



City of Highland

Randall Hamerly, Chair

Chandra Thomas, Vice Chair

Nicole McCance, Commissioner

Jarrold Miller, Commissioner

Brent Merideth, Commissioner

Planning Commission Regular Meeting Agenda

July 21, 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 July 21, 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 Public Hearing

1. Request by Patriot Partners for a three-year Extension of Time (EXT 26-002) for Conditional Use Permit (CUP 23-003) to permit the development of a 53,665 square foot warehouse and associated improvements and Design Review Application (DRA 23-004) for the Site Plan, Building Elevations, Grading Plan and Conceptual Landscape Plan generally located on the south side of 5th Street, approximately 250 feet west of Central Avenue. APN: 1192-561-04, -05, 06- and -07 (Continued from June 16, 2026 Planning Commission Meeting)

Staff recommends the Planning Commission Adopt Resolution No. 26 – ____, approving Extension of Time application (EXT 26-002) for a three (3) year extension of Conditional Use Permit (CUP 23-003) and Design Review Application (DRA 23-004) subject to the Conditions of Approval and Findings of Fact.

2. Request by Patriot Partners for a three-year Extension of Time (EXT 26-003) for Conditional Use Permit (CUP 22-011) to permit the development of a 47,889 square foot warehouse/office and associated improvements and Design Review Application (DRA 21-015) for the Site Plan, Building Elevations, Grading Plan and Conceptual Landscape Plan generally located on the south side of 6th Street, approximately 930 feet west of Del Rosa Drive. APN: 0279-201-24-0000 (Continued from June 16, 2026 Planning Commission Meeting)

Staff recommends the Planning Commission Adopt Resolution No. 26 – ____, approving Extension of Time application (EXT 26-003) for a three (3) year extension of Conditional Use Permit (CUP 22-011) and Design Review Application (DRA 21-015) subject to the Conditions of Approval and Findings of Fact.

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3. Municipal Code Amendment (MCA 26-001), amending Section 16.44.180 (Accessory dwelling units and junior accessory dwelling units) of Title 16 (Land Use and Development) of the Highland Municipal Code to update requirements in accordance with State Law. The proposed amendment promotes the development of ADUs as a means to increase affordable housing opportunities and ensures the City's regulations remain compliant with State laws.

Approve Resolution No. 2026 - ____, recommending the City Council approve Municipal Code Amendment (MCA 26-001):

1. Adopt a Notice of Exemption and direct Staff to file a Notice of Exemption with the County Clerk of the Board of Supervisors; and

2. Introduce an Ordinance to amend Section 16.44.180 (Accessory dwelling units and junior accessory dwelling units) of Title 16 (Land Use and Development Code) to continue the implementation of Program 12 of the Highland Housing Element to ensure consistency with State housing legislation including Senate Bill 543, Assembly Bill 1154, and Senate Bill 9.

Planning Commission Legislative

4. A request by Diversified Pacific and Lennar to assign street names to Tentative Tract No. 20721, a 113-unit single-family residential development located on the north side of Greenspot Road and Alta Vista (APNs 1210-371-16 & 1210-371-14).

Select street names from the list proposed by the Applicant.

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.