

**MINUTES
PLANNING COMMISSION REGULAR MEETING
JANUARY 17, 2012**

1.0 CALL TO ORDER

The Regular Meeting of the Planning Commission of the City of Highland was called to order at 6:00p.m. by Chairman Hamerly, in the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present:	Chairman	Randall Hamerly
	Vice Chairman	Trang Huynh
	Commissioners	John Gamboa
		Richard Haller
		Milton Sparks
		Michael Stoffel
		Michael Willhite

Absent: None

Staff Present: John Jaquess, Community Development Director
Sean Kelleher, Assistant Planner
Linda McKeough, Administrative Assistant III

The Pledge of Allegiance was led by Chairman Hamerly.

2.0 COMMUNITY INPUT

There was none.

3.0 CONSENT CALENDAR

3.1 Minutes of January 3, 2012, Regular Meeting.

A Motion was made by Commissioner Gamboa and seconded by Vice Chairman Huynh to approve the Minutes of January 3, 2012, Regular Meeting, as submitted.

Motion carried on a 6 - 0 - 1 vote with the abstention of Commissioner Willhite.

4.0 OLD BUSINESS

There was none.

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5.0 NEW BUSINESS

(Note: Prior to the Meeting, a Revised Building Elevation for the proposed Sign was distributed to the Commission for consideration)

- 5.1 An Application for a Proposed Building Mounted Sign (ASR-011-025) and Parking Adjustment Application (VAR-011-001) to adjust the required number of parking spaces on-site to allow for the reuse of a Contributing Historic Structure within the City of Highland's Historic District. The Project is located on the east side of Palm Avenue approximately 100 feet south of Pacific Street, 6921 Palm Avenue (APN: 1200-351-10). Representative: John F. Acosta, Mountain Architecture Inc.

Chairman Hamerly identified the Item and then asked for Staff's presentation.

Assistant Planner Kelleher gave the presentation from the Staff Report and PowerPoint presentation and explained the proposed historical background and design of the proposed Project, the Revised Building Elevation for the proposed Sign that was submitted today which closer reflects the modifications to the Building that would remain more consistent and representative of what it would look like back in the 1917 minus the additions of stucco and the Applicant's requests to the Commission. He further explained the proposed Preliminary Historic District Streetscape Design Guidelines for future onsite parking located within the Historic District. Assistant Planner Kelleher indicated that both the Applicant and the Applicant's Representative are in the audience and would be happy to answer any questions the Commission may have and then concluded his presentation.

Chairman Hamerly asked if the Commission had any questions of Staff.

A question was asked by Vice Chairman Huynh what is the timeline for the Historic Streetscape Design improvement and Assistant Planner Kelleher responded there is no specific timeline for the street improvements to occur and that today, a person can park on the street which is wide enough and indicated how Staff is working on the Historic District Streetscape Design Guidelines and funding mechanisms to be submitted in the future to the Historic and Cultural Preservation Board, Planning Commission and City Council for consideration.

Chairman Hamerly asked if the Commission had any further questions of Staff. Hearing none, he then asked if the Applicant would like to make a presentation. Both Community Development Director Jaquess and Assistant Planner Kelleher responded that they are here. It is noted the Applicant and Representative declined Chairman Hamerly's offer to make a presentation to the Commission.

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There being no questions to the Applicant or the Applicant's Representative, he then asked if anyone in the audience would like to speak on this Item. Hearing none, he then opened the floor for discussion amongst the Commission.

A question was asked by Chairman Hamerly due to the proposed Sign being non-illuminated and the history of the District, if there will be any Building Mounted Lighting that would illuminate the proposed Sign or Façade and Assistant Planner Kelleher said nothing is proposed as part of this Project.

A comment was made by Commissioner Haller that it is challenging to use historical buildings in a commercial environment today and how the Design Standards were different back then. He is supportive of Staff's Recommendations and how the Streetscape Design Guidelines will be an improvement for the Historic District for future parking and the Site to proceed forward in the process.

A question was asked by Commissioner Willhite about the photographs showing the back of the Building on Pages 22 and 23 of the Staff Report if that area will be used for the on-site parking and Assistant Planner Kelleher responded affirmatively and explained the parking design and similar surface materials to be used to what is out there today. The Applicant is not proposing to use asphalt, paving, etc. and indicated in order to do those types of improvements, there may be other issues such as a Water Quality Management Plan and how the Applicant is trying to have the Site remain as close to original as possible so other regulations will not occur and if they did occur, the Building could be unable to be used. Assistant Planner Kelleher added that Engineering has reviewed the Project and indicated that the Project has a Type 2 Road Base that was down is appropriate.

A question was asked by Chairman Hamerly what type of modifications would trigger a Water Quality Management Plan and Assistant Planner Kelleher responded that it would be the increase of an impervious surface and the Type 2 Road Base is not considered an impervious surface, but if the back of the Property would be paved, then would be looking at implementing Water Quality Management designs and requirements. Chairman Hamerly asked then it is not a "dollar threshold" or anything similar to that and Assistant Planner Kelleher responded he has not seen any documentation to that effect.

A question was asked by Commissioner Haller if the access for the parking spaces is in a private or public alley and Assistant Planner Kelleher responded that it is a public alley.

There being no further questions of Staff, public input or discussion amongst the Commissioners, Chairman Hamerly then called for the question.

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A Motion was made by Commissioner Haller and seconded by Vice Chairman Huynh the Planning Commission:

1. Approve a request for a Parking Adjustment in accordance with Land Use and Development Code Section 16.52.050 Adjustments to Off-Street Parking Requirements and the City Council Work Program for Palm Avenue Street Improvements (VAR-011-001);
2. Approve the proposed Wall Mounted Sign (ASR-01-025) subject to the Historic and Cultural Preservation Board Review,

and;

3. Direct Staff to file a Notice of Exemption with the San Bernardino County Clerk of the Board Pursuant to the California Environmental Quality Act (CEQA).

Motion unanimously passed on a 7 – 0 vote.

A gentleman in the audience said that he objected.

Chairman Hamerly asked if the gentleman wanted to voice his opinion on that Agenda Item.

It is noted that Staff recognized that was Rev. O’Leary who addressed the Commission and he did not provide his name or address. He indicated that he was 102 years old and doesn’t write or hear well.

A question was asked by Chairman Hamerly if Rev. O’Leary was here for Item 5.1 and Community Development Director Jaquess responded affirmatively and that he is in the neighborhood and owns a building in the area. Chairman Hamerly then requested to hand him a microphone and he requested that he state his name and address for the record.

Rev. O’Leary continued that he objected to the Motion and within 1,000 feet of the parking in question is the problem that City Hall must fight and objects to the City of Highland threatening his life and property and telling him that if he goes up on his property that he will be shot. At this time, the City has illegally the property in control and if they cannot have better control than the respect that they show toward his property, then we won’t have to worry about parking and would have to be worried about the gambling, arson and murder. He reiterated how the property was illegally seized and it not the issue at hand. The issue at hand is if any parking safe and are our homes safe and protected. He reiterated

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that he is 102 years old and was born in Hawaii and raised in a Catholic Church and owns the Church located on the corner and is owned and financed by the Catholic religion and how the Catholics are in dire position due to conditions. There are much greater problems than parking problems and if we don't do something about the actions taken by the City and so forth and is cheap as income is now and asked are we a bunch of gamblers of this nature and is tainted money and doesn't believe that will be straightened out. He objected to the parking or extension of the parking lot that we need much worse than parking.

Chairman Hamerly asked Rev. O'Leary if his comments were directed towards Item 5.1 and he is objecting to the proposed three (3) parking spaces to be located behind the Building and Rev. O'Leary responded affirmatively and then Chairman Hamerly stated that Rev. O'Leary's comments have been noted and then thanked him for his input.

- 5.2. A Conditional Use Permit Application (CUP 011-007) and Design Review Application (DRA-011-006) for the construction of an eighty foot (80') tall, Unmanned Co-locatable Wireless Telecommunication Facility (Baseball Field Light), and associated Equipment. The Project is located at "Highland Community Park" south east corner of Central Avenue and Hibiscus Street. The address is 7793 Central Avenue, Highland CA 92346. APN: 1192-571-47 and 48. Representative: John Beke, MetroPCS

Chairman Hamerly identified the Item and then asked for Staff's presentation.

Assistant Planner Kelleher gave the presentation from the Staff Report and PowerPoint presentation and explained the proposed Project design and the Applicant's request to the Commission. He added the existing landscaping within the Lease Area will be removed and new landscaping will be replaced to match the existing the existing Community Center. He indicated that the Applicant's Representative is in the audience for any questions the Commission may have and then concluded his presentation.

Chairman Hamerly asked if the Commission had any questions of Staff.

A comment was made by Commissioner Haller that the Commission is used to reviewing Applications that have equipment mounted offset on a pole and that the microwave dish is at least four foot (4') in diameter. He then asked about the proposed Equipment being mounted flush with the Pole with a two foot (2') diameter Dish and how does it function and Assistant Planner Kelleher deferred the question to the Applicant. .

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Chairman Hamerly asked if the Commission had any further questions of Staff. Hearing none, he then asked if the Applicant would like to make a presentation.

Mr. John Beke, Site Acquisition Manager for MetroPCS, 2280 Market Street, Suite 320, Riverside, California, who is the Applicant's Representative, addressed the Commission. He responded to Commissioner Haller's question and how the two foot (2') diameter microwave dish operates and indicated that he reserves the option to interconnect phone lines to the Site while connecting over to another neighboring site pole. Currently, he does not have that design, but to obtain Entitlement to have that option to have a redundant backup. There will be phone lines connected to the Site, copper phone lines and copper wire lines will be backed up with a microwave in the event of a power failure and that the Site would still be able to function if the Community Center went down and would be backed up battery power and receiving telephone line signals from miles away, but the two foot (2') Dish does not travel as far as the four foot (4') Dish.

A question was asked by Commissioner Haller to explain the comment to reserve his option about a four foot (4') Dish. Mr. Beke explained the option is to have redundant connections to the Site and with copper wires which would be a back up to phone lines.

A question was asked by Commissioner Haller if the Dish is then the back up and compared to the Commission's last (Wireless Telecommunication Facility) Application they had which is normally a four foot (4') Dish and offset the Antennae from the pole itself and what is the difference of what the Applicant is proposing. Mr. Beke responded affirmatively and that the size of the Dish is indicative how far a two foot (2') Dish can travel and provided some examples.

A question was asked by Commission Haller about the Equipment location and being offset and Mr. Beke said the Antennae are on the Pole and how he is working with what is out there with the Baseball Field Lights and that six (6) stacked Antennae flushed to the Pole. Commissioner Haller responded that it looks great.

A question was asked by Commissioner Willhite if the Project is located on City of Highland property, and if so, will it become an income generator for the City and Assistant Planner Kelleher responded affirmatively to both questions.

A question was asked by Commissioner Gamboa why there is no roof on the Equipment Shelter and Assistant Planner Kelleher responded that would be at the Applicant's request and if a roof would be installed on the Structure, it would then include air conditioning units to where the Structure is located. He further explained how the design is adjacent to an open roof structure and screening around the outdoor pool area and the Applicant is proposing to mimic that with

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the proposed Equipment Shelter and is proposing chain link fencing typed design roof set below the top of the wall. The requirement for a roof is something that is done from time to time which is based on the Applicant and not the City and how some Applicants will propose equipment sheds or other open type designs.

A question was asked by Commissioner Haller on how to read the color graphs pertaining to coverage on Pages 43 and 44 of the Staff Report and Mr. Beke explained the coverage ranges to the Commission. He added how the Commission will be considering another project in February that will add additional coverage to the area.

A comment was made by Commissioner Gamboa how he had driven to the Site location and sat where the residential area is located across the street and how one can see the Project clearly from that location to Fifth Street and that the Project is not disguised very well and is unhappy with the Project. He explained how the Antennae are mounted to the Pole, but how there is one (1) pole that is sticking up above all the other poles in the Park and in his opinion, the Project is not being disguised well.

Chairman Hamerly asked if the Commission had any further questions of the Applicant or Staff. Hearing none, he then asked if anyone else would like to speak on the item. Hearing none, he then opened the floor for further discussion amongst the Commission. Hearing none, Chairman Hamerly then called for the question.

A Motion was made by Vice Chairman Huynh and seconded by Commissioner Sparks that the Planning Commission:

1. Adopt a Negative Declaration and direct Staff to File a Notice of Determination with the San Bernardino County Clerk of the Board, and;
2. Adopted Resolution 12-002 approving Conditional Use Permit Application (CUP 011-07) and Design Review Application (DRA-011-006), subject to the recommended Conditions of Approval, and the Findings of Fact.

Motion carried on a 6 – 1 vote with Commissioner Gamboa dissenting.

6.0 ANNOUNCEMENTS

Community Development Director Jaquess explained the Items tentatively scheduled for the February 7, 2012, Regular Meeting which will include the SCAG Regional Transportation Plan / Sustainable Community Strategy (RTP / SCS) document for the Commission's input which is a requirement from SB 375 and a brief discussion ensued.

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7.0 ADJOURN

There being no further business, Chairman Hamerly declared the Meeting adjourned at 6:26p.m.

Submitted by:

Approved by:

Linda McKeough, Community Development
Administrative Assistant III

Randall Hamerly, Chairman
Planning Commission