

CITY OF HIGHLAND REGULAR MEETING OF THE PLANNING COMMISSION AGENDA

MEMBERS

Randall Hamerly, Chair
Chandra Thomas, Vice Chair
Edward Amaya, Commissioner
Jarrod Miller, Commissioner
Jessica Sutorus, Commissioner

REGULAR MEETING

May 18, 2021
6:00 p.m.
City Hall
Donahue Council Chambers
27215 Base Line
Highland, California

STAFF

Lawrence A. Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Ashiq Syed, Associate Planner
Salvador Quintanilla, Associate Planner
Angela Tafolla, Planning Technician II
Camille Goritz, Administrative Assistant III

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.

Visit the City's Website at: 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 Ext. 226, at least 48 hours prior to the meeting.

Pursuant to Government Code Section 54957.5, 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.

This meeting is being held in person. Please be advised, facial coverings or masks must be worn in the Council Chambers. If you do not have a facial covering or mask, one will be provided to you. The number of persons permitted in the Council Chambers will be limited to the available seats in order to adhere to social distancing guidelines. Temperature checks will be taken prior to entering the Council Chambers.

If there are no available seats in the Council Chambers, accommodations will be made for members of the public to listen to the meeting outside the Council Chambers. Seating will not be provided outside the Council Chambers.

Submission of Public Comments: To limit the number of persons in the Council Chambers, the public is encouraged to make public comments by email rather than in person. For those wishing to make public comments by email to be read aloud at the meeting by the Community Development Administrative Assistant. Email comments must be submitted by 5:00 p.m. on May 18, 2021 to publiccomment@cityofhighland.org.

For those wishing to make a public comment regarding a public hearing item, please identify the agenda item in the subject line. Comments can be submitted any time prior to the meeting, as well as during the meeting up until the end of the corresponding item. Please email your comments to publiccomment@cityofhighland.org.

Members of the public will be permitted to make public comments in person.

**PLANNING COMMISSION
REGULAR MEETING AGENDA
May 18, 2021 - 6:00 P.M.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

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 three minutes each.

Comments received via email by May 18, 2021, 5:00 p.m., will be read into the record, provided that the reading shall not exceed three (3) minutes.

CONSENT CALENDAR

1. Minutes from the May 4, 2021 Regular Meeting.
RECOMMENDATION: That the Planning Commission approve the minutes, as submitted.

PUBLIC HEARING

2. Specific Plan Revision (SPR) No. 06-01A is an amendment to the Greenspot Village & Marketplace Specific Plan (SPR No. 06-001) to adjust the boundaries of Planning Area No. 1 (Highland Marketplace) and the boundaries area of Planning Area No. 2 (Residential Village), eliminate the Village Paseo from Scenario No. 1 and eliminate the requirement of private open space for studio units; Design Review Application (DRA) No. 20-012 for the construction of approximately 85,316 square feet of commercial uses (Greenspot Crossings) and a 200 attached residential unit complex with a 6,214 square-foot clubhouse; Conditional Use Permit (CUP) No. 20-006 (ABC License) for the establishment of three (3) off-sale alcohol licenses (ABC Type 20 and 21) and five (5) on-sale alcohol licenses (ABC Type 41 and 47) for a commercial retail center; Conditional Use Permit (CUP) No. 20-007 for the construction of gas station with eight fuel pumps, convenience store, and carwash; Tentative Parcel Map No. (TPM) No. 20-002 to increase the number of parcels from four (4) parcels to eight (8) parcels; and Accessory Sign Review (ASR) No. 20-013 (Sign Program) to establish a Sign Program, excluding freeway sign heights and locations, for the commercial and residential development within the Greenspot Village & Marketplace Specific Plan (GVMSP). (Continued from May 4, 2021)

RECOMMENDATION: The Planning Commission adopt Resolution No. 2021-____, recommending the City Council:

- 1) Find under Public Resources Code Section 21166 and the corresponding CEQA Guidelines Section 15162 that there are no substantial changes or new information of substantial importance that would trigger the preparation of a subsequent EIR and further finding that the project is exempt from further environmental review under Government Code Section 65457;
- 2) Introduce Ordinance No. _____, to Amend the Greenspot Village & Marketplace Specific Plan (SPR No. 06-01A), to adjust the boundaries of Planning Area No. 1 (Highland Marketplace) and the boundaries of Planning Area No. 2 (Residential Village), eliminate the Village Paseo from Scenario No. 1 and eliminate the requirement of private open space for studio units;
- 3) Adopt City Council Resolution No. 2021 – _____, to approve Design Review Application (DRA No. 20-012) for the construction of approximately 85,316 square feet of commercial uses (Greenspot Crossings) and a 200 attached residential unit complex with a 6,214

square-foot clubhouse, subject to the Conditions of Approval and Findings of Fact;

- 4) Adopt City Council Resolution No. 2021 – _____ for associated Alcohol Beverage Control licenses, to approve Conditional Use Permit (CUP No. 20-006) for the establishment of three (3) off-sale alcohol licenses (ABC Type 20 and 21) and five (5) on-sale alcohol licenses (ABC Type 41 and 47) for a commercial retail center, subject to the Conditions of Approval and Findings of Fact;
- 5) Adopt City Council Resolution No. 2021 – _____, to approve Conditional Use Permit (CUP No. 20-007) for the construction of gas station with eight fuel pumps, convenience store, and carwash, subject to the Conditions of Approval and Findings of Fact;
- 6) Adopt City Council Resolution No. 2021 – _____, to approve Tentative Parcel Map (TPM No. 20-002) to increase the number of parcels from four (4) parcels to eight (8) parcels, subject to the Conditions of Approval and Findings of Fact;
- 7) Adopt City Council Resolution No. 2021 – _____, to approve Accessory Sign Review (ASR No. 20-013) to establish a Sign Program for the commercial and residential development within apportion of the Greenspot Village & Marketplace Specific Plan, excluding freeway sign heights and locations, subject to the Conditions of Approval and Findings of Fact;

ANNOUNCEMENTS

ADJOURN

I, Camille Goritz, Administrative Assistant III of the City of Highland, California, certify that I caused to be posted this agenda on or before the 13th of May 2021 by 5:30 p.m. 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

City Hall
27215 Base Line

Date: May 13, 2021



Camille Goritz Administrative Assistant III