



City of Highland

Randall Hamerly, Chair

Chandra Thomas, Vice Chair

Nicole McCance, Commissioner

Jarrod Miller, Commissioner

Brent Merideth, Commissioner

Planning Commission Regular Meeting Agenda

January 20, 2026 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 \$500 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 January 20, 2026, to publiccomment@highlandca.gov. 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 Consent Calendar

1. Minutes - November 18, 2025 Planning Commission Regular Meeting
Approve Minutes as submitted.
2. Minutes - December 16, 2025 Planning Commission Regular Meeting

Planning Commission Public Hearing

3. An application by Patriot USICVI 5th Street, LLC to construct a 173,976 square foot tilt-up warehouse at the southeastern convener of 5th Street and Victoria Avenue requiring the annexation of a .56 acre parcel from the City of San Bernardino into the City of Highland; General Plan Amendment (GPA 23-001) to expand the City's Sphere of Influence, Zone Change (ZC 23-001) to Pre-Zone the .56 acre parcel Business Park (BP), Conditional Use Permit (CUP 22-014) to permit the development of a warehouse, Design Review Application (DRA 22-023) for review of the site development plans, and Tentative Parcel Map No. 20621 (TTM 23-001) to consolidate eleven (11) parcels into one (1) parcel.

The Planning Commission adopt Resolution No. 2026 - _____, recommending the City Council:

- Adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and instruct staff to file a Notice of Determination;

-
- Approve General Plan Amendment Application (GPA 23-001), to amend the City's Sphere of Influence and designate Assessor's Parcel Number 192-551-01 as Business Park (BP);
 - Conduct First Reading and Introduce an Ordinance to Pre-zone (ZC 23-001) Assessor's Parcel Number 192-551-01 as Business Park (BP);
 - Certify the Fiscal Analysis and Plan for Service Reports, and direct Staff to initiate an Application with the Local Agency Formation Commission (LAFCO) for a reorganization and to annex Assessor's Parcel Number 192-551-01 into the City of Highland;
 - Approve Conditional Use Permit (CUP 22-014) to construct a 173,976 square foot tilt-up warehouse and associated improvements;
 - Approve Design Review Application (DRA 22-023) for the Site Plan, Building Elevations, Landscaping and Grading Plans related to the warehouse development; and
 - Approve Tentative Parcel Map No. 20621, (TTM 23-001) to consolidate eleven (11) lots into one (1) parcel.

(SB 1439 Campaign Contributions and Conflicts of Interest - Government Code Section 84308 is applicable)

4. General Amendment and Zone Change in accordance with the City's certified 6th Cycle Housing Element Program 33, requiring upzoning of moderate to high resource areas on the easterly portion of the City to a maximum residential density of thirty (30) dwelling units per acre (du/ac) (with a density range of 20 du/ac to 30 du/ac) (GPA 025-001/ZC 025-001)

Adopt Resolution No. 2026 - _____, recommending the City Council:

- Adopt a Negative Declaration, and instruct staff to file a Notice of Determination;
- Approve General Plan Land Use Amendment (GPA 25-001), to amend designated Assessor's Parcel Numbers 0297-201-07, 0297-061-50, 0297-061-07, 0297-061-42, 0297-061-26, 0297-061-13, 0297-061-25, and 0297-021-44 as Planned Development (PD); and
- Conduct First Reading and Introduce an Ordinance to Rezone (ZC 25-001) designated Assessor's Parcel Numbers 0297-201-07, 0297-061-50, 0297-061-07, 0297-061-42, 0297-061-26, 0297-061-13, 0297-061-25, and 0297-021-44 as Planned Development (PD).

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.

