

MINUTES
PLANNING COMMISSION REGULAR MEETING
February 16, 2016

1.0 CALL TO ORDER

The regular meeting of the Planning Commission of the City of Highland was called to order at 6:01 p.m. by Chairman Hamerly, in the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present: Chairman Randall Hamerly
 Vice Chairman John Gamboa
 Commissioners Trang Huynh
 Marc Shaw (Arrived at 6:33)
 Milton Sparks

Absent: None

Staff Present: Lawrence A. Mainez, Community Development Director
 Kim Stater, Assistant Community Development Director
 Ernest Wong, City Engineer and Public Works Director
 Jason Walsh, Fire Marshall
 Brandy Littleton, Community Development Administrative Assistant III

2.0 COMMUNITY INPUT

Hayward Jackson, resident, spoke on his religious views. (Spoke after item 5.1, due to arriving late)

3.0 CONSENT CALENDAR

3.1 Minutes of February 2, 2016 Regular Meeting

A MOTION was made by Vice Chairman Gamboa, seconded by Commissioner Huynh to approve the minutes, as submitted.

Motion carried, 4-0, with Commissioner Shaw absent.

4.0 OLD BUSINESS

There was none.

5.0 NEW BUSINESS

5.1 Mediterra Specific Plan (PUD 13-001) – A Project to Establish a Planned Development Consisting of a Low Density Residential Development of 200 Residential Lots, a Medium Density Development of 110 Residential Units, Six (6) Estate Lots, Two (2) Parks, Landscaping, and a Water Quality Management Basin on Approximately 178 Gross Acres. Related Land Use Entitlements Processed Concurrently Include a Conditional Use Permit (CUP 14-005, General Plan Amendment (GPA 15-001), Zone Change (ZC 15-002), Tentative Tract Map No. 18893 (TTM 14-002), and Mitigated Negative Declaration (ENV 15-006

Assistant Community Development Director Stater presented the Staff Report.

City Engineer and Public Works Director Wong presented his report.

Camille Bahri, Sunland Communities, presented his report.

Tom Dodson, Tom Dodson and Associates, presented his report.

Michael Raley, resident, spoke in opposition to the item.

Ross Jones, resident, spoke in favor of the item.

Mark Lyons, resident, spoke in favor of the item.

Ron Arnott, Arnott Farms, spoke in favor of the item.

Nanette Peykani, Highland Chamber of Commerce, spoke in favor of the item.

David E. Raley, spoke in opposition to the item.

Doug Jorritsma spoke in favor of the item.

Pat Oberg, resident, is in favor of the item.

Steven Murray, Calvary Chapel of San Bernardino, spoke in favor of the item.

Amending

Engineering CUP – 32, 41, 47, 97, 98

Planning CUP – 20, 28, 33

Geology - 2

A MOTION was made by Vice Chairman Gamboa, seconded by Commissioner Shaw to adopt PC Resolution 2016-004, recommending the City Council approve Conditional Use Permit 14-005, as amended, General Plan Amendment 15-001, Zone Change 15-002, Tentative Tract Map No. 18893 (TTM 14-002), and adopt a Mitigated Negative Declaration.

Motion carried, 5-0.

PC RESOLUTION 2016-004

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT 15-001, ZONE CHANGE 15-02, SPECIFIC PLAN (PUD 13-001), CONDITIONAL USE PERMIT 14-005, AND TENTATIVE TRACT MAP 18892 (TTM 14-002 AND ADOPT THE ASSOCIATED MITIGATED NEGATIVE DECLARATION (ENV 15-006) TO ALLOW THE ESTABLISHMENT OF A PLANNED DEVELOPMENT COMMUNITY, SUBDIVIDING FOUR (4) CONTIGUOUS PARCELS INTO 204 NUMBERED LOTS AND 10 LETTERED LOTS FOR THE CREATION OF A COHESIVE PLANNED RESIDENTIAL DEVELOPMENT LOCATED ON APPROXIMATELY 179 ACRES NORTH OF GREENSPOT ROAD AND EAST OF SANTA PAULA STREET (APN NOS. 0297-021-18, 0297-015-16, 0297-061-04, 0297-061-05, 0297-061-06, 0297-061-07, 0297-061-09, 0297-061-13, 0297-061-20, 0297-061-25, 0297-061-26, and 0297-061-29, 297-201-05.)

APPLICANT: SUNLAND COMMUNITIES, LLC

7.0 ANNOUNCEMENTS

There were none.

8.0 ADJOURN

There being no further business, Chairman Hamerly declared the meeting adjourned at 10:15 p.m.

Submitted by:



Brandy Littleton, Administrative Assistant III
Community Development Department

Approved by:



Randall Hamerly, Chairman
Planning Commission