



City of Highland

Randall Hamerly, Chair

Chandra Thomas, Vice Chair

Nicole McCance, Commissioner

Jarrod Miller, Commissioner

Brent Merideth, Commissioner

Planning Commission Regular Meeting Agenda

April 7, 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, Senior Planner

Travis Trejo, Assistant Planner

Tiffany Martinez, Assistant Planner

Camille Duarte, Administrative Assistant III

Octavio Duran, Public Works Director/City Engineer

Brian Wolfe, Assistant Public Works Director

Matt Wirz, Building Official

Scott Rice, City Landscape Architect

Mission Statement

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

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.highlandca.gov.

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 April 7, 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. Planning Commission Regular Meeting Minutes - March 17, 2026

Approve minutes as submitted

Planning Commission Legislative

2. Review of a Conceptual Landscape & Community Trail Plan by Diversified Pacific for improvements along the Greenspot Road frontage of Tentative Tract No. 20721 between Alta Vista and the Plunge Creek Flood Control Channel.

Approve the "Greenspot Trail Concept" Plan dated September 30, 2025, associated with Design Review Application (DRA 24-009).

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.highlandca.gov 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

Agenda
Item
No.
1.

Date: April 7, 2026
From: Lawrence Mainez, Community Development Director
Reviewed By: Lawrence Mainez, Community Development Director
Prepared By: Camille Duarte, Administrative Assistant III
Subject: Planning Commission Regular Meeting Minutes - March 17, 2026

Recommendation:

Approve minutes as submitted

Fiscal Impact:

None.

Agenda Posting:

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

Project Detail:

None.

Attachments:

1. PC Minutes 03-17-2026

PLANNING COMMISSION REGULAR MEETING MINUTES
March 17, 2026 – 6:00 P.M.

CALL TO ORDER

The regular meeting of the Planning Commission of the City of Highland was called to order at 6:00 p.m. by Chair Hamerly at the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present: Chair Randall Hamerly
 Vice Chair Chandra Thomas
 Commissioner Brent Merideth
 Commissioner Jarrod Miller

Absent: Commissioner Nicole McCance

Staff Present: Lawrence Mainez, Community Development Director
 Kim Stater, Assistant Community Development Director
 Gary Chambers, Code Enforcement Officer
 Camille Duarte, Administrative Assistant III

Chair Hamerly led the Pledge of Allegiance.

PUBLIC COMMENT (ITEMS NOT ON THE AGENDA)

None.

PUBLIC HEARINGS

1. 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. **(Continued from January 20, 2026, and February 17, 2026)**

Chair Hamerly announced that the Applicant has asked to table the item.

2. A Public Hearing to declare the existence of a Public Nuisance in accordance with Title 8, Chapter 8.32, of the Highland Municipal Code, and authorize the abatement thereof, at the Property located at 7770 Bonnie St., San Bernardino, CA 92410 (within the corporate boundaries of the City of Highland), Tax Assessor's Parcel Number 0278-291-08.

Code Enforcement Officer Chambers presented the staff report.

Commissioner Miller asked has there been any response from the property owner?

Code Enforcement Officer Chambers stated not for quite some time. I have spoken to her daughter who has been representing her.

Chair Hamerly opened the public hearing.

Property Owner's Representative Leticia Ayala stated I don't understand how it is a public nuisance when the room addition is not used as a bedroom, it is storage for a wheelchair.

Chair Hamerly stated there might not be anything wrong with the room addition, however it needs to be legally permitted with Building and Safety. It is declared a public nuisance because it was constructed without a permit, I encourage to work with city staff.

The Planning Commissioners were in agreement to change the Conditions of Approval 60 day timeframe to 90 days.

Chair Hamerly closed the public hearing.

A MOTION was made by Vice Chair Thomas and seconded by Commissioner Miller to adopt Appeals Board Resolution No 2026-004, declaring the existence of a public nuisance as amended on the Property generally located at 7770 Bonnie St., San Bernardino, CA 92410 and order the abatement thereof. Motion carried 4-0, with Commissioner McCance being absent.

RESOLUTION NO. 2026-004

A RESOLUTION OF THE PLANNING COMMISSION/APEALS BOARD OF THE CITY OF HIGHLAND, CALIFORNIA, DECLARING THAT A PUBLIC NUISANCE EXISTS ON THE PROPERTY IDENTIFIED AS APN: 0278-291-08, LOCATED AT 7770 BONNIE ST., SAN BERNARDINO, CA 92410, AND ORDERING THE OWNER(S) OF THE PROPERTY TO ABATE THE NUISANCE CONTAINED THEREON.

3. 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 25485 Base Line, San Bernardino, CA 92410 (within the corporate boundaries of the City of Highland), Tax Assessor's Parcel Number 0278-101-40.

Code Enforcement Officer Chambers presented the staff report.

Vice Chair Thomas asked what percentage would you say the improvements have been?

Code Enforcement Officer Chambers stated a little more than halfway done cleaning up the property.

Chair Hamerly opened and closed the public hearing.

A MOTION was made by Vice Chair Thomas and seconded by Commissioner Merideth to adopt Appeals Board Resolution No 2026 -005, declaring the existence of a public nuisance

on the Property generally located at 25485 Base Line, San Bernardino, CA 92410 and order the abatement thereof. Motion carried, 4-0, with Commissioner McCance being absent.

RESOLUTION NO. 2026-005

A RESOLUTION OF THE PLANNING COMMISSION/APEALS BOARD OF THE CITY OF HIGHLAND, CALIFORNIA, DECLARING THAT A PUBLIC NUISANCE EXISTS ON THE PROPERTY IDENTIFIED AS APN: 0278-101-40, LOCATED AT 25485 BASE LINE ST, SAN BERNARDINO, CA 92410, AND ORDERING THE OWNER(S) OF THE PROPERTY TO ABATE THE NUISANCE CONTAINED THEREON.

PUBLIC COMMENTS

Public Speaker Ana spoke in opposition to warehousing and distribution along the 5th Street Corridor.

Public Speaker Jose spoke in opposition to warehousing and distribution along the 5th Street Corridor.

Public Speaker Alberto in opposition to warehousing and distribution along the 5th Street Corridor.

Public Speaker Brenda in opposition to warehousing and distribution along the 5th Street Corridor.

Public Speaker Minerva in opposition to warehousing and distribution along the 5th Street Corridor.

ANNOUNCEMENTS

The next Planning Commission Regular Meeting will be held April 7, 2026.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 6:59 p.m.

Submitted by:

Approved by:

Camille Duarte, Administrative Assistant III

Randall Hamerly, Chair



Staff Report

to the Planning Commission

Agenda
Item
No. 2.

Date: April 7, 2026
From: Lawrence Mainez, Community Development Director
Reviewed By: Lawrence Mainez, Community Development Director
Prepared By: Kim Stater, Assistant Community Development Director
Subject: Review of a Conceptual Landscape & Community Trail Plan by Diversified Pacific for improvements along the Greenspot Road frontage of Tentative Tract No. 20721 between Alta Vista and the Plunge Creek Flood Control Channel.

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

Recommendation:

Approve the "Greenspot Trail Concept" Plan dated September 30, 2025, associated with Design Review Application (DRA 24-009).

Fiscal Impact:

The Applicant deposited funds to process of the associated project entitlements; General Plan Amendment (GPA 24-002), Zone Change (ZC 24-002), Conditional Use Permit (CUP 24-006), Design Review Application (DRA 24-009), Tentative Tract Map No. 20721 (TTM 24-003), and Environmental Review (ENV 24-003). Staff time to review the Greenspot Trail Concept Plans and prepare this Staff Report are covered by the deposit.

Agenda Posting:

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

Project Detail:

On July 15, 2025, the Planning Commission adopted Resolution No. 2025-016, recommending the City Council approve Tentative Tract Map No. 20721 and its associated entitlements (Attachment 1 - Planning Commission Minutes). On August 12, 2025, the City Council adopted Resolution Nos. 2025-41, 42 and 43, and on September 9, 2025, they adopted Ordinance No. 475, approving all aspects of the project, including the General Plan Amendment (GPA 24-002), Zone Change (ZC 24-002), Tentative Tract Map (TTM 24-003), Conditional Use Permit (CUP 24-006) and Design Review Application (DRA 24-009).

Resolution No. 2025-43, approved the project's Design Review Application (DRA 24-009) including site plan, building elevations, conceptual landscaping and grading plan. The

PLANT_SCHEDULE_EAST_HIGHLAND_RANCH

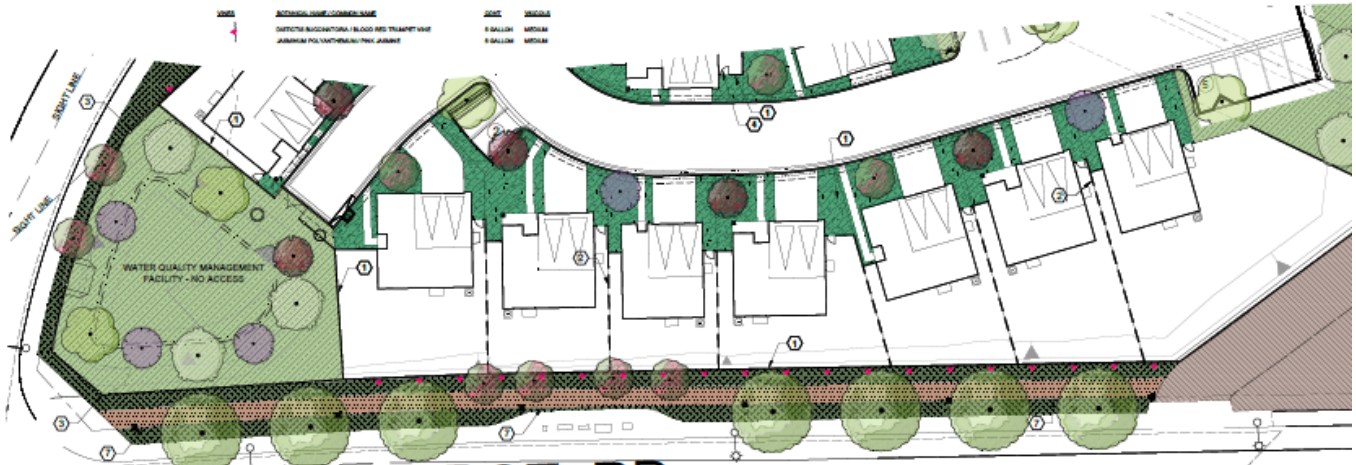
SYMBOL	BOTANICAL / COMMON NAME	CONTAINER	WUCOLS
TREES			
	ACACIA BAILEYANA 'PURPLERA' PURPLE LEAF BAILEY ACACIA	15 GAL	LOW
	CERCIS OCCIDENTALIS WESTERN REDBELL	15 GAL	LOW
	LABRISTROMA INDICA 'CHERRY ORANGE' CHERRY ORANGE MYRTLE	24"X24" 15 GAL	MODERATE
	LAIUS NOBILIS SWEET BAY	24"X24"	MODERATE
	PLATANUS RACEMOSA 'BLOODGOOD' BLOODGOOD SYCAMORE	48"X24" 24" BOX	MODERATE
	PYRUS CALLERYANA 'ARISTOCRAT' ARISTOCRAT FLOWERING PEACH	48"X24"	LOW
	ULMUS PARVIFOLIA 'TRUE GREEN' TRUE GREEN ELM	48"X24"	LOW
SHRUBS			
	ALOE STRETCH 'CORAL ALOE'	8" GALLON	LOW
	YUCCA PAULICA 'PINK LEAF YUCCA'	8" GALLON	LOW
	ALOE VERA 'AUGUSTANA'	1" GALLON	LOW
	DIWIDIA PINKLETTA 'LITTLE BERRY' LITTLE BERRY PLUM GUY	1" GALLON	LOW
	QUERUS VIRENULUS 'LORD OF THE HOUSE'	8" GALLON	LOW
	HEMIFRAXIA PARVIFLORA 'DESSERT PLUMBAGO' DESSERT PLUMBAGO	8" GALLON	LOW
	COLLETTONIA VIBRANTIA 'LITTLE JOHN' LITTLE JOHN BOTTLE BRUSH	8" GALLON	MEDIUM
	PERSEA ANANAS 'LITTLE FRUIT'	8" GALLON	MEDIUM
	MISTRETTIA FRUTICOSA 'MORNING LIGHT' MORNING LIGHT ROSEMARY	8" GALLON	LOW
	SAFFORDIA VIRENS 'SIBBIA LANTANA' SIBBIA LANTANA	8" GALLON	LOW
	OSTIA PANICULATA 'ROSEMARY'	8" GALLON	LOW
	SAVIA SERICEA 'LITTLE BERRY'	8" GALLON	LOW
	ACHILLEA MILEFOLIUM 'PINK PEARL' PINK PEARL YARROW	8" GALLON	LOW
	OLEA EUROPAEA 'MORNING LIGHT' MORNING LIGHT OLIVE	8" GALLON	LOW
	SAVIA EUROPAEA 'LITTLE BERRY'	8" GALLON	LOW
	SECDONIA LANCEOLATA 'LITTLE BERRY' LITTLE BERRY LANTANA	8" GALLON	LOW
	IBEA LITTELLIANA 'FEATHERY CASSIA'	8" GALLON	LOW
	LIANODIA 'STORCHHEAD' STORCHHEAD	8" GALLON	LOW
GROUND COVERS			
	LANTANA 'NEW GOLD' NEW GOLD LANTANA	1" GALLON	LOW
	BELOVEDIA FLORENS 'PINK PEARL' PINK PEARL BELOVEDIA	1" GALLON	LOW
	MONARDELLA 'PINK PEARL' PINK PEARL MONARDELLA	1" GALLON	LOW
VINES			
	PERSEA ANANAS 'LITTLE FRUIT'	8" GALLON	MEDIUM
	JASMINE POLYANTHA 'PINK JASMINE'	8" GALLON	MEDIUM

WALL AND FENCE LEGEND

SYM	DESCRIPTION
①	8' HIGH SINGLE SIDED SPLIT FACE BLOCK WALL WITH PRECISION CAP, COLOR: TAN, DETAIL 'A', THIS SHEET. DOUBLE SIDED SPLIT FACE WHERE BOTH SIDES ARE VISIBLE BY THE PUBLIC.
②	SIDEYARD 5'-8" HIGH VINYL SIDE AND REAR YARD FENCE, COLOR: TAN.
③	6" TUBE STEEL PERIMETER FENCE WITH SINGLE OR DOUBLE MAINTENANCE GATES AS SHOWN, COLOR: BLACK.
④	3'-0" WIDE VINYL GATE, COLOR: TAN.
⑤	MONUMENT SIGNAGE, WALL MOUNTED.
⑥	SINGLE SIDED SPLIT FACE STEM WALL WITH TUBE STEEL ON TOP.
⑦	TWO RAIL TRAIL FENCING, COLOR: TAN WITH 24" SQUARE PILASTERS WITH RIVER ROCK VENEER AND PRECAST CONCRETE CAPS TO MATCH ADJACENT TRAIL FENCING.

CONSTRUCTION LEGEND

NUM	SYM	DESCRIPTION
1		HOMEOWNER MAINTAINED
2		HDA PLANTER AREA
3		ALTA VISTA LMD AREA
4		TURF
5		STABILIZED DECOMPOSED GRANITE
6		OFFSITE LANDSCAPING CITY OF HIGHLAND



The attached "Greenspot Trail Concept" Plan, shown above, is the Applicant's proposal to satisfy Planning Condition No. 18 (see Attachment 2 - Concept Plan for full details). The Plan exhibits the landscaping between the sidewalk and tract boundary wall, as adjusted following vacation of the right-of-way. It includes a wide variety of shrubs and ground covers that are an extension of the palette used along Alta Vista with a combination of seasonal color, drought tolerance and varying heights. Vines will be planted along the tract boundary wall with alternating Blood Red Trumpet Vine and Pink Jasmine. Sycamore trees will be planted between the sidewalk and the decomposed granite (DG) trail path. At maturity, they will produce good shade for pedestrians and cyclists. Where the right-of-way narrows due to utility boxes, smaller Crape Myrtles will be planted to offer color variation and a mid-height variety. The DG path is 8' wide and bordered by a two-rail trail fence, tan in color with 24" square pilasters with river rock veneer and concrete caps. Staff recommended this fence design to match the fence along the frontage of Aurantia park nearby. The rock veneer also compliments the adjacent Plunge Creek Bridge over Greenspot Road as shown in the image below.



Greenspot Road at Aurantia Park Entry



Greenspot Road & Plunge Creek Bridge

The path would be considered a multi-use trail accommodating pedestrians, bicyclists, and equestrians, have tree shade, and be separated from the vehicular traffic of Greenspot Road. It would also create an aesthetically pleasing street presence at the entry to the tract and ultimately, a trail connection point at Plunge Creek once a joint use agreement is obtained from the County Flood Control District in the future. Staff recommends approval of the Plan.

Attachments:

1. Attachment 1 - PC Minutes of July 15, 2025
2. Attachment 2 - Greenspot Trail Concept

ATTACHMENT 1

Planning Commission Minutes of July 15, 2025

DRIVE-THRU CARWASH LOCATED SOUTH SIDE OF GREENSPOT RD. APPROXIMATELY 1.2 MILES EAST OF THE 210 FREE-WAY AT FIFTH STREET/GREENSPOT RD. EXIT. ASSESSOR'S PARCEL NUMBERS: 1201-341-72.

RESOLUTION NO. 2025-015

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING DESIGN REVIEW APPLICATION (DRA 25-004) FOR THE SITE PLAN, LANDSCAPE PLAN, AND BUILDING ELEVATIONS FOR THE CONSTRUCTION OF A 5,450 SQUARE FOOT DRIVE-THRU CARWASH WITH 19 VACUUM STATIONS ON AN APPROXIMATELY 1 ACRE SITE LOCATED SOUTH SIDE OF GREENSPOT RD. APPROXIMATELY 1.2 MILES EAST OF THE 210 FREE-WAY AT FIFTH STREET/GREENSPOT RD. EXIT. ASSESSOR'S PARCEL NUMBERS: 1201-341-72.

3. An Application by East Highland Land, LLC for the development of a 113-unit single-family planned residential community requiring a General Plan Amendment (GPA 24-002) and Zone Change (ZC 24-002) from Low Density/Single-Family Residential (LD/R1-10,000) to Planned Development (PD); Conditional Use Permit (CUP 24-006) for the adoption of a Planned Development; Design Review Application (DRA 24-009) for a related Site Plan, Building Elevations, Conceptual Landscaping and Grading Plan; Tentative Tract Map No. 20721 (TTM 24-003) for the subdivision two parcels into 113 residential lots and common areas; and adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (ENV 24-003). (Representative: Diversified Pacific, Location: North of Greenspot Rd, South Santa Ana Canyon Rd.)

Assistant Community Development Director Stater presented the staff report.

Commissioner Miller asked are there plans by the city or other agencies to ensure detailed floodplain studies in this area?

City Engineer Duran stated during this project we completed a Letter of Map Revision (LOMR), and it is out of the flood zone. They did prepare a study to receive approval from Federal Emergency Management Agency (FEMA) that was supported by the city. It was a recertification process and FEMA agreed that based on the hydrology study the boundaries of the floodplain could be updated and it is out of the project site.

Commissioner Miller stated the hydrology report does reference the FEMA mapping and shows the site within Zone A.

City Engineer Duran stated I am not certain it was attached in the package, but this map will be official by the end of October 2025. It will be live on their website, and we received an approval letter from FEMA.

Commissioner Miller asked does the city have a supporting study that will be supportive of this?

City Engineer Duran stated we do.

Commissioner Miller stated regarding the Line Fire we had debris in Plunge Creek and Flood Control cleaned the accumulated sediment; however, some was spread. I have concerns over current capacity of Plunge Creek. The levee that runs along Plunge Creek has a slump in the levee about 250 feet upstream. I would be interested if you could share the study with me.

City Engineer Duran stated I can do that.

Chair Hamerly opened the public hearing.

Applicant's Representative Nolan Leggio introduced himself and the development team with Diversified Pacific. I want to thank Assistant Community Development Director Stater and City Engineer Duran for their efforts on this project. Regarding the FEMA process, when Plunge Creek was installed there was a Letter of Map Revision (LOMR) done 20 years ago, however they never processed the LOMR because Flood Control did not care about removing them from the flood maps. Flood Control is the applicant to FEMA; it is not Diversified. We are here to answer any questions for you all.

Chair Hamerly stated on the proposed development standards on page 5, it stated a minimum front setback of 3 feet, however in the presentation it stated 5 feet.

Assistant Community Development Director Stater stated 3 feet is front yard, and minimum street side yard setback is 3 feet and interior set back is 5 feet.

Chair Hamerly stated typically, the development application and monument signage plays a big role. All of the gateway entries I am assuming will have signage, but the first southernmost intersection off Alta Vista has four corners which would be an opportunity, and another would be access point on Santa Ana Canyon Avenue. There is not landscaping and an entry sign into a development would have landscaping. I would like to see the landscape plan before it is implemented.

Assistant Community Development Director Stater stated the Applicant has declined monument signs at this time. In the future they prefer wall mounted signs. We can modify the Planning Condition.

Chair Hamerly stated on page 322 Conditional of Approval 35A stated "Architectural control shall be provided and shall include but be not limited to establishing requirement to obtain approval from the City of Highland for any additions, patios, accessory building structures and establishing minimum design guidelines." There are more than a handful of parcels in the entire development that have more than 10 feet for a rear yard. There is very little opportunity any of those even accessory structures would be allowable with the exception of maybe 10% of the lots in the entire development.

Assistant Community Development Director Stater stated they could build patio covers or a small accessory storage. The purpose of the condition itself is so there is no confusion in the future when the individual homeowners comes in on what the Homeowner's Association (HOA) allows

and the city has acknowledged what will be allowed. We can modify page 319; Condition 13 is for the neighborhood identification to come back to Planning Commission at a future date.

Commissioner Miller stated regarding the tract map and looking at the two basins that are that are proposed there, were those designed per San Bernardino County hydrology detention basin standards?

Applicant's Civil Engineer Rob Ohe stated yes they were. In conjunction with the cities consultant/ plan checker they used the San Bernardino County technical guidance document and the San Bernardino County template. It was reviewed by cities consultant and staff.

Commissioner Miller stated historically this is a floodplain. Plunge Creek used to drain through this property 50-60 years ago and there is potential even though the updated floodplain map does not show it for clogging to occur under the bridge. The old Greenspot Road area has been historically flooded, and houses have been damaged. Are there rationale that you can present to alleviate those concerns?

Applicant's Civil Engineer Rob Ohe stated we have a LOMR. Plunge Creek has been studied by our consultant who specializes in floodplain mapping and Plunge Creek was also reviewed by city staff, San Bernardino County staff and FEMA.

Commissioner Miller stated the new storm drain looks like it is being proposed on Greenspot Road?

Applicant's Civil Engineer Rob Ohe stated correct.

Chair Hamerly stated both basins have an emergency spillway which discharges across the sidewalks into the street directly.

Applicant's Civil Engineer Rob Ohe stated it is an emergency spillway. That is designed to happen in a 1,000 year storm.

Chair Hamerly asked what is the anticipated streetscape for shading/landscaping that is being vacated to development here?

Assistant Community Development Director Stater stated it has not been designed yet. We work in conjunction with the City Landscape Architect and the developer to ensure that it is heavily landscaped.

Chair Hamerly stated if we could get something that is replicating the profile down by Clubview Drive or towards Vista Verde by D.R. Horton where it is a curb adjacent parkway, to ensure the sidewalk is shaded on both sides. It is brutal in summer without having 3/4 of a mile without shade. Can we see that once it is designed before it is implemented?

Assistant Community Development Director Stater stated yes. We can modify Planning Condition No. 18 that stated "The improvement plans for this area shall be submitted to the Community Development Director and Public Works Director for approval shall be submitted to the Community Development Division for approval by the Planning Commission.

Chair Hamerly stated the other concern has to do with interior. There are some yards that have a 5 foot setback that is almost big enough to put in a tree and there are very narrow streets. I am assuming the Fire Department has reviewed this, but typically they want to see a 26 foot wide street, however in this case 18 inches of that is rolled curb, so it is technically not a 26 foot wide street. Has the Fire Department signed off on this?

Assistant Community Development Director Stater stated yes.

Chair Hamerly stated the same lot numbers that were recited for the landscape issues, but I am targeting lots 1-8, 62-68, 74-82. I would like those flags specifically for enhanced elevations something equivalent to the front facade, especially on Santa Ana Canyon Avenue. There will be no screening whatsoever along Alta Vista for lots 62-68 and 1-8. The access between lots 67-68 the two homes are going to be 28 feet apart, not sure where the garage is located, but usually you want to see about 24 feet of backup space coming out of the garage. Something needs to be changed because it is going to be tight.

Assistant Community Development Director Stater stated the garage is on sheet 3.

Chair Hamerly stated the garage is on the west side of lot 68. Regarding the floor plans, front yard landscaping and one of the models has a side entry and it has a 5 foot set back. If they push the return wall just in the back of the front door and ran it across to the adjacent property, then at least would have the ability to have some elbow room going to that entry. The other way to increase 10% of your usable yard area for every lot in the subdivision would be to have one side be a 0 lot line. That way, instead of having 25 foot setbacks now, at least it will be a 110 foot setback and have something usable on the side, and it would have minimal impact.

Chair Hamerly stated regarding architectural exhibit plan 1, if that was on a zero lot line, there are no windows or openings in that except for the pedestrian garage door. There are three facades that virtually have no architectural treatment to break up the roof line, minimal treatment on the rear elevation. It is a major concern, something needs to be done at the roof line to enhance it, such as introduce a gable or pop out.

Vice Chair Thomas stated lately a lot of the tracts that have come before us are missing the rear elevations and areas that are visible. It seems like each one is less and less, and this one is the most or the least I have seen so far out of all of the developments.

Applicant's Representative Nolan Leggio stated listening to the conversation regarding architecture, I understand your concern, particularly on the visible rears. As you mentioned, spending money on the side is not really visible from the public and is not something people who want to buy the homes want to spend money on. To give you more context, when we first started this project, we looked at a variety of different densities on what makes the most sense. There was out preliminary applications looking at townhouses and had conversations about going denser. Due to the character around single family housing, we thought the best bang for your buck is the product mix where your home buyers are receiving more value than a townhouse. There is a price point element to the product we are proposing to begin with which is first time homebuyer housing and obviously larger lots ease some of those concerns, but it does make the housing more expensive and harder for people to afford. I recognize the concerns, particularly on the high visibility public facing rears.

Chair Hamerly stated on A4, regarding the stair and restroom windows, the right elevation has an offset condition. It shows stepped windows, and I would suggest pick an elevation and go with it, because when they are right next to each other and more or less a foot difference in height, it looks odd. On the Farmhouse front elevation, I am not sure the thickness of the columns are, but we only have a 3.5 foot wide opening between them and it is massive.

Vice Chair Thomas stated I really like the colors that were chosen for these homes. The front is beautiful.

Vice Chair stated I have a question regarding the color palettes, what determines which house gets which color? Do homeowners get to pick or is it established on a certain number of houses?

Applicant's Representative Nolan Leggio stated in the precise grading plan we will put elevation and color schemes on every house, and we will pre plot that and plan a review during the final engineering process with the city. If the homeowners request to pick a certain color we will review it and see if it is possible, we just do not want two or three sequentially. If it works we will try to accommodate it, however it will have to be modified with what the city has approved.

Commissioner McCance stated regarding the landscaping plans, I noticed the drought resistant plants are toxic to dogs and we are a very dog friendly community here. Are the plants going to be near walking paths?

City Landscape Architect Rice stated the Applicant's Landscape Architect proposed a generalized plant pallet; they have not shown an exact layout of the shrubs. We can look at that closer during the construction drawings and work with the Applicant's Landscape Architect to be cognizant of the public spaces and where dogs will be walking.

Chair Hamerly stated back to the maneuvering spaces getting out of driveways.

Commissioner Miller stated we have been seeing a lot more of these hammerhead type of situations, are we 100% confident that trash service will be able to meander through these streets and access the trash cans?

Assistant Community Development Director Stater stated Public Services Manager Morgan who oversees solid waste and recycling, and her typical response is, is if the fire truck can get there, the trash truck can do the same, however she did not comment otherwise.

Chair Hamerly stated would these lots that are served off an alley have to drag their trash can all the way to a street?

Assistant Community Development Director Stater stated that is not my understanding.

Commissioner Miller stated there are a couple of cases where there is a driveway at the very end of the alley, and the residents trying to get their trash can out and a trash truck trying to get out.

Assistant Community Development Director Stater stated yes, I see what you are referring to. That one is going to have a challenge, and they will have to pull their trash cans out a bit.

Chair Hamerly stated those are the lots I was looking for which are lot 8, 13, 20 and 100. Those four lots have a curved driveway and backing all the way to the street in the case of lots 13 and 14. You're backing all the way down an alley to be able to make a three-point turn to turn around. That could be difficult because it looks like those might be 80 to 90 feet. There is not a straight space to back out, it is an instant curve once you leave the garage.

Assistant Community Development Director Stater stated there is maximum number for them to back up. I do not recall what it is, however, I will check with Public Service Manager Morgan to check those figures and make sure the service will be handled properly.

Chair Hamerly stated we have Planning Condition Approval No 13, and 18 to modify. Engineering Conditions of Approval No. 13 stated "Santa Ana Canyon road complete sidewalk gap in accordance with City Highland standards installation of curb ramps to be compliant with current ADA." That walkway would not be continuous on the south side of Santa Ana Canyon and there is a note that landscaping is not required. Is that because it is out of the right of way?

City Engineer Duran stated the property to the east of the project is owned by the Flood Control District, so we extended the requirement to install sidewalk so that we would not leave a gap. The sidewalk would be installed on the flood control frontage, and it would not leave a gap between the project and the Flood Control site. There will be no landscaping in the Flood Control property.

Chair Hamerly stated ok thank you.

Chair Hamerly closed the public hearing.

A MOTION was made by Vice Chair Thomas and seconded by Commissioner McCance to adopt Resolution No. 2025 -016, recommending the City Council take the following actions:

- Approve a Mitigated Negative Declaration (ENV 24-003) and direct Staff to File and Notice of Determination with San Bernardino County Clerk of the Board of Supervisors;
- Approve a General Plan Amendment (GPA 24-002) to change the land use designation of the site from Low Density (LD) Residential to Planned Development (PD);
- Approve a Zone Change (ZC 24-002) to change the zoning designation of the site from Single-Family Residential (R1-10,000) to Planned Development (PD);
- Approve a Conditional Use Permit (CUP 24-006) for a Planned Development consisting of a 113-unit single-family development and related improvements, subject to the Conditions of Approval and Findings of Fact as modified;
- Approve a Design Review Application (DRA 24-009) for the Site Plan, Building Elevations, Conceptual Grading, and Conceptual Landscape Plan

for the residential development, subject to the Conditions of Approval and Findings of Fact as modified; and

- Approve Tentative Tract Map No. 20721 (TTM-24-003) for the subdivision of two (2) parcels into 113 single-family lots and common areas, subject to Conditions of Approval and Findings of Fact as modified. Motion carried, 3-1, with Chair Hamerly voted no and Commissioner Merideth being absent.

Chair Hamerly stated I support the zone change and Conditional Use Permit. However, I am voting no because I have serious misgivings about the Design Review Application. If those items are worked out per our discussions and then I would have a greater level of comfort, but that is one aspect I do not support. When there is a Planned Development it is to have superior design and some benefit that you could not achieve with a regular traditional subdivision. I do not think they went far enough in giving the extra level of design. It is primarily for item E, Design Review Application.

RESOLUTION NO. 2025 - 016

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE AN APPLICATION FOR THE DEVELOPMENT OF A 113-UNIT SINGLE-FAMILY RESIDENTIAL PLANNED DEVELOPMENT INCLUDING GENERAL PLAN AMENDMENT NO. GPA 24-002 AND ZONE CHANGE NO. ZC 24-002 FROM LOW DENSITY/SINGLE-FAMILY RESIDENTIAL (LD/R1-10,000) TO PLANNED DEVELOPMENT, CONDITIONAL USE PERMIT NO. CUP 24-006 FOR THE ADOPTION OF A PLANNED DEVELOPMENT, DESIGN REVIEW APPLICATION NO. DRA 24-009 FOR THE RELATED SITE PLAN, BUILDING ELEVATIONS, CONCEPTUAL LANDSCAPING AND GRADING PLAN, TENTATIVE TRACT MAP NO. 20721/TTM-24-003 FOR THE SUBDIVISION OF TWO PARCELS INTO 113 RESIDENTIAL LOTS AND COMMON AREAS, AND THE ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, ENVIRONMENTAL FILE NO. ENV 24-003, LOCATED NORTH OF GREENSPOT ROAD, SOUTH OF SANTA ANA CANYON ROAD, EAST AND WEST OF ALTA VISTA, ASSESSORS PARCEL NUMBERS 1210-371-14 & 1210-371-16.

- ~~4 Municipal Code Amendment (MCA 25-002) to consider amending Chapter 16.76 *Floodplain Management* of the Highland Municipal Code with Federal Emergency Management Agency (FEMA) requirements and making a finding of exemption under California Environmental Quality Act (CEQA) pursuant to CEQA guidelines section 15061(b)(3).~~

City Engineer Duran presented the staff report.

~~Commissioner Miller asked are there specific impacts to residents within the city that currently are within the floodplain and are paying flood insurance?~~

ATTACHMENT 2
Greenspot Trail Concept



PLANT_SCHEDULE_EAST_HIGHLAND_RANCH

SYMBOL	BOTANICAL / COMMON NAME	CONTAINER	WUCOLS
TREES			
	ACACIA BAILEYANA 'PURPUREA' / PURPLE-LEAF BAILEY ACACIA	15 GAL.	LOW
	CERCIS OCCIDENTALIS / WESTERN REDBUD	15 GAL.	LOW
	LAGERSTROEMIA INDICA CHEROKEE / CHEROKEE CRAPE MYRTLE	24" BOX / 15 GAL.	MODERATE
	LAURUS NOBILIS / SWEET BAY	36" BOX	MODERATE
	PLATANUS RACEMOSA 'BLOODGOOD' / BLOODGOOD SYCAMORE	48" BOX / 24" BOX	MODERATE
	PYRUS CALLERYANA 'ARISTOCRAT' / ARISTOCRAT FLOWERING PEAR	48" BOX	LOW
	ULMUS PARVIFOLIA 'TRUE GREEN' / TRUE GREEN ELM	48" BOX	LOW

SYMBOL	BOTANICAL NAME / COMMON NAME	CONT.	WUCOLS
SHRUBS			
	ALOE STRIATA / CORAL ALOE	5 GALLON	LOW
	YUCCA PALLIDA / PALE-LEAF YUCCA	5 GALLON	LOW
	ALOE VERA / ALOE VERA	1 GALLON	LOW
	DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY	1 GALLON	LOW
	DASYLIRION WHEELERI / SPOON YUCCA	5 GALLON	LOW
	HEPERALOE PARVIFLORA 'DESERT FLAMENCO' / DESERT FLAMENCO	5 GALLON	LOW
	CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF BOTTLE BRUSH	5 GALLON	MEDIUM
	FESTUCA MAIREI / ATLAS FESCUE	1 GALLON	MEDIUM
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' / COAST ROSEMARY	5 GALLON	LOW
	SANTOLINA VIRENS / GREEN LAVENDER COTTON	1 GALLON	LOW
	CISTUS PURPUREUS / ROCKROSE	5 GALLON	LOW
	SALVIA GREGGII / AUTUMN SAGE	5 GALLON	LOW
	ACHILLEA MILLEFOLIUM 'PAPRIKA' / PAPRIKA YARROW	1 GALLON	LOW
	OLEA EUROPAEA 'MONTRA' / LITTLE OLIVE	5 GALLON	LOW
	SALVIA CLEVELANDII / CLEVELAND SAGE	5 GALLON	LOW
	LEUCOPHYLLUM LAEVIGATUM 'LYNN'S LEGACY' / LYNN'S RAIN SAGE	5 GALLON	LOW
	SENNA ARTEMISIOIDES / FEATHERY CASSIA	5 GALLON	LOW
	LAVANDULA STOECHAS 'OTTO QUAST' / SPANISH LAVENDER	5 GALLON	LOW

SYMBOL	BOTANICAL NAME / COMMON NAME	CONT.	WUCOLS
GROUND COVERS			
	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	1 GALLON	LOW
	BACCHARIS PILLULARIS 'PIGEON POINT' / PIGEON POINT BACCHARIS	1 GALLON	LOW
	MYOPORUM PARVIFOLIUM / MYOPORUM	1 GALLON	LOW

SYMBOL	BOTANICAL NAME / COMMON NAME	CONT.	WUCOLS
VINES			
	DISTICHS BUCCINATORIA / BLOOD RED TRUMPET VINE	5 GALLON	MEDIUM
	JASMINUM POLYANTHEMUM / PINK JASMINE	5 GALLON	MEDIUM

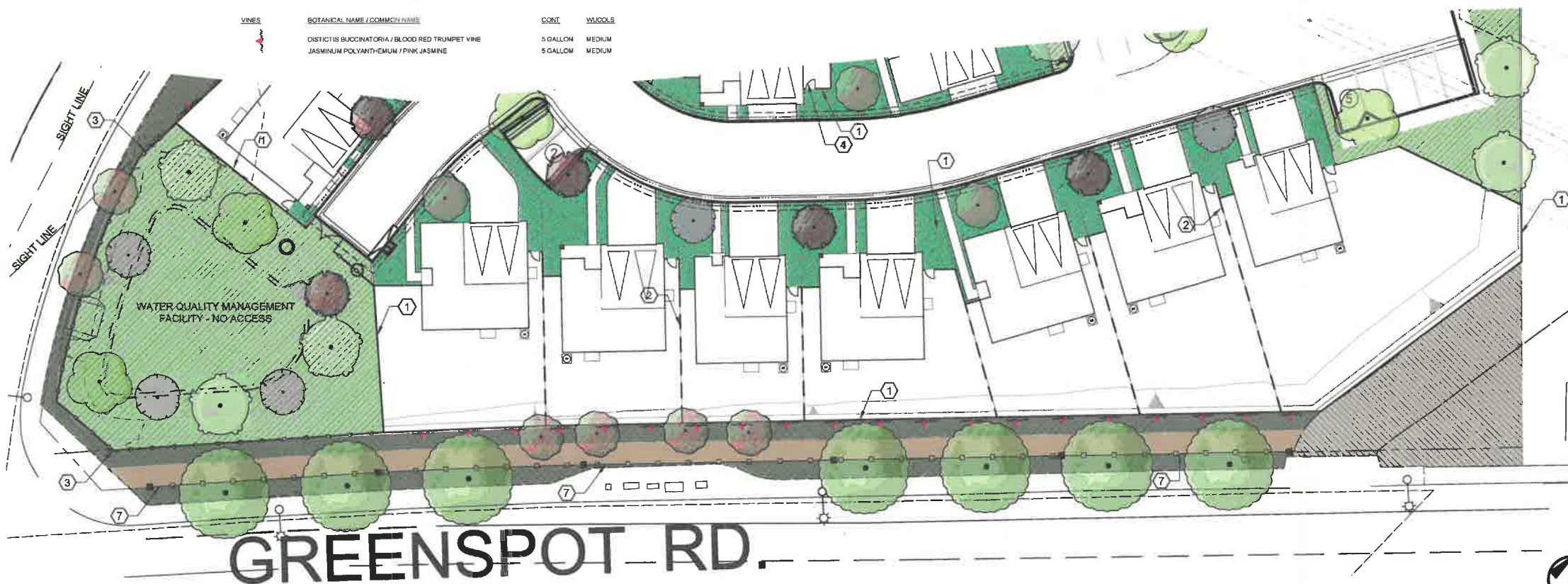
WALL AND FENCE LEGEND

SYM.	DESCRIPTION
	6' HIGH SINGLE SIDED SPLIT FACE BLOCK WALL WITH PRECISION CAP, COLOR: TAN. DETAIL 'A', THIS SHEET. DOUBLE SIDED SPLIT FACE WHERE BOTH SIDES ARE VISIBLE BY THE PUBLIC.
	SIDEYARD 5'-5" HIGH VINYL SIDE AND REAR YARD FENCE, COLOR: TAN.
	6' TUBE STEEL PERIMETER FENCE WITH SINGLE OR DOUBLE MAINTENANCE GATES AS SHOWN. COLOR: BLACK.
	3'-0" WIDE VINYL GATE, COLOR: TAN.
	MONUMENT SIGNAGE, WALL MOUNTED.
	SINGLE SIDED SPLIT FACE STEM WALL WITH TUBE STEEL ON TOP.
	TWO RAIL TRAIL FENCING, COLOR:TAN WITH 24" SQUARE PILASTERS WITH RIVER ROCK VENEER AND PRECAST CONCRETE CAPS TO MATCH ADJACENT TRAIL FENCING.

BLOCK RETAINING WALLS AS NECESSARY PER CIVIL PLANS.

CONSTRUCTION LEGEND

NUM.	SYM.	DESCRIPTION
		HOMEOWNER MAINTAINED
		HOA PLANTER AREA
		ALTA VISTA LMD AREA
		TURF
		STABILIZED DECOMPOSED GRANITE
		OFFSITE LANDSCAPING CITY OF HIGHLAND



GREENSPOT RD.



CLIENT:
Diversified Pacific
 10621 Civic Center Drive
 Rancho Cucamonga, CA 91730
 (909) 373-2637

PROJECT:
East Highland Ranch
 Santa Ana Canyon Road and Alta Vista
 Highland, CA

REVISIONS	DATE	BY



SHEET TITLE
GREENSPOT TRAIL CONCEPT

DESIGNED	LM
DRAWN	LM
CHECKED	DG
DATE	9-30-25
SCALE	1"=20'-0"
JOB NO.	24119

SHEET
 OF 1 SHEETS

Done Inks on Original Sheet Drawing File: N:\Projects\2024\24119 East Highland Ranch\AutoCAD\DWG\24119 CLIP_East Highland Ranch_R 6 12 25 Jun 29, 2025 - 12:04pm