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. Mainza, 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