MINUTES
PLANNING COMMISSION REGULAR MEETING
June 20, 2017

1.0 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 Chairman Hamerly, in the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present: Chairman Randall Hamerly
Vice Chairman John Gamboa
Commissioners Richard Haller
Marc Shaw
Milton Sparks

Absent: None

Staff Present: Lawrence A. Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Ernest Wong, City Engineer
Ignacio Rincon, Senior Planner
Tom Thornsley, Associate Planner
Steven Latino, Project Manager
Brandy Littleton, Administrative Assistant III

The pledge of allegiance was led by Chairman Hamerly.

2.0 COMMUNITY INPUT

There were none.

3.0 CONSENT CALENDAR

3.1 Minutes of June 6, 2017, Regular Meeting

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

Motion carried, 5-0.

4.0 OLD BUSINESS

There were none.
5.0 NEW BUSINESS

5.1 A Conditional Use Permit Application (CUP 17-006 AT&T Mobility Tower) Requesting to Remove and Replace an Existing 60' Faux Eucalyptus Wireless Cell Tower with a 73' Faux Eucalyptus Tower for the Co-Location of Two Antenna Arrays Along with New Ground Mounted Equipment Behind a Commercial Center

Associate Planner Thornsley presented the Staff Report.

Ryan Tyson, ATT, answered questions regarding the project.

Chairman Hamerly opened the Public Hearing.

Chairman Hamerly closed the Public Hearing.

A MOTION was made by Vice Chairman Gamboa, seconded by Commissioner Haller to adopt PC Resolution 2017-009, approving Conditional Use Permit Application (CUP 17-006), subject to the Conditions of Approval, and adopting the Findings of Fact.

Motion carried, 5-0.

Administrative Assistant Littleton introduced PC Resolution 2017-009:

RESOLUTION NO. 2017-009

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT APPLICATION (CUP-17-006) REQUESTING TO REMOVE AND REPLACE AN EXISTING 60' FAUX EUCALYPTUS WIRELESS CELL TOWER WITH A 73' FAUX EUCALYPTUS TOWER FOR THE CO-LOCATION OF TWO ANTENNA ARRAYS, ALONG WITH NEW GROUND MOUNTED EQUIPMENT, BEHIND A COMMERCIAL CENTER AT 7223 CHURCH STREET, HIGHLAND, CA (APN NO.: 0288-461-37).

APPLICANT: AT&T Mobility

5.2 Conditional Use Permit (CUP 17-004) and Design Review Application (DRA 17-001) to Construct Two (2) Single-Story Pad Buildings to Accommodate Two (2) Quick Service Restaurants with Indoor Dining and a Drive-Thru. The Project will also Include Wall Mounted Building Signs, Monuments Signs, the Relocation and Modifications to the Existing Pylon Sign, On-Site Parking, Lighting and Landscaping, on Approximately 1.62 acres

Senior Planner Rincon presented the Staff Report.

Ernest Wong, City Engineer, introduced Project Manager Steven Latino, presented changes made, and answered questions regarding the project.
Amy Malloy, Evergreen, answered questions regarding the project.

Richard Garcia, Resident, spoke in opposition to the project.

Thad Parker, Resident, spoke in opposition to the project.

**A MOTION** was made by Vice Chairman Gamboa, seconded by Commissioner Haller to adopt Resolution 17-010, approving Conditional Use Permit (CUP 17-004), subject to the Conditions of Approval, and the Findings of Fact (Attachment 1); and adopt a Negative Declaration (ENV 17-001) and direct Staff to File a Notice of Determination with San Bernardino County Clerk of the Board.

Motion carried, 5-0.

Administrative Assistant Littleton introduced PC Resolution 2017-010:

**RESOLUTION NO. 2017-010**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT APPLICATION (CUP 17-004), AND ADOPT THE ASSOCIATED NEGATIVE DECLARATION (ENV 017-001) TO PERMIT CONSTRUCTION OF TWO (2) SINGLE-STORY PAD BUILDINGS TO ACCOMMODATE TWO (2) QUICK SERVICE RESTAURANTS WITH INDOOR DINING AND A DRIVE-THRU, AND OFF-SITE IMPROVEMENTS ON 1.62 ACRES SITE LOCATED AT 27718 MESSINA STREET (APN 1200-461-07, 08, 09; 1200-461-24, 25).

**APPLICANT: EVERGREEN DEVELOPMENT, INC.**
**REPRESENTATIVE: AMY MALLOY**

**A MOTION** was made by Vice Chairman Gamboa, seconded by Commissioner Haller to continue the Design Review Application (DRA 17-001) to August 15, 2017.

Motion carried, 5-0

5.3 Municipal Code Amendment (MCA-17-003) – Consideration of an Ordinance to Amend Chapter 16.40 of the Highland Municipal Code to Establish Minimum Standards for the Placement of Cargo Containers

Community Development Director Mainez presented the Staff Report.

Chairman Hamerly opened the Public Hearing.

Chairman Hamerly closed the Public Hearing.
A MOTION was made by Vice Chairman Gamboa, seconded by Commissioner Haller to approve the following actions:

1. Adopt a Notice of Exemption and instruct the City Clerk to file a Notice of Exemption with the County Clerk of the Board, and;

2. Adopt Resolution No. 2017-011 recommending that the City Council adopt an Ordinance amending Chapter 16.40 of the Highland Municipal Code to establish minimum standards for the placement of Cargo Containers within the City, limit the use of cargo containers in residential zones, and address requirements in other zoning districts.

Motion carried, 5-0.

Administrative Assistant Littleton introduced PC Resolution 2017-011:

RESOLUTION NO. 2017-011


6.0 ANNOUNCEMENTS

Assistant Community Development Director Stater updated the Commission on the Greenspot Village and Market Place Extension of Time.

Assistant Community Development Director Stater informed the Commission that there would be no meetings in July.

Assistant Community Development Director Stater informed the Commission of future agenda items.
7.0 ADJOURN

There being no further business, Chairman Hamerly declared the meeting adjourned at 8:38 p.m.

Submitted by:

Brandy Littleton, Administrative Assistant III
Community Development Department

Approved by:

Randall Hamerly, Chairman
Planning Commission

June 20, 2017