PLANNING COMMISSION
AGENDA

SPECIAL MEETING

DATE: March 31, 2016
TIME: 6:00 p.m.
LOCATION: Highland City Hall
Leo Donahue Council Chambers
27215 Base Line
Highland, CA 92346

MEMBERS
Randall Hamerly, Chairman
John Gamboa, Vice Chairman
Trang Huynh, Commissioner
Marc Shaw, Commissioner
Milton Sparks, Commissioner

STAFF
Lawrence A. Mainez, Community Development Dir.
Kim Stater, Asst. Community Development Dir.
Senior Planner
Tom Thornesley, Associate Planner
Angela Tafolla, Planning Technician II
Brandy Littleton, Administrative Assistant III

CITY OF HIGHLAND
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PHONE (909) 864-6861; FAX (909) 862-3180
Website: www.cityofhighland.org
The City of Highland complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the City Clerk's Office at (909) 864-6861 Ex. 226, at least 48 hours prior to the meeting.

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

PLANNING COMMISSION
SPECIAL MEETING AGENDA
March 31, 2016
6:00 P.M.

1.0 CALL TO ORDER

Pledge of Allegiance

2.0 COMMUNITY INPUT

Citizens wanting to address the Planning Commission will be asked to give their name, address, and the subject to be addressed on a speaker form and return it to the Recording Secretary. Comments are limited to three minutes and are meant to be an opportunity to express one's views and not to debate the issues.

3.0 NEW BUSINESS

3.1 Adoption of the Harmony Specific Plan to Facilitate the Development of a Master Planned Community within the Seven Oaks Community Policy Area. Land Use Entitlements Include Certification of an Environmental Impact Report, Adoption of a General Plan Amendment, Zone Change, Specific Plan, Development Agreement, and Two Tentative Tract Maps

RECOMMENDATION: That the Planning Commission Adopt PC Resolution No. 2016-___, recommending the City Council take the following actions:

1. Adopt a Resolution to certify the Environmental Impact Report including the Findings of Fact, Mitigation, Monitoring, Reporting Program and Statement of Overriding Considerations;
2. Adopt a resolution to approve General Plan Amendment GPA-011-003, to amend Land Use Element Table 2.1 with respect to density within the Seven Oaks Planned Development Area, and amend the Circulation Element to establish new Roadway Network Map and Bikeways Map;
3. Introduce an Ordinance to amend the City's Official Zoning Map to change the existing Zoning Designation from Planned Development to "Harmony Specific Plan SPR 011-003" (ZC-011-003);
4. Introduce an Ordinance approving the Harmony Specific Plan establishing it as the legal document to implement the General Plan land use designation of Planned Development and the Harmony Specific Plan SPR-011-001 zoning district for the Specific Plan Area;
5. Introduce an Ordinance approving Development Agreement DA-012-002;
6. Adopt a Resolution to approve Tentative Tract No. 18861, subdividing the property into eight lots for the purpose of finance and conveyance; and
7. Adopt a Resolution to approve Tentative Tract No. 18871 further subdividing the property into 70 numbered and 99 lettered lots to serve as the Project’s Master Tract Map

4.0 ANNOUNCEMENTS
5.0 ADJOURN

The next Planning Commission regular meeting is tentatively scheduled for April 5, 2016.

I, Brandy Littleton, Community Development Administrative Assistant III of the City of Highland, California, certify that I caused to be posted this agenda on or before the 28th of March, 2016, by 5:30 p.m. on our website at www.cityofhighland.org and in the following designated areas:

Highland Branch Library  Fire Station No. 1  City Hall
7863 Central Avenue  26974 Base Line  27215 Base Line

Date: March 28, 2016

Brandy Littleton, Community Development Administrative Assistant III