

**MINUTES  
PLANNING COMMISSION  
REGULAR MEETING  
March 3, 2020**

**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	John Gamboa
	Commissioner	Tamara Zaman
	Commissioner	Richard Haller

Absent:	Commissioner	Michael Hall
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Staff Present: Lawrence Mainez, Community Development Director  
Kim Stater, Assistant Community Development Director  
Ernie Wong, City Engineer  
Shannon Wisniewski, Administrative Assistant III

The Pledge of Allegiance was led by Chair Hamerly.

**COMMUNITY INPUT**

No public comment.

**CONSENT CALENDAR**

1.0 Minutes from the February 18, 2020 Regular Meeting of the Planning Commission

**A MOTION** was made by Commissioner Haller, seconded by Commissioner Zaman, to approve the minutes as amended. Motion carried, 4-0, with Commissioner Hall absent.

**BUSINESS ITEM**

2. Review of the City's 2019 General Plan Implementation Annual Report in accordance with Government Code Section 65400 and 65588.

Assistant Community Development Director Stater gave a presentation of the Staff Report. She informed the Commissioners that each year the City is required by the State of California to file an update on progress achievements related to the General Plan and separately the Housing Element. Assistant Community Development Stater concluded

the presentation of the Staff Report by summarizing some of the highlights of the reports.

Chair Hamerly stated that he is aware that it is nearing time to review areas of the Housing Element, and asked if the City will encounter any issues with the State as a result of lacking progress in some areas of the Housing Element.

Assistant Community Development Director Stater said that lack of progress related to the Housing Element is currently a State-Wide issue, however, we have complied with all of our other goals and policies, to zone and re-zone and make every opportunity available to expedite processing. It's a priority for the city to meet those goals, however, if the marketplace doesn't demand it, we will do our best to explain it.

Chair Hamerly stated that he has heard of instances where the State may not certify new projects if there wasn't a display in acceptable progress and a couple municipalities have been sued over that.

Assistant Community Development Director Stater stated the only agencies that will most likely encounter any trouble would be if they modified their zoning and took away some of that high density, or didn't provide the density that they certified they would. We certified our element, and I hoping we won't have any trouble. We do have one multi-family in the works with 200 hundreds units that is making some progress.

Chair Hamerly asked if they will be looking at the whole picture or are they focusing on looking at the target reading.

Assistant Community Development Director Stater stated we have been lucky in the past that our State reviewers have been very understanding to the development market in Highland.

Community Development Director Mainez stated you really have to document the market, and you have to highlight your best efforts. As previously stated the other agencies that have encountered trouble either ignored their housing element or they denied a project that was supposed to be consistent with their housing element. We don't have that scenario here, the future challenges that we will have is that we don't control the market. Unfortunately there are so many challenges under CEQA, as experienced during the Harmony Project and Mediterra project.

Assistant Community Development Director Stater stated we included within the report in a table, the challenges encountered during the Harmony and Mediterra Projects.

Chair Hamerly stated it appears that the State is really promoting the Accessory Dwelling Units, is that an opportunity where there could be some type of deed restriction that we could place on it? We could say these will never be a unit for rent, but it could qualify as subsidized housing?

Community Development Director Mainez stated that there was recently an Urgency Ordinance extended by Council to allow time for further research. Staff will research safety issues and transportation impacts, you will hopefully see that about a year or so from now when we roll that into our Housing Element policies.

Commissioner Haller stated that he had a few comments relating to the amount of work that has been done, especially in Public Works. Being that City Engineer Wong is soon retiring and attending his last Planning Commission meeting, he would like to state that the amount of work that has been completed is quite impressive because a lot of work has been successfully completed.

There was discussion between the Commissioners and City Engineer Wong regarding past and present City projects, and the Commission expressed great thanks and appreciation for City Engineer Wong's time with the City of Highland.

Chair Haller asked about future landscape and lighting improvements to the Boulder Avenue Bridge project.

City Engineer Wong stated that there will be a landscaped median along Boulder Ave and completed sidewalks. Along the streets there will be installation of LED lights, additionally lighting will be added to the bridge as well. The construction will begin by the end of this year and the cost of the project in total will be about \$4 Million, grant funding applications are complete and ready to be submitted.

City Engineer Wong stated this meeting is actually his first official announcement of his retirement after being with the City of Highland after twenty-nine and a half years. He stated that he has always enjoyed working with the Planning Commission, and highly respects their diligence, professionalism, and attention to detail. I feel like we have a very effective Planning Commission.

**A MOTION** was made by Commissioner Haller, and Seconded by Vice Chair Gamboa to receive in file the City's 2019 General Plan Implementation Annual Report. Motion carried 4-0 with Commissioner Hall absent.

## **ANNOUNCEMENTS**

Assistant Community Development Stater announced it is likely the next meeting will be cancelled due to their being no current business items for that meeting. Additionally, the Citrus Harvest Festival is coming up on March 28<sup>th</sup>.

Vice Chair Gamboa announced that the Redland Bicycle classis is also coming up soon.

## **ADJOURN**

There being no further business, Chair Hamerly declared the meeting adjourned at 6:23 P.M.

Submitted by:

Approved by:

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Camille Goritz,  
Administrative Assistant III

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Randall Hamerly,  
Planning Commission Chair