

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

August 3, 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
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.

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 August 3, 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
August 3, 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 August 3, 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 July 20, 2021 Regular Meeting.
RECOMMENDATION: That the Planning Commission approve the minutes, as submitted.

LEGISLATIVE ITEM

2. Development Code Interpretation (DCI-21-001) requesting to establish a Party Supply Store within a vacant Nonconforming Structure in the R-1 Single Family Residential Zone. (7755 & 7761 Sterling Avenue)

RECOMMENDATION: Staff recommends the Planning Commission deny use of the structure as a Party Supply Store and uphold the Community Development Director's determination that it is not compliant with Highland Municipal Code Section 16.08.150 Nonconforming parcels uses and structures.

PUBLIC HEARING

3. A Public Hearing to Consider the Appeal of Administrative Citation No. 15051 issued for the discharge of fireworks in violation of Chapter 8.58 of Title 8, of the Highland Municipal Code, at the property located at 7453 Victoria Avenue, Highland, California. Cited: Miguel Abendano (APP-21-002)

RECOMMENDATION: Staff recommends to the Appeals Board conduct the required Public Hearing, uphold Administrative Citation No. 15051, and adopt Appeal Board Resolution No. 2021- ____.

4. Design Review Application (DRA 21-007) for the analysis of a site plan, building elevations, rough grading plan, conceptual landscape plan, and model home complex regarding the construction of a 149 single-family home community, a public park, public trails, a private common area, a private community pool, and recreation center within Phases 1 & 2 of the Mediterra Planned Development. (APN Nos: 0297-021-25, 0297-021-26, 0297-021-27 & 0297-021-28)

RECOMMENDATION: Staff recommends the Planning Commission adopt Resolution No. 2021 – ____ to:

- 1) Make a finding 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 subsequent environmental documents and further find that the project is exempt from additional environmental review under Government Code Section 65457; and
- 2) Approve Design Review Application (DRA 21-007), 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 30th of July 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: July 30, 2021



Camille Goritz Administrative Assistant III