212 and/or 213, as approved by the City Engineer.
- D 15. Submit engineering plans to the City Engineer for review and approval. Indicate the location of any existing utility/facility which would affect construction on plans and profiles. Comply with the City design standards as shown on the street and storm drain improvement checklist.
- D 16. Submit "Record Revisions" to all plans to reflect the improvements as constructed, and any changes made during construction.

WATER QUALITY/ DRAINAGE

- D 17. Obtain approval by the City Engineer of a Final Water Quality Management Plan (F-

WQMP), prepared in accordance with the City's National Pollutant Discharge Elimination System (NPDES) permit requirements in effect at the time the Conceptual Water Quality Management Plan was approved unless subsequent City NPDES permits require otherwise. The F-WQMP shall (1) be prepared, signed, and sealed by a licensed Civil Engineer, (2) include Site Design Low Impact Development and Source Control Best Management Practices (BMPs) appropriate for residential development, (3) include a BMP implementation, operation, and funding mechanism, and (4) be certified by the property owner. The property owner shall also enter into a Stormwater BMP Transfer, Access, and Maintenance Agreement with the City on standard City form. Include a copy of the recorded agreement in the F-WQMP. Construct BMPs in accordance with the approved F-WQMP.

- A 18. Two infiltration tests using a double-ring infiltrometer shall be conducted, observed, and reported during construction once the excavation for the proposed infiltration basin is complete to confirm the design infiltration rates. If the rates are less than the design infiltration rates, then the basin is to be modified to account for the lower infiltration rates. If the rates are higher than the design infiltration rates, then the basin is to be constructed per plan.
- A 19. Construct and implement site design BMPs specified in the project approved F-WQMP including, but not limited to, pretreatment devices approved at time of C-WQMP approval, underground infiltration systems, and raised curb landscaped areas and parking lot islands. Alternate site design BMPs which are equally effective may be submitted for review and approval by the City Engineer. Low Impact Development (LID) design features shall be applied wherever feasible.
- D 20. Include the project grading plan, landscape plan and utility plan with the first submittal of the F-WQMP.
- A 21. Submit two sets of WQMP BMP Exhibits with a "WQMP BMP As-Built Certificate" wet signed and sealed by the Engineer of Record. The Certificate shall state:

"I hereby certify that the Water Quality Management Plan Best Management Practices have been constructed under my supervision in accordance with the approved plans and are functional to the best of my knowledge."
- A* 22. Construct on-site private drainage system, HDPE or other pipe material as approved by City Engineer, to drain the entire project site to the proposed WQMP BMPs in accordance with the approved Final Water Quality Management Plan and construct necessary drainage overflow facilities. Construct an overflow pipe to convey any overflow from the proposed underground infiltration system to fronting streets as necessary.
Submit a comprehensive hydrology study per San Bernardino County Hydrology Manual that includes, but is not limited to the following:
 - Pre- and post- development analysis for 10-year and 100-year storms.
 - Hydrology maps of pre- and post- development conditions.
 - Proposed method of flow conveyance and proposed improvements to mitigate project impacts with supporting calculations.
 - Hydraulic calculations to determine the size and type of all drainage facilities.

MAP/DEDICATION/ANNEXATION

- B* 23. Apply to the City to annex the project into the City's Consolidated Landscape and Lighting Maintenance District (LMD) for potential City maintenance of parkway and frontage landscaping along Base Line. The City will maintain parkway and frontage landscaping utilizing LMD revenue only if the City determines that adequate maintenance is not being provided by the property owner. The potential future amount of assessment will include the estimated on-going maintenance cost and one-time construction cost to convert the privately maintained system to the City-maintained system
- B* 24. Applicant shall annex into a community service district for public safety services. The agreement to annex to a CFD for Public Safety Services shall be in a manner to be approved by the City Engineer and City Attorney. Participation in a CFD is intended to fully mitigate the incremental impact of new development on City public safety costs and maintain such levels of service at the standards established in the City's General Plan. If one has not been established, project is required to form.

FEES/PERMITS/BONDING

- B* 25. Pay a fee in lieu of the design and construction of a landscaped median across the Base Line project frontage, as determined by the City Engineer.
- D 26. Pay appropriate Engineering fees for district annexation, plan check, map plan check, WQMP review, traffic report review, hydrology study review, structural calculation review, on-site and off-site inspection, utility excavation permits, GIS map plan update, microfilming and storage of maps and plans, and other required fees.
- C 27. Obtain a permit from Engineering prior to any on-site construction or construction within the public right-of-way.
- D 28. Post a deposit for erosion control which shall not be released prior to completion of all on-site construction.
- D 29. Post a deposit for monumentation based on an estimate of the cost to perform the work by the project surveyor or engineer. The deposit shall not be released prior to written verification from the surveyor or engineer that the monuments have been set and payment for the work has been received.

UTILITIES/ CONSTRUCTION

- D 30. Obtain written permission from the adjoining property owners for offsite grading and/or construction, if any.
- A* 31. Install construction fencing and screening in accordance with Building and Safety Division Policy 335.

- B 32. Reconstruct existing public improvements removed or damaged during construction. Pavement repair, which may include A.C. overlay, T-cut trench repair and/or slurry seal after removal of existing striping shall be across all or a portion of damaged pavement caused by this project as determined by the City Engineer.
- B* 33. Coordinate, and where necessary, pay for the relocation of any existing public utilities as necessary.
- B 34. Provide all utility services to each building, including sanitary sewers, water, electric power, gas, cable TV, internet, and telephone. All utilities listed under Highland Municipal Code Section 16.40.380 (A) are to be underground per Ordinance 315.
- D 35. Comply with applicable requirements of the National Pollutant Discharge Elimination System (NPDES) permit program. Provide written verification from the Regional Water Quality Control Board specifying the projects WDID number.
- A 46. Destroy any abandoned wells on the property or similar structures that might result in contamination of underground waters in a manner approved by the City Engineer.
- A 47. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.
- C 48. Comply with the prevailing City design and construction standards and requirements at the time of permit issuance.
- A 49. Design and construct a trash enclosures per City Standard or as approved by the City Engineer.
- B 50. Install telephone, cable television, and internet enclosures underground whenever the underground installation is an available option offered by the utility companies. If the underground installation is not an available option and utility enclosures must be installed above ground, install the above-ground utility enclosures and any flush mount utility enclosures at locations where construction of retaining walls will not be necessary for compliance with the setback requirements of the utility companies.
- A* 51. Submit a Composite Utility Plan indicating the location of all above ground and flush mount water, electric, cable TV, internet, and telephone utility structures prior to City issuance of utility permits.

Building and Safety Division Conditions of Approval

Date: July 7, 2025
Project: 6,000 sqft Auto Repair Shop
Applicant: UNK
Site Location: 26827, 26847, 26853 Base Line
Project Numbers: CUP: 22-015
APN(s): 1192-341-10, 1192-341-02, 1192-341-55

1. Please provide the following number of construction plans and documents listed below for the first review of the proposed project. The initial plan review time will take two weeks on most projects. The applicant will receive an application number at the time plans are submitted for Building & Safety's plan review. This number is needed to obtain information regarding your project.

- (3) Architectural Plans
- (3) Project Condition of Approval from all departments:
To be included in Architectural plan set at plan submittal.
- (3) Structural Plans
- (3) Plot/Site Plans
- (3) Electrical Plans
- (3) Electrical Load Calculations
- (3) Exiting Plans
- (3) Plumbing Plans/Isometrics
- (3) Mechanical Plans
- (3) HVAC Duct Layout Plans
- (3) Precise Grading Plans
**Grading, Photometric, or Landscape Plans: Please mark "FOR REFERENCE ONLY"*
- (3) Site Disabled Access Plan
- (3) Temporary Construction Fence Plan
- (2) Roof and Floor Truss Plans
- (2) Title 24 Energy Calculations
- (2) Soils Report
- (2) Structural Calculations
- (1) Fire Flow Test – At submittal with hydrant location dimensioned on the site plan.
Provide before permit issuance.
- (1) East Valley Water District (EVWD) – A copy of the signed Discharge Permit Application or exemption letter

2. All structures shall be designed in accordance with the current version of the California Building Codes at the time of submittal (Currently the 2022 codes), including the California Green Building Standards Code. Design all structures to Risk Category II at exposure "C" (ASCE7-22), and Energy Climate Zone 10.
 - a. Alterations and additions to parking facilities shall comply with section 5.106 of the California Green Building Standards Code, Projects submitted after January 1, 2026 will fall under the 2025 codes.
3. All onsite utilities are to be underground. As approved by the Planning Division, utility cabinets and transformers are exempt.
4. All construction projects shall comply with the NPDES Stormwater Best Management Program. Prior to building permit issuance submit a copy of the Water Quality Management Program Report. (WQMP)
5. All deferred plan items & required deputy inspections are to be identified on the plans cover sheet.
6. Site development and grading shall be designed to provide access to all entrances and exterior ground floor exits and access to normal paths of travel. The accessible route(s) of travel shall be the most practical direct route from each site arrival point.
7. All dead and removed trees and foliage is to be properly removed from the site.
8. The City enforces the State of California provisions of the California Building Code disabled access requirements. The Federal Americans with Disabilities Act (ADA) standards may differ in some cases from the California State requirements; therefore, it is the building owner's responsibility to be aware of those differences and comply accordingly.
9. All construction materials, which are not used, shall be recycled pursuant to the requirements set forth by Ordinance No. 269. Receipts from the recycle company responsible for picking up the materials shall be kept in the construction office. After the construction is complete and before final occupancy, the trash receipts shall be forwarded to the City Public Services division.
 - a. Prior to Permit issuance – The permit holder shall register a project Construction & Demolition Debris Program application for self-haul or contract services through the City's Franchise hauler.
10. Records indicate this property may be utilizing an onsite Waste Treatment system (OWTS). Any cause for expansion or replacement would likely require the building to be connected to the public sewer system, when Public provided or within 250 feet of the nearest sewer main. Please consult with East Valley Water District EVWD for connection and the State Water Board for Requirements for new, expansion, or replacement OWTS systems.

- a. Onsite treatment systems are to be installed with Permits from Building & Safety: Please provide Building Staff with a will-not/sewer not available letter from East Valley Water District (EVWD) and an approved septic system design from the Santa Ana Regional Water Quality Control Board (please contact Susan Beeson at (951) 782-4902). An approved design with percolation test will be required to be submitted to Building & Safety for review prior to issuance of a building Permit.
11. Prior to building permit issuance - submit copy of the East Valley Water District (EVWD) –signed Discharge Permit Application to the Building & Safety staff. Or letter of exemption. Discharges into the sewer collection system and POTW could potentially introduce hazardous or undesired matter into the sewage infrastructure.
 - For additional information, please contact a member of the Source Control staff at (909) 806-4222 or via email at sourcecontrol@eastvalley.org. Thank you for your cooperation.
12. Prior to the issuance of Building Permits, construction projects requiring fire permits must apply and submit fire plans prior to the issuance of the building permit, including fire sprinkler submittals.
13. Construction projects, requiring temporary electrical power, shall obtain an electrical permit from Building and Safety. No temporary electrical power will be granted to a project unless the following item is in place and approved by Building and Safety and the Planning Division.
 - a. Installation of a construction trailer through the “Temporary Occupancy Permit”, alternatively, a security fenced area where the electrical power will be located. Installation of construction/sales trailers must be located on private property. No trailers can be located in the street unless a permit from the Engineering Department is obtained.
14. A security fence with screening shall protect all construction sites. The fencing and screening shall be maintained at all times to protect pedestrians. All development projects shall submit a construction fencing plan with the construction design plans. Construction projects that have phased occupancy shall be completely separated by a construction fence that is screened and show the adjusted fence locations at each phase. The construction fencing shall be removed from the site at the completion of the project.
15. On-site toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3 and on site per NPDES stormwater requirements.

16. Construction activities shall not commence prior to 7:00 a.m. and shall terminate no later than 7:00 p.m. Monday through Saturday with no construction activities preformed during city or Federal Holidays. (Ordinance 420 HMC) unless restricted further by environmental review mitigation.
17. Building and Safety inspection requests must be made by 4:00 pm. on the previous City working day to receive the next business day inspection. Please contact (909) 864-6861, Ext 228.
18. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall request clearances from each department and/or applicable agency at least two weeks prior to requesting a final building inspection from Building and Safety. Each agency shall sign the back of the Building and Safety Job Card, or provide agency approved signed documentation, and provide a copy of the signatures to Building and Safety at the time the final inspection is requested.
19. Prior to final occupancy, site-grading certifications, compaction reports, and survey report required by the City of Highland shall be submitted, as applicable.
20. Prior to final inspection, provide Building & Safety with a flash disk of the approved plans and documents.
21. The Developer/Owner is responsible for the coordination of releasing any Deferral of Development Impact Fees or Bonds after such fees have been paid. The Developer/Owner should be aware, once the deferral notice is sent to the San Bernardino County Recorder's Office; the release process takes two to three weeks. This process will delay final Certificates of Occupancy.



City of Highland, **FIRE PREVENTION DIVISION**, Conditions of Approval.

DATE : June 25, 2025

Page 1 of 5

APPLICANT : Gerber Collision

ADDRESS : 26827, 26847, 26853 Baseline

SITE LOCATION: 1192-341-10, -02, -55

FILE / INDEX No.: CUP 22-0015

A tiered level of mitigation options has been developed and listed below are the systems and/or modifications required for your project. Compliance of the following items are a condition of **FINAL OCCUPANCY APPROVAL**. These conditions are required as acceptable solutions to the adverse fire conditions impacting firefighting and emergency operations accompanying the site/area. They will either assist in detection and extinguishment of the fire and/or facilitate the anticipated emergency operations.

This project is protected by the City of Highland Fire Department / Cal-Fire / California Department of Forestry and Fire Protection. Prior to any construction occurring on any parcel, the applicant shall contact the city of highland fire marshal office for verification of current fire protection development requirements. All new construction shall comply with the currently adopted California Fire Code and all applicable statutes, appendices, codes, ordinances, standards and policies of the City of Highland Fire Department/ Fire Prevention Division / Cal-Fire / California Department of Forestry and Fire Protection.

Fire Department Review of all projects is required.

ALL CONSTRUCTION (New and renovations to existing) SHALL COMPLY WITH THE CALIFORNIA FIRE CODE Along with amendments as adopted within the Highland Municipal Code (Ord. #411).

Note: All weather access roads (CFC) and fire hydrant/water system installations shall be in place, inspected and approved, **PRIOR** to combustible material being brought on site.

GENERAL.

1. **HF31:** Approved fire hydrant pavement markers (blue dots) shall be installed at every hydrant.

2. **HF40:** Where an automatic extinguishing system or standpipe system is in place, system shall be serviced and maintained in operating condition according to NFPA and California State Fire Marshal requirements. **T19; CFC; NFPA**
3. **HF51:** The main electrical panel and all sub-panel(s) shall be labeled on inside cover for all circuits. **CEC**
4. **HF52:** Water heater (fuel fired), shall be properly vented to exterior of structure. Water heater shall be seismic strapped to wall and be located 18" above a garage floor. **CBC**
5. **HF55:** Commercial exit requirements:
 - A. Required exit doors shall be maintained in an operable condition at all times
 - B. Required exit doors shall swing outward and away in the direction of exit travel.
 - C. Obstructions shall not be placed in the required width of an exit. Exits shall not be blocked or locked shut or obstructed in any manner during business hours.
 - D. Exit paths shall be illuminated when structure is occupied.
 - E. Exit path illumination shall be supplied from two (2) sources of power when occupant load is one hundred (100) persons or more.
 - F. When exit way/exit pathway and/or exit doorway is not easily identified, additional exit signs shall be installed.
6. Exit signs shall be internally or externally illuminated by two lamps or shall be of the self-luminous type. **CFC; CBC**
7. **HF60:** Additional plans for access, fire safety systems, fire lanes and signage, gates, storage, or other special conditions may be requested for review, conditioning and approval by the fire marshal.
8. **HF56:** All flammable and combustible liquid storage and dispensing shall be in accordance with applicable sections of the **CFC, T-19** and city codes and ordinances.

ACCESS:

9. **HF7:** Fire department **access** roads shall meet the fire dept. minimum unobstructed width of twenty (20) feet. (twenty-six (26) feet within FR-1&2 zones). **This standard shall not lessen other agency requirements.** Access roads shall be paved (asphalt/concrete) and in place **prior** to delivery of combustible building materials on site. Roads shall be designed and constructed to meet adopted city standards. **CFC**

10. **HF8:** All access roads, public, private streets and residential driveways shall maintain a minimum vertical clearance of thirteen (13) feet-six (6) inches. **CFC**
11. **HF10:** Driveways exceeding 150 feet shall have a fire department approved turn-around at the terminus. **CFC / APPENDIX D**
12. **HF11:** Fire department access roadway(s) and/or public/private street(s) exceeding one hundred fifty (**150**) feet in length shall provide an approved turn-around at the terminus (**cul-de-sac**). Minimum radius shall be **not less than forty (40)** feet. Or as approved by the fire marshal. Cul-de-sacs providing access to perimeter emergency access roads shall have a minimum radius of forty four (**44**) feet. **CFC / APPENDIX D, SBCO TRANSPORTATION STD**
13. **HF12:** Fire department access roadway(s); public/private street(s) and driveways shall not exceed 10% grade. **CBC / APPENDIX D, HMC**
14. **HF13:** Fire department access roadway(s); shall extend to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building.
An access road, approved by the fire dept., shall be provided to within fifty (50) feet of all structures when the natural grade between access road and structure is in excess of 30%.
Where an approved access road cannot be provided, a fire protection system shall be required and approved by the fire department. **CFC**
15. **HF15:** "Phased" projects may be required to provide a minimum of two (2) remote points of approved access during construction. A secondary access, for fire and other emergency equipment and for routes of escape, which will safely handle evacuations. **CFC - APPENDIX D**
16. **HF19:** **Manually** operated gates across fire department access roadways, public and/or private streets and driveways, shall be equipped with approved emergency key-operated "**KNOX**" padlock or box containing key to open the private lock. For **automatic** gates, a "KNOX" emergency access switch, shall be installed, at location determined by fire department, and shall over-ride all command functions and open gate automatically upon activation. All automatic gates shall have a manual over-ride for use during loss of electric power. "KNOX BOX" request form is available from the fire marshal or may be ordered directly from www.knoxbox.com (specify City of Highland, CA) **CFC – Appendix D**
Note: The city of Highland also requires an electronic "H" key system (Ord. #320) for multi-family, gated communities or secured storage facilities.
HMC

17. **HF24:** "NO PARKING – FIRE LANE" signs shall be posted at locations designated by fire marshal. Fire lane curbs shall be painted red, with white letters stating, "NO PARKING – FIRE LANE" on top, not face. **CFC - APPENDIX D**

18. **HF54:** commercial and industrial structures-occupancies and gated complexes shall have a "**KNOX BOX**" system installed on the exterior of the building(s) or complex. location of device to be determined by the fire department. The box shall contain keys necessary to gain access and may contain pre-plans and MSDS information as required by the fire department. New and existing multi-tenant commercial buildings shall provide a 'KNOX' box large enough to contain keys to access each individual tenant space. Installation location(s) to be determined by the fire marshal. The box shall contain clearly marked keys to each tenant space or other areas as determined by the fire marshal. **CFC**

ADDRESSING – IDENTIFICATION:

19. **HF21:** **Commercial** and **multi-family residential** address numbers shall be displayed on all **new and existing** structures in such a manner as to be plainly visible and legible from the access roadway or street. Numerals shall be of a contrasting color to the building and electrically illuminated.
Minimum size of the numerals shall be **8"** height, **3/4"** stroke, or as approved by the fire marshal.
Industrial occupancies shall have address numbers of 12" height, 1" stroke and shall be electrically illuminated so as to be visible and legible from access roadway or street.
Note: Depending on height and setback of a building, larger numerals may be required and at additional locations on the building, as determined by a case-by-case review.
HMC

FIRE PROTECTION & ALARM SYSTEMS:

20. **HF41:** A minimum of one 2A-10BC fire extinguisher shall be installed for each 3,000 sq.ft. of floor area. Travel distance to any one fire extinguisher shall not exceed 75 feet. Additional fire extinguishers, size and class to be determined by fire department, may be required. Fire extinguishers shall be serviced bi-annually and shall have a current State Fire Marshall service tag attached. Fire extinguishers are to be serviced every two years and inspected & tagged every year. **CFC; NFPA**

21. **HF60:** California Fire Code, **FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION**, shall apply to this project. it is the responsibility of the project manager to meet with the fire marshal to discuss requirements specific to this project.
22. **HF61:** **TENANT IMPROVEMENT**. Review the 'tenant improvement information' handout. If any of the items listed apply to this project, they must be included in the 'fire department notes' section on the plan.
23. **HF64:** Spray booths, spray finishing operations shall comply with requirements of California Fire Code. Plans and permits are required to be submitted for review and approval,

Craig Sanchez, Fire Marshal
City of Highland Fire Prevention
(909) 864-8732 x 248



CITY OF HIGHLAND
27215 Base Line, Highland, CA 92346
Community Development Department
Planning Division

Phone: (909) 864-8732
Fax: (909) 862-3180

AGENCY COMMENT SHEET

Contact: Travis Trejo, Assistant Planner

Request for Comments: June 16, 2025

Comments Due: June 30, 2025

The following application has been filed with the Planning Division. Please review the attached information and return this sheet with your comments and/or conditions.

PROJECT: Conditional Use Permit (CUP 22-015) – Gerber Collision
DESCRIPTION: The Applicant is proposing the expansion of an existing autobody repair shop to the adjacent 6,000 sf building on a 10,000 sf parcel.
LOCATION: 26827, 26847, 26853 Base Line. South side of Base Line
APN: 1192-341-10, -02, -55

THE FOLLOWING COMMENTS AND/OR CONDITIONS APPLY TO THE ABOVE REFERENCED PROJECT (Comments may be attached):

Build solid waste enclosure to
city standard or seek approval of
the Public Services Manager for an alternative
design -



SIGNATURE

Public Services Dept

DEPARTMENT

DATE

Attachment 7:

**Resolution No. 2025-____ for Design Review
Application (DRA 25-007)**

RESOLUTION NO. 2025 -

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING DESIGN REVIEW APPLICATION (DRA 25-007) FOR SITE PLAN, LANDSCAPE PLAN AND ELEVATIONS RELATED TO THE EXPANSION OF AN EXISTING AUTOBODY REPAIR SHOP TO AN ADJACENT 6,000 SF BUILDING ON A 1.2 ACRE PARCEL LOCATED AT 26827, 26847, 26853 BASE LINE.

ASSESSOR'S PARCEL NUMBER: 1192-341-55, -10, -02.

OWNER: GERBER COLLISION

A. RECITALS

1. On December 16, 2022, the Applicant submitted an application for Design Review Application (DRA 25-007) to expand the use of a major auto repair facility onto a neighboring parcel.
2. On November 7, 2025, the notice of the public hearing was posted at the City's three designated posting locations. In addition, the notice was posted on the City's website, mailed to property owners within three-hundred (300) feet of the project site, and published in the San Bernardino Sun newspaper.
4. On November 18, 2025, the Planning Commission of the City of Highland conducted a public hearing on the subject applications and concluded the hearing on this date.
5. All legal prerequisites to the adoption of this Resolution have occurred.
6. Pursuant to CEQA, project is Categorically Exempt from environmental proceedings pursuant to Section 15301, Class 32, In-Fill Developments, of the California Environmental Quality Act (CEQA) Guidelines.

B. RESOLUTION

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

1. The Planning Commission finds that all of the facts set forth in the Recitals, Part "A" of this Resolution, are true and correct.
2. The City of Highland Planning Commission after due consideration, inspection, investigation and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said hearing, including the staff report to the Planning Commission dated November 18, 2025, which is

incorporated herein by this reference, does find and determine the following facts:

- a. All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the Municipal Code of the City of Highland.

3. Findings of Fact for Design Review Application (DRA 25-007):

- a. That the proposed project is consistent with the general plan or specific plan.

Response: A major auto repair facility, such as the one proposed, is permitted within the General Commercial (CG) zone and land use designation upon approval of a Conditional Use Permit. The General Commercial designation accommodates local areas that serve the general shopping and community service needs of residents and workers. Typical uses include general retail, markets, community services, restaurants, and automotive repair facilities. The proposed project aligns with this vision.

The proposed auto repair shop represents an appropriate use consistent with the General Plan's intent for commercial areas in the Base Line corridor. Specifically, it is encouraging the consolidation of individual parcels to provide a sufficient land area for vibrant commercial uses. Its exterior elevations, site circulation, and on-site landscaping conform to the General Plan and the City's development policies.

- b. That the proposed use is in accordance with the objectives of this title, and the purposes of the land use district in which the site is located.

Response: The project would be developed in compliance with the Highland General Plan and Municipal Code standards related to major auto repair facilities in the General Commercial (CG) zone. The City has reviewed the proposed use and has applied Conditions of Approval to the Project to address the development and ensure that it is compatible with the surrounding uses, and complies with HMC Sections 16.20 Commercial Districts; 16.40 General Development Standards; 16.52 Parking Regulations; and 16.56 Sign Regulations with respect to permitted land uses, community development standards, special requirements, lighting, screening, water efficient landscaping, off-street parking and sign regulations.

- c. That the proposed use is in compliance with city design and landscape standards and criteria.

Response: The proposed expansion is suitable for the General Commercial (GC) land use and zoning designation. The expansion of operations for this business will be occupying an already existing structure which is consistent with the existing operational building on the easterly property.

The proposed landscape plan has been preliminarily reviewed by the City of Highlands landscape architect in accordance with the City's ordinances and regulations including HMC 16.20 Commercial Districts, 16.64 Environmental Management, and 16.40.390 Water efficient landscape requirements. Prior to installation of any landscape improvements associated with the Project, the Applicant will be required to submit for landscape plan check.

- d. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or will not be materially injurious to properties or improvements in the vicinity of the site.

Response: The expansion of a major auto repair use in this portion of the city will not be detrimental to the public health, safety, welfare, or materially injurious to properties and improvements in the vicinity. The subject site will be fully paved with asphalt and will not have any unimproved surfaces except for onsite buildings and required landscaping. Additionally, access to the vehicle bays opens along the interior of the site so that vehicles in service will not be visible from the public right-of-way. Any portions of the project abutting residential uses will also be required to build a 6-foot CMU wall to further protect the surrounding parcels from any potential impacts. Conditions of approval have been provided to ensure compliance with the specific use site development standards.

4. Based on the Findings of Fact set forth above, the Planning Commission approves Design Review Application (DRA 25-007) for the expansion of an existing autobody repair shop to an adjacent 6,000 sf building on a 1.2 acre parcel.

C. ADOPTION OF RESOLUTION.

The City Clerk shall certify to the adoption of this Resolution and shall cause the same to be published or posted in the manner prescribed by law.

Exhibit A includes the Site Plan/Grading Plan

Exhibit B includes the Landscape Plan

Exhibit C includes the Conditions of Approval

PASSED, APPROVED, and ADOPTED this 18th day of November 2025.

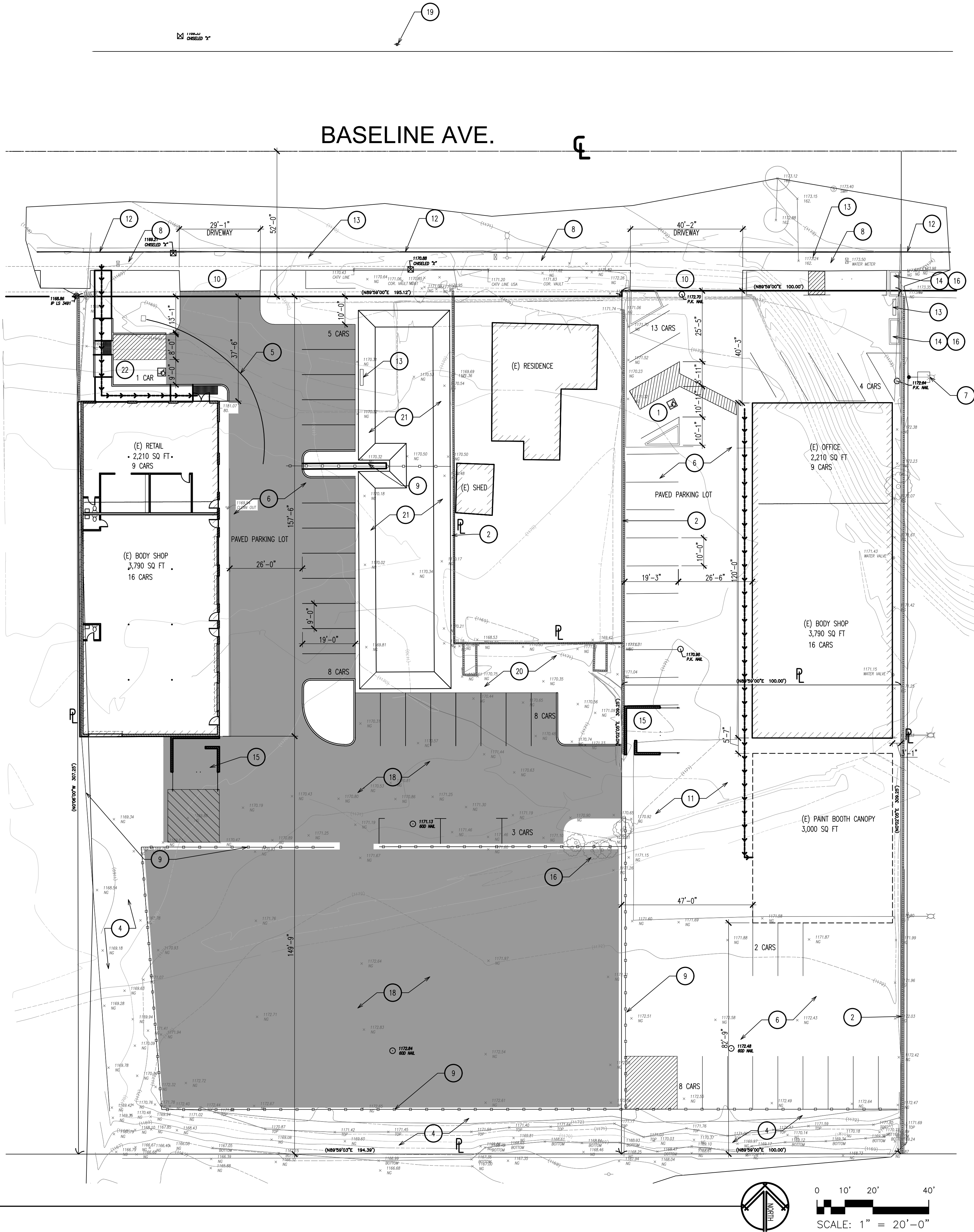
ATTEST:

Randall Hamerly, Chairman
Planning Commission

Lawrence A. Mainez
Community Development Director

Exhibit A:
Site Plan/Grading Plan

DRAWING NAME: 2:\PROJECTS\2021 PROJECTS\1ST CERTIFIED (GERBER) COLLISION - HIGHLAND 2100123.RA\DRAWINGS\PLANNING PACKAGE\AS-101.DWG | PLOT DATE: 8/13/2024 8:34 AM | PLOTTED BY: PMWL MRYSZEWSKI | COPYRIGHT 2016 MILLER ARCHITECTURAL CORPORATION ALL RIGHTS RESERVED



SITE PLAN
SCALE: 1" = 20'-0"

LEGAL DESCRIPTION:

THAT PORTION OF LOT 4, BLOCK 63, RANCHO SAN BERNARDINO, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 2 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID LOT, WHICH IS ALSO THE SOUTH LINE OF BASELINE STREET, AT A POINT 268 FEET WEST FROM THE NORTHEAST CORNER OF SAID LOT 4;
THENCE SOUTH PARALLEL WITH EAST LINE OF SAID LOT 4, A DISTANCE OF 318 FEET;
THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 100 FEET;
THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 318 FEET TO THE NORTH LINE OF SAID LOT;
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 100 FEET TO THE POINT OF BEGINNING.

PARCEL 2 OF PARCEL MAP 5064, AS PER PLAT RECORDED IN BOOK 47 OF PARCEL MAPS, PAGE 36, SAN BERNARDINO COUNTY, CALIFORNIA.

APN:

119-234-102, 119-234-110 & 119234155

SUBJECT PROPERTY ZONING:

COMMERCIAL GENERAL-1 (CG-1)

PROPERTY OWNERS:

BILL LAWRENCE BILL@CALAUTOMOTIVEGROUP.COM
KING FAMILY TRUST(DEANNE KING) DEANNEKING@GMAIL.COM

ARCHITECT - APPLICANT

MILLER, ARCHITECTURE - INTERIORS - PLANNING
1177 IDAHO STREET, SUITE 200
REDLANDS, CA 92374
CONTACT: KATHY OSWALT
PHONE: 909-335-7400
FAX: 909-335-7299
E-MAIL: KOSWALT@MILLER-AIP.COM

UTILITY COMPANIES:

SOUTHERN CALIFORNIA GAS COMPANY
PHONE: 800-427-2000
SOUTHERN CALIFORNIA EDISON - ELECTRIC
PHONE: 800-990-7788
EAST VALLEY WATER DISTRICT
PHONE: 909-888-8986
BURRTEC WASTE INDUSTRIES, INC.
PHONE: 909-889-1969

PROJECT DESCRIPTION:

EXISTING GERBER AUTOBODY TO USE 3,790 SF OF ADJACENT 6,000 SF COMMERCIAL STRUCTURE FOR AUTOBODY REPAIR. RECIPROCAL EASEMENT WILL BE USED TO TRAVEL TO AND FROM ADJACENT PROPERTY FOR ACCESS TO THE BUILDING.

SITE DATA FOR 26847:

BODY SHOP: 3,790 SQ FT
OFFICE: 2,210 SQ FT
CANOPY: 3,000 SQ FT
LANDSCAPE: 8,473 SQ FT
AC PAVING: 32,528 SQ FT
UNPAVED AREA: 26,328 SQ FT

PARKING BREAKDOWN 26847:

PER THE DEVELOPMENT CODE FOR AUTO REPAIR THIS IS THE BREAKDOWN FOR THE REQUIRED PARKING.
OFFICE: 1 PER EACH 250 SF OF GROSS AREA - 2,210 / 250 SF = 9
BODY SHOP: 1 SPACE PER EACH 500 SF OF GROSS AREA - 3,790 SF / 500 SF = 8 PARKING SPACES
PLUS 2 SPACES PER SERVICE BAY - 4 X 2 = 8 SPACES
TOTAL REQUIRED PARKING SPACES = 25
TOTAL PARKING PROVIDED = 25

SITE DATA 26827:

BODY SHOP: 3,790 SQ FT
RETAIL: 2,210 SQ FT
HARDSCAPE: 38,678 SQ FT
PERVIOUS AREA: 15,160 SQ FT

PARKING BREAKDOWN 26827:

PER THE DEVELOPMENT CODE FOR AUTO REPAIR THIS IS THE BREAKDOWN FOR THE REQUIRED PARKING.
RETAIL: 1 PER EACH 250 SF OF GROSS AREA - 2,210 / 250 SF = 9
BODY SHOP: 1 SPACE PER EACH 500 SF OF GROSS AREA - 3,790 SF / 500 SF = 8 PARKING SPACES
PLUS 2 SPACES PER SERVICE BAY - 4 X 2 = 8 SPACES
TOTAL REQUIRED PARKING SPACES = 25
TOTAL PARKING PROVIDED = 25

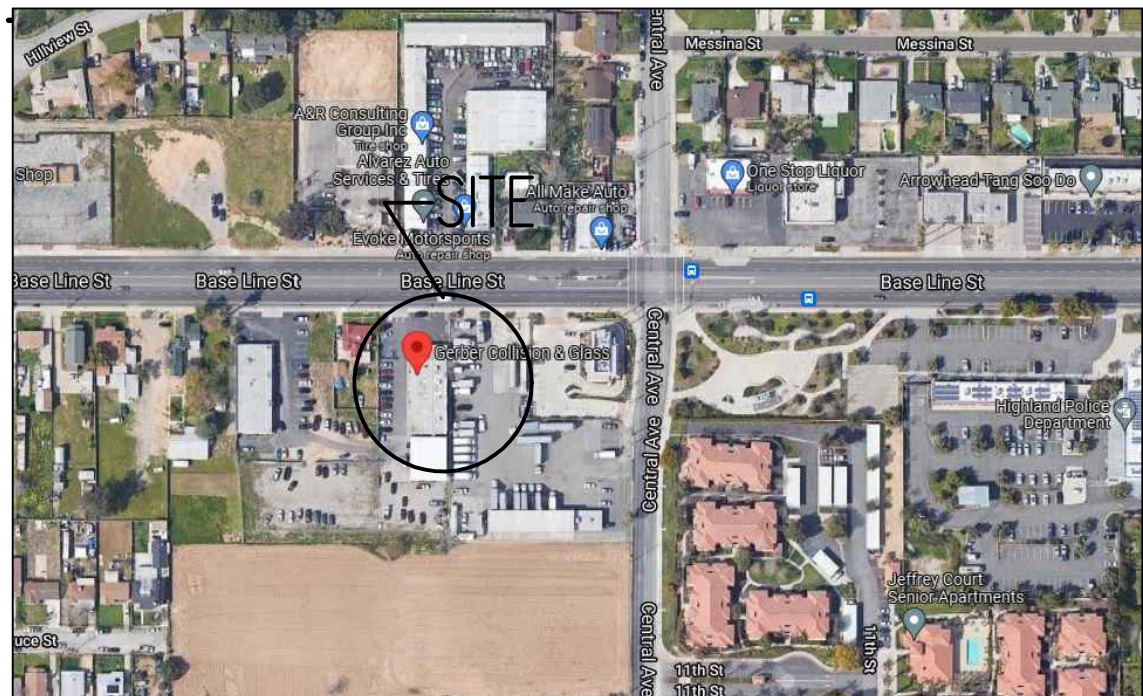
BUILDING DATA:

TYPE OF CONSTRUCTION: V-B
OCCUPANCY CLASSIFICATION: S-1
AUTOMATIC FIRE SPRINKLERS: NO
NATURE OF BUSINESS: AUTO BODY SHOP
STORIES: 1 STORY
NO EXISTING TREES

KEY NOTES:

- (E) ACCESSIBLE STALL
- (E) BLOCK WALL
- (E) TRANSFORMER
- (E) LANDSCAPE
- (E) SWALE
- (E) ASPHALT PAVING
- (E) LIGHT POLE
- (E) SIDEWALK
- (E) CHAIN LINK FENCE
- (E) DRIVEWAY
- (E) CONCRETE PAVEMENT
- (E) CURB
- (E) POLE MOUNTED SIGNAGE
- (E) LANDSCAPE PLANTER
- TRASH ENCLOSURE PER CITY STANDART
- (E) TREES
- (E) LOADING
- ASPHALT PAVING
- (E) FIRE HYDRANT
- LANDSCAPE
- RETENTION BASIN, SEE CIVIL PLANS
- ACCESSIBLE STALL

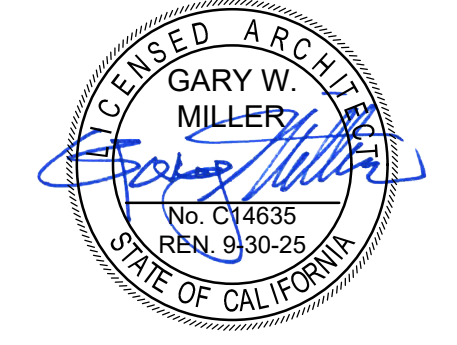
LEGEND:



VICINITY MAP



1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: (909) 335-7400
Fax: (909) 335-7299
info@miller-aip.com



owner approval

initials	date	phase
	00/00/00	--

revisions/addenda

mark	date	comment
A	12/5/18	PLAN CHECK PHASE I
B		
C		
D		
E		
F		
G		

GERBER COLLISION

26827 BASELINE STREET
HIGHLAND, CA 92346
APN: 1192-341-02-0000

1ST CERTIFIED COLLISION

1790 SOUTH E STREET
SAN BERNARDINO, CA 92408
APN: 0141-253-09-0000

project information

PROJECT NO: 2100123.RA
DWG FILE: AS-101.DWG
DRAWN BY: PK
CHECKED BY: GWM
DRAWING SCALE: 1" = 20'-0"
DATE: 08/13/2024

sheet name

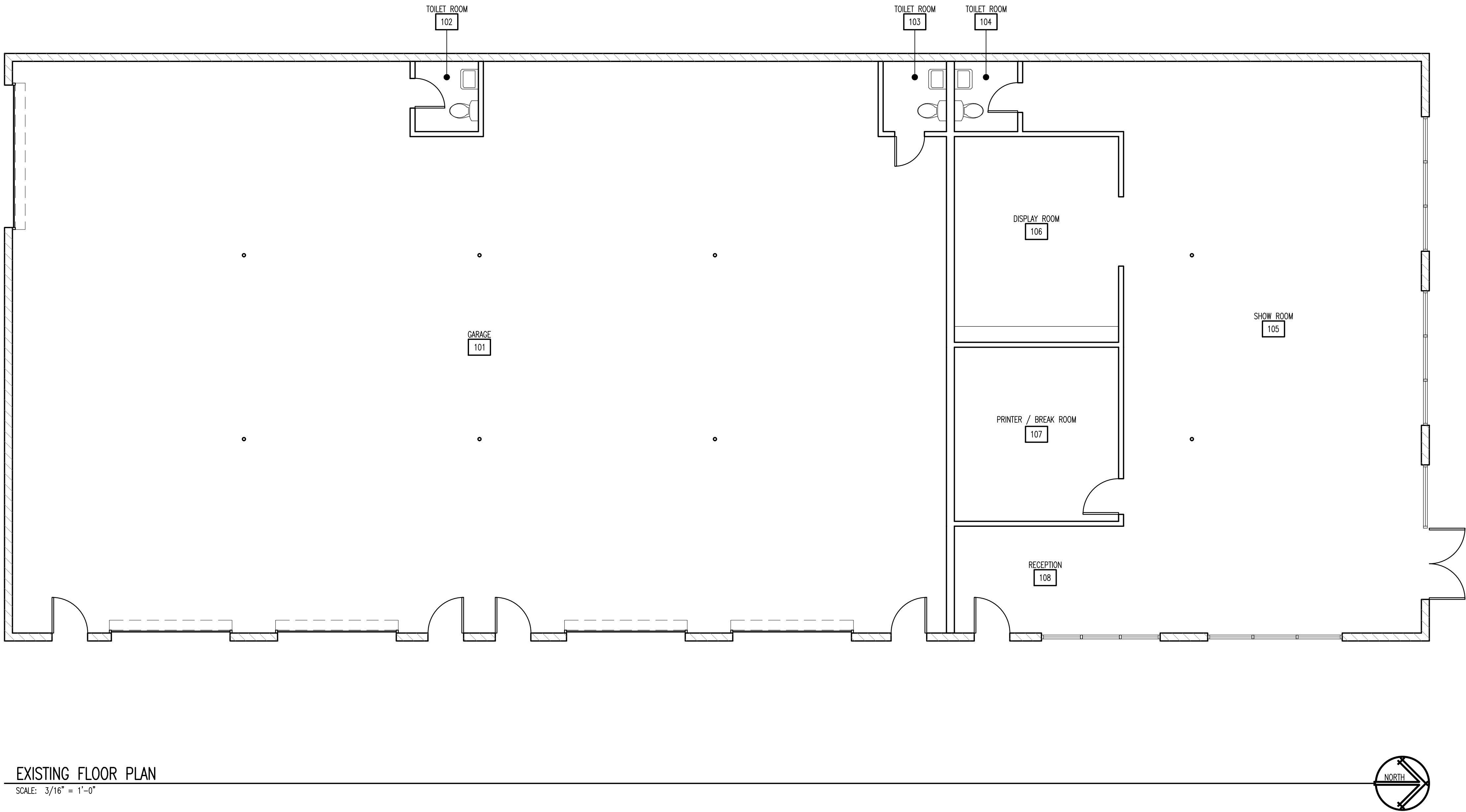
SITE PLAN
EXHIBIT 'C'

sheet number

AS-101

SHEET ##### OF XX SHEETS

DRAWING NAME: Z:\PROJECTS\2021 PROJECTS\1ST CERTIFIED (GERBER) COLLISION - HIGHLAND 2100123.RA\DRAWINGS\PLANNING PACKAGE\A-101.DWG | PLOT DATE: 1/2/2025 10:34 AM | PLOTTED BY: PAMEL KRYSZEWSKI | COPYRIGHT 2016 MILLER ARCHITECTURAL CORPORATION ALL RIGHTS RESERVED



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owner approval		
initials	date	phase
	00/00/00	--

revisions/addenda		
mark	date	comment
A	12/5/18	PLAN CHECK PHASE I
B		
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E		
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G		

GERBER COLLISION

26827 BASELINE STREET
HIGHLAND, CA 92346
APN: 1192-341-02-0000

1ST CERTIFIED COLLISION

1790 SOUTH E STREET
SAN BERNARDINO, CA 92408
APN: 01411-253-09-0000

project information	
PROJECT NO:	2100123.RA
DWG FILE:	A-101.DWG
DRAWN BY:	--
CHECKED BY:	GWM
DRAWING SCALE:	3/16" = 1'-0"
DATE:	1/2/2025

sheet name

EXISTING
FLOOR PLAN

sheet number

A-101

SHEET ##### OF XX SHEETS

PRELIMINARY GRADING PLAN
GERBER COLLISION
26857 BASELINE STREET
HIGHLAND, CA 92346
APN: 1192-341-55

LAND OWNER:

KING FAMILY TRUST
DEANNE KING - TRUSTEE
26827 BASELINE STREET
HIGHLAND, CA 92346

FLOOD ZONE NOTE:

NATIONAL FLOOD INSURANCE PROGRAM

THE SUBJECT PROPERTY IS LOCATED WITHIN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN, PER FIRM MAP NO. 06071C8701J.

EFFECTIVE DATE: SEPTEMBER 2, 2016

EARTHWORK QUANTITIES:

CONSTRUCTION MAY VARY.

CUT 1,000 CUBIC YARDS
FILL 1,000 CUBIC YARDS

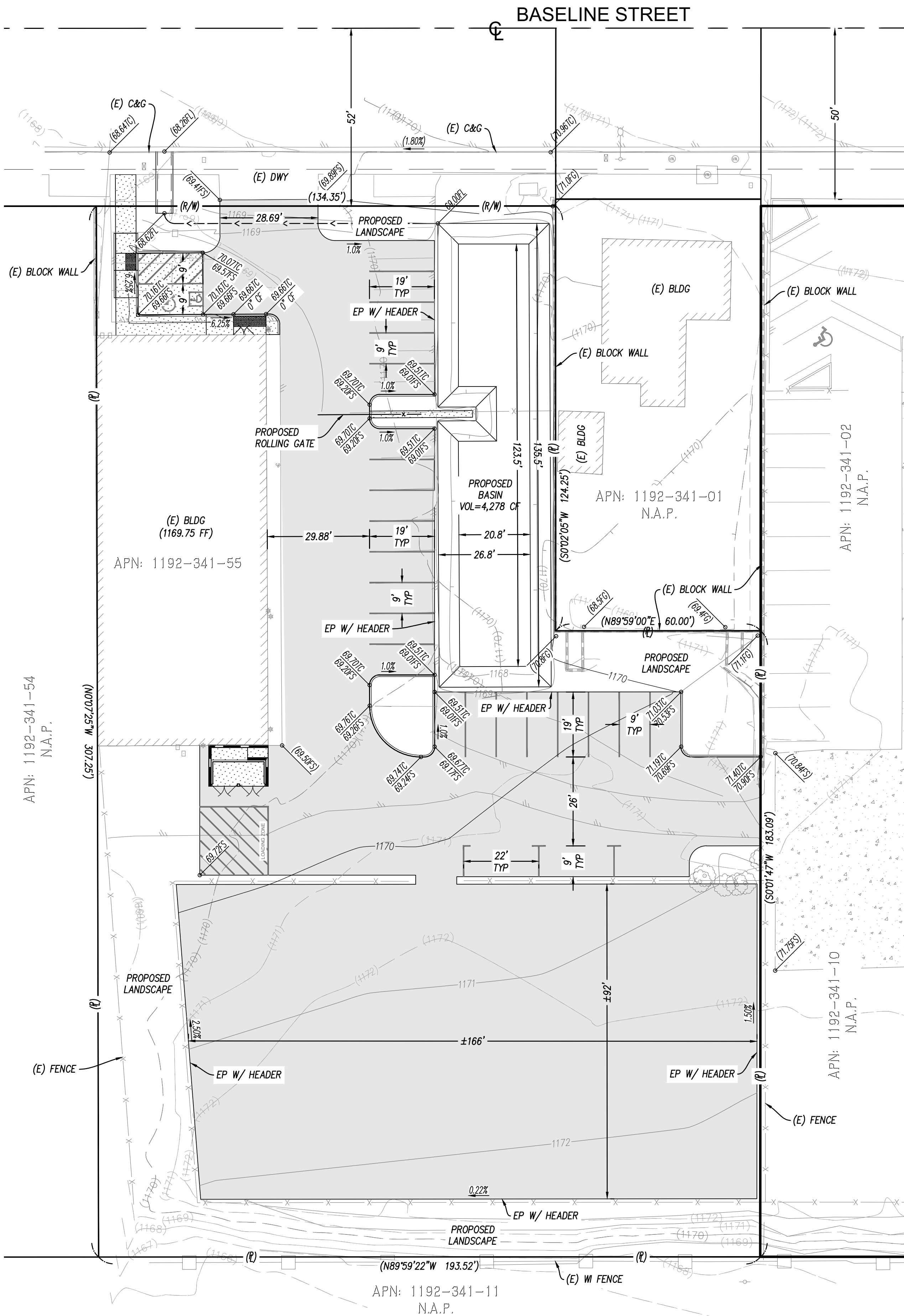
EARTH WORK QUANTITIES NOTE: THE ABOVE LISTED QUANTITIES REFLECT THE ENGINEER'S ESTIMATE OF THE ACTUAL VOLUMES OF MATERIAL CUT AND FILLED. THESE QUANTITIES ARE FOR ESTIMATING AND BONDING PURPOSE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR COMPUTING HIS OWN QUANTITIES FOR CONTRACT PURPOSES.

PARCEL COVERAGE:

SUBJECT	EXISTING	%	PROPOSED	%
BUILDING	6,000 SF.	10.0%	6,000 SF.	10.0%
HARDSCAPE	20,358 SF.	34.0%	38,678 SF.	64.6%
PERVIOUS AREA	33,480 SF.	56.0%	15,160 SF.	25.4%
TOTALS			59,838 SF.	100% (1.37 AC.)

PARKING:

	EXISTING	PROPOSED
CAR (9'x19')	18	24
HC (9'x19')	1	1
TOTAL:	19 SPACES	25 SPACES



PROJECT INFORMATION

ASSESSOR'S PARCEL NO: 1192-341-55
GROSS ACREAGE: 358,529 SF / 8.23 AC
APPROX. TOTAL NET: 355,854 SF / 8.17 AC

EXISTING ZONING: CG, GENERAL COMMERCIAL
PROPOSED ZONING: CG, GENERAL COMMERCIAL

EXISTING LAND USE: COMMERCIAL
PROPOSED LAND USE: COMMERCIAL

WATER PURVEYOR: EAST VALLEY WATER DISTRICT
(909) 888-8986

GAS PURVEYOR: SOUTHERN CALIFORNIA GAS CO.
(800) 427-2000

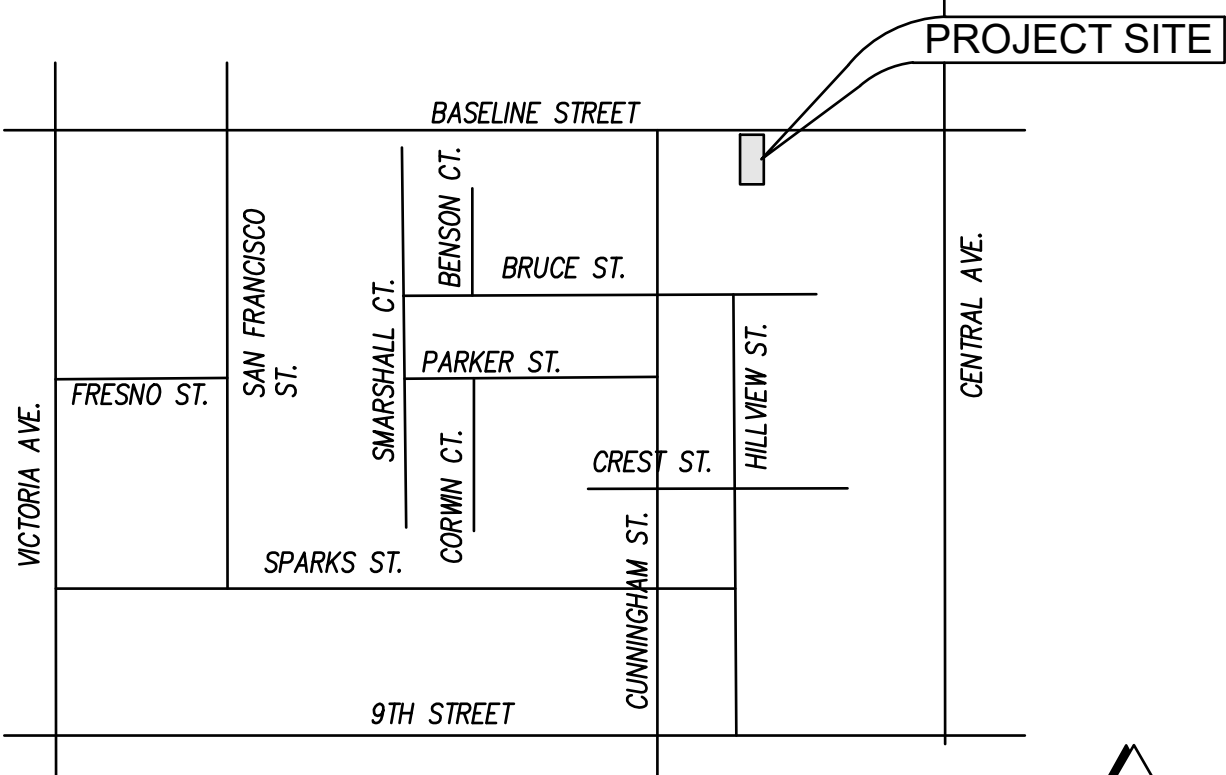
ELECTRICITY PURVEYOR: SOUTHERN CALIFORNIA EDISON
(800) 990-7788

LEGEND

AC ASPHALTIC CONCRETE SURFACE	EXISTING CONCRETE SURFACE
BVC BEGIN VERTICAL CURVE	PROPOSED CONCRETE SURFACE
CL CENTER LINE	PROPOSED AC PAVEMENT
EVC END OF VERTICAL CURVE	
FF FINISH FLOOR	
FG FINISH GRADE	
FL FLOWLINE	
FS FINISHED SURFACE	
GB GRADE BREAK	
GW GUY WIRE	
INV INVERT OF PIPE	
MH MANHOLE	
NTS NOT TO SCALE	
PP POWER POLE	
PIP PROTECT IN PLACE	
TC TOP OF CURB	
TF TOP OF FOOTING	
TW TOP OF WALL	
TYP TYPICAL	
W WROUGHT IRON	

Vicinity Map

N.T.S.



SAN BERNARDINO



TEL. (909) 885-3806
231 NORTH ARROWHEAD AVE.
SAN BERNARDINO, CA 92408
FAX (909) 381-1721
www.bonadiman.com

SITE PLAN

GERBER COLLISION
26857 BASELINE ST. HIGHLAND, CA 92346
APN(S): 1192-341-55

REVISIONS

NO	DESCRIPTION	BY	APPROVED	DATE

PREPARED FOR:	GERBER COLLISION
DRAWN BY:	JTS
CHECKED BY:	JTS
DISREGARD PRINTS BEARING EARLIER REVISION DATES	

SCALE:	1" = 20'
JOB NO:	224947
SHEET:	1 OF 1

DATE:	06-17-24
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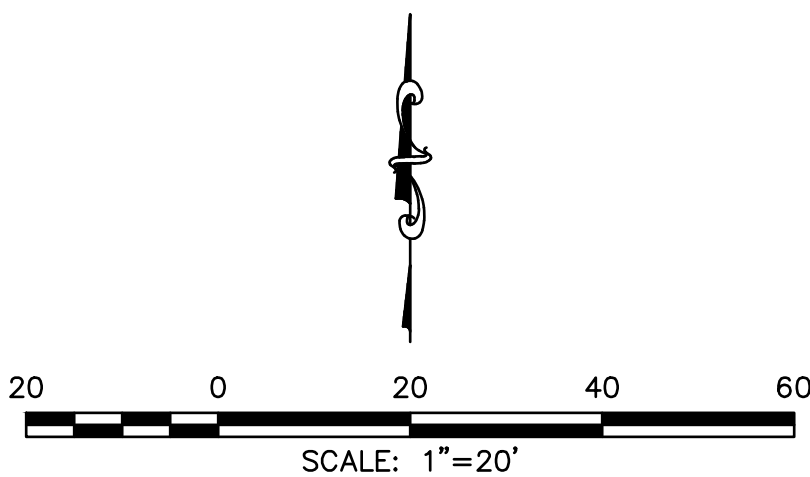
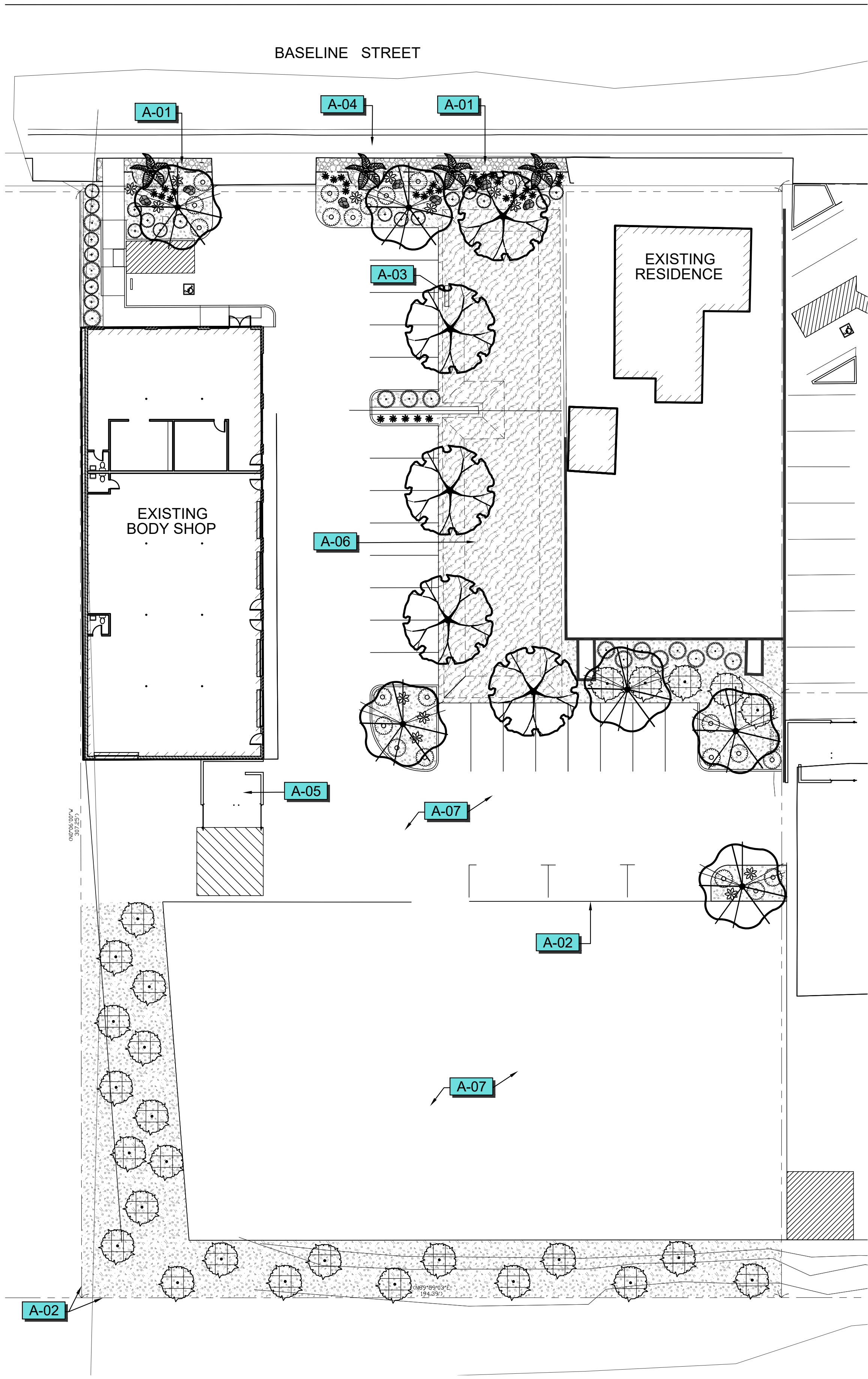
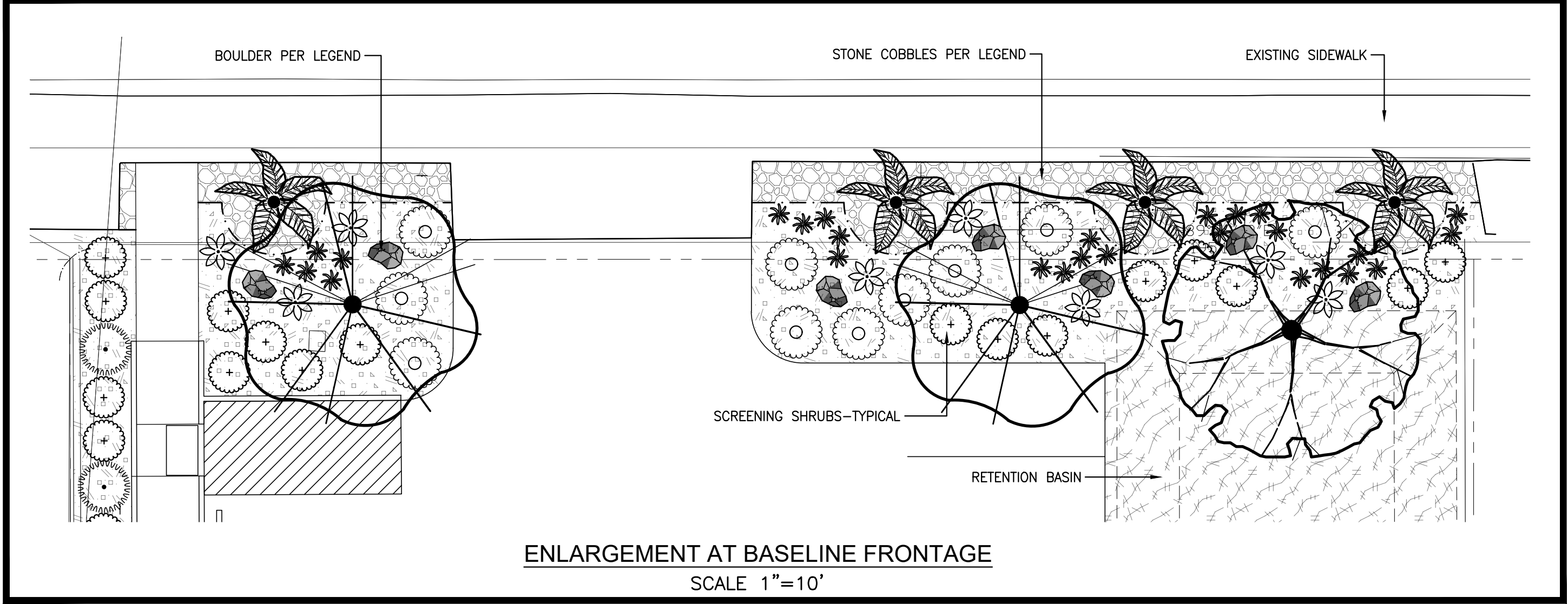


Exhibit B:

Landscape Plan



SITE PLAN



PLANT SCHEDULE

SYMBOL	QTY	SIZE	WUCOLS	BOTANICAL NAME	COMMON NAME
TREES					
	6	24" BOX	LOW	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER LOCUST
	5	15 GAL	MOD	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE
	4	12' BTH	MOD	SYAGRUS ROMANZOFFIANA	QUEEN PALM
SYMBOL	QTY	SIZE	WUCOLS	BOTANICAL NAME	COMMON NAME
SHRUBS					
	14	5 GAL.	LOW	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER
	19	5 GAL.	LOW	SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN BUSH SAGE
PERENNIALS					
	32	1 GAL.	LOW	ALOE 'RUDIKOPPE 'LITTLE GEM'	LITTLE GEM ALOE
	13	1 GAL.	LOW	HESPERALOE PARVIFLORA	RED YUCCA
SHRUB COVER					
	27	1 GAL.	LOW	ACACIA REDOLENS 'LOW BOY'	LOW BOY BANK CATCLAW
	22	1 GAL.	LOW	LANTANA MONTEVIDENSIS 'LAVENDER'	LAVENDER LANTANA
SYMBOL	QTY	SIZE	WUCOLS	BOTANICAL NAME	COMMON NAME
GROUND COVERS					
	4,660 SF	4"	MOD	CAREX TEXENSIS PLANT AT 24" O.C.	TEXAS SEDGE
MULCHES					
	9,014 SF	3" DEEP	0	WOOD MULCH REDWOOD GORILLA HAIR	

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
CONSTRUCTION NOTES		
A-01	STONE COBBLES PER LEGEND THIS SHEET	
A-02	WALLS AND FENCING PER CIVIL PLANS-TYPICAL	
A-03	TRANSFORMER PER CIVIL PLANS	
A-04	EXISTING SIDEWALK PER CIVIL PLANS	
A-05	TRASH ENCLOSURE PER CIVIL PLANS	
A-06	RETENTION BASIN PER CIVIL PLANS PLANTED WITH NON-MOWED NATIVE GRASSES	
A-07	ASPHALT PAVING PER CIVIL PLANS	
ROCK		
	STONE COBBLES-LOCALLY SOURCED GREY GRANITE-4-8" SIZE-ONE LAYER DEEP	524 SF
	BOULDER-LOCALLY SOURCED GREY GRANITE SIZE 2.5' X 3' BURY 1/3 DEPTH FOR NATURAL APPEARANCE	7

PRELIMINARY WULCO CALCULATIONS

California Water Efficient Landscape Worksheet							
Reference Evapotranspiration (ET _e)		55.6		Project Type		Non-Residential	
Hydrozone # / Planting Description*	Plant Factor (PF)	Irrigation Method ^a	Irrigation Efficiency (IE) ^b	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
STONE COBBLES		0 Drip		0.81	0.00	524	0
TREES & SHRUBS		0.3 Drip		0.81	0.37	10122	3749
BASIN GRASS		0.4 Overhead		0.75	0.53	4660	2485
				Totals	15306	6234	214906
Special Landscape Areas							
				1		0	0
				Totals	0	0	0
						ETWU Total	214906
						Maximum Allowed Water Allowance (MAWA) ^c	237433
ETAF Calculations							
Regular Landscape Areas							
				Total ETAF x Area	6234		
				Total Area	15306		
				Average ETAF	0.41		
All Landscape Areas							
				Total ETAF x Area	6234		
				Total Area	15306		
				Average ETAF	0.41		

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

PRELIMINARY-NOT FOR CONSTRUCTION

CITY OF HIGHLAND	
APPROVED BY:	
PLANNING DEPARTMENT	DATE
CITY'S LANDSCAPE ARCHITECT	DATE
LICENSE NO.	



CONCEPTUAL PLANTING PLAN

GERBER COLLISION
26827 BASELINE STREET
HIGHLAND, CALIFORNIA
APN: 1192-341-02-0000

REVISIONS

DRAWN BY CAD
DESIGNED BY S.T.B.
CHECKED BY C.R.
DATE 4/25/25
JOB NO. 25-33
SCALE 1"=20'
SHEET

LP-1

OF 1 SHEETS

Exhibit C:
Conditions of Approval

CITY OF HIGHLAND
PLANNING DIVISION CONDITIONS OF APPROVAL

Date: November 18, 2025
Applicant: Gerber Collision
File/Index: Design Review Application (DRA 25-007) – [Related Projects:
Conditional Use Permit (CUP 22-015)]
Proposal: Expansion of an existing autobody repair shop to an adjacent
6,000 sf commercial structure utilizing 3,790 sf of subject building
on an approximately 1.2-acre parcel
Location: 26827, 26847, 26853 Base Line. South side of Base Line
Assessor's Parcel Number: 1192-341-10, -02, -55

PLANNING CONDITIONS OF APPROVAL

Note: These Conditions represent Planning Division Conditions only and are meant to be only one part of the Project's overall Conditions that include Engineering, Fire Department and Building and Safety Conditions of Approval. All required on-site and off-site improvements shall be completed and approved prior to final inspection for occupancy, except where noted.

This Design Review Application is conditionally approved, subject to compliance with the requirements as specified below. The Conditions listed below are continuing Conditions; failure of the Applicant and/or operator to comply with any/all Conditions at any time shall result in initiating revocation of the subject permit.

- 1) This Design Review Application shall become null and void:
 - a. Unless all Conditions have been complied with and the occupancy or use of the land or existing structures authorized by such Conditional Use Permit has taken place within thirty-six (36) months after the approval of said Design Review Application.
 - b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance within the time limitation established in this Section, the Planning Commission may grant an extension of time every subsequent twelve (12) months, not to exceed thirty-six (36) months in total. Applications for such extensions of time must be set forth, in writing, by reasons for this extension and shall be filed together with a fee as established by the City Council, with the Planning Department sixty (60) calendar days before the expiration of the Design Review Application.
- 2) The subject Design Review Application pertains to the expansion of an existing autobody repair shop to an adjacent 6,000 sf structure utilizing 3,790 sf of subject building on an approximately 1.2 - acre site.

- 3) The project shall implement the development standards and uses approved for the General Commercial land use and zoning designation.
- 4) No storage of materials outside an enclosed building may be permitted unless expressly designed for such purpose and approved as a part of the site approvals.
- 5) All ground mounted, as well as wall mounted mechanical, electrical, or gas equipment shall be screened from public view by the use of landscaping and/or architectural treatments compatible with the adjoining Building's architectural design.
- 6) All rooftop mounted mechanical equipment shall be screened from public view. This can be accomplished by Architectural Treatments of parapets equal in height to the tallest piece of roof-mounted equipment.
- 7) Lighting shall meet the following HMC standards from Table 16.40.160.A for medium activity commercial uses or other similar Standards, as approved by the Planning Commission:
 - a. In no case should illumination exceed 0.5 footcandles measured at the property line.
 - b. All lighting fixtures shall be adjusted or designed to shine downwards to avoid spillover and glare on the surrounding community.
 - c. No floodlights or other up-lighting shall be permitted to be attached to parking lot standards for the purpose of illuminating the building.
 - d. Security lighting shall be installed to adequately illuminate the Facility. All security lighting shall be shielded and directed away from surrounding residential uses, businesses, and public right-of-way, and not be of unusually high intensity.
 - e. No lighting shall blink, flash, or be of unusually high intensity or brightness.
 - f. Parking lot light standards and building mounted fixtures shall not extend above building eaves.
- 8) All trees in planter islands, or within six feet (6) of hardscape, shall be planted with root barriers.
- 9) Shrubs located in front of parking stalls shall be planted approximately two feet (2) from the curb face to prevent possible damage from vehicle overhang.

- 10) The Development Impact Fees shall be calculated and paid in accordance with City policy.
- 11) Prior to the issuance of Building Permits, a copy of the Utility Plan shall be submitted for review and approval. The Utility Plan shall show the location of all proposed above ground electrical transformers, utility cabinets, back flow devices, fire department detector check valves, etc.
- 12) Revisions, modification, or deletions of associated Plans must be submitted to the Planning Division for review and approval. Revisions may require additional review by the Planning Commission.
- 13) The Applicant is responsible for implementing all conditions of approval to the satisfaction of the Community Development Director, Landscape Architect, City Engineer, Fire Department, and Police Department. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.
- 14) The subject property shall be developed in accordance with plans and materials approved by the Planning Commission on November 18, 2025, on file with the City of Highland Planning Division, and shall be in compliance with all conditions of approval contained herein.
- 15) In compliance with the Highland Municipal Code, the Applicant/Owner shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant/Owner of his/her obligations under this condition.
- 16) The Applicant and Owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval before the approval becomes effective.

Landscaping

- 17) Conceptual landscape plans shall include the following as per Highland Municipal Code, Public Works Policies, Procedures and Standards Chapter 14.0, and 16.40.390 Water Efficient Landscape requirements:
 - a. Include total landscape area in square feet and a percentage of overall site for verification with meeting City's requirements for minimum lot coverage (typically 10-15% based on similar projects)

- b. A design statement, irrigation notes, planting notes, a conceptual plant palette, and a chart identifying proposed hydrozones by area and type.
 - c. Preliminary MAWA Calculation for the landscape project area based on the proposed hydrozones areas.
 - d. Separate color images of all plant material to be used placed in groups such as trees, mid-level shrubs, low shrubs/accents, vines, and ground cover. If any organic or inorganic materials are proposed such as gravel, stones, and or boulders they shall also be shown with color images in addition to any site features such as seating, pottery, or other landscape accessories.
 - e. A shade tree exhibit shall be included, and planting shall be installed to provide shade over 50% of the parking areas and 20% of landscape areas within 15 years of installation per Title 24 of the most current version of the California Green Building Code. The applicant shall prepare an exhibit showing the coverage estimated at noon on the summer solstice including the overall parking area in sq. ft. and shaded area in sq. ft.
 - f. Include reference items such as preliminary grading plans and any elevations, sections, and or exhibits that show site structures and the relationship between landscape, finished surface, and buildings for commission review and discussion.
 - g. Include all site plan information on the landscape plans, including property lines, vehicular sight lines, ROW, easements, and any required setbacks and/or other easements.
- 18) Remove Queen Palms from Base Line frontage due to city concerns and sight line issues.
- 19) All planting and irrigation plans shall confirm to all sections of 16.40.390 "Water Efficient Landscape" requirements and Section 14 of the Public Works Policies, Procedures, and Standards. Please note the City of Highland's ETo is 55.6
- 20) Required street trees shall be a minimum of 24" box, overall tree sizes for the project shall meet the following criteria:
- a. 5 gallon 50%, 24" box 20%, 36" box 15%, 48" box 15%
- 21) Planting shall offer horizontal and vertical variation in form, texture, and scale that compliments the scale of the structures and shall include multiple varied species to prevent against loss of a monoculture of a single species from species specific

pest or other environmental causes. The applicant shall add additional species for more varied form, texture, and variety.

- 22) A minimum of three different levels of planting shall be provided and shall include groundcover, accents, and foundation or massing groupings, that shall vary species and flowering or interest seasons to offer year-round performance and avoid seasons or long periods of planting in dormancy or in need of severe pruning.
- 23) Shrubs shall be made up of 75% 5-gallon plants and 25% 1-gallon plants, with the exception of ground covers that will be a minimum of 1 gallon size. For Preliminary plans, shrub areas can be hatched with a detailed legend calling out all plants to be included.
- 24) All planter areas shall be a minimum of 5 feet wide excluding curbs and required concrete step outs to adjacent to parking spaces (12" wide by 4" deep doveled into the 6" wide curb or 12" wide by full depth poured in place curb) and excluding walkways, walls, wall footings and overhead obstructions.
- 25) Separations between planting areas and ground cover (including rock mulch) areas shall require edging or mow curbs to maintain clean divisions and maintainable boundaries.
- 26) Note all wall and fencing heights and materials on the plans. Show all required lighting to verify no conflicts with proposed trees.