MINUTES
PLANNING COMMISSION
REGULAR MEETING
November 6, 2018
6:00 P.M.

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 Rich Haller (arrived at 6:05 p.m.)
Commissioner Tamara Zaman

Absent: Commissioner Michael Hall

Staff Present: Lawrence Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Ashiq Syed, Associate Planner
Tom Thornsley, Associate Planner
Dennis Barton, Principal Project Manager
Matt Bennett, Project Manager
Nancy Stewart, Administrative Assistant III

The Pledge of Allegiance was led by Chair Hamerly.

COMMUNITY INPUT

None

CONSENT CALENDAR

1. Minutes from October 16, 2018, Regular Meeting
   A MOTION was made by Vice Chair Gamboa, seconded by Commissioner Zaman, to approve the minutes as submitted. Motion carried, 3-0, with Commissioners Hall and Haller being absent.

   Commissioner Haller arrived at 6:05 p.m.

PUBLIC HEARING

2. Conditional Use Permit (CUP 18-002) application requesting the development of a gated residential condominium complex by Crestwood Communities. Site proposes forty-nine (49) attached condominiums within 12, two-story buildings, associated landscaping, recreation amenities and parking. Related land use entitlements processed concurrently include Design Review Application (DRA 18-007) and Tentative Tract Map 20190 (TTM 18-002) (Continued from October 16, 2018.)
Associate Planner Syed gave a brief review of the staff report.

John Morrissey, MGR Real Estate, representative of the property owner, confirmed their acceptance of the modified conditions.

Chair Hamerly opened the public hearing. Receiving no response, the public hearing was closed.

A MOTION was made by Vice Chair Gamboa, seconded by Commissioner Zaman, to adopt Resolution No. 2018-016, to approve Tentative Tract Map 20190 (TTM 18-002), Design Review Application (DRA 18-007), and Conditional Use Permit (CUP 18-002), subject to the Conditions of Approval. Motion carried, 3-0, with Commissioner Haller abstaining, and Commissioner Hall being absent.

PC RESOLUTION 2018-016
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CUP-18-002, DESIGN REVIEW APPLICATION DRA-18-007, AND TENTATIVE TRACT MAP 20190 TO SUBDIVIDE ONE PARCEL, 4.18 ACRES, INTO 12 NUMBERED AND 3 LETTERED LOTS FOR THE PURPOSE OF DEVELOPING A 49-UNIT RESIDENTIAL CONDOMINIUM COMMUNITY. LOCATION: SOUTH SIDE OF HIGHLAND AVENUE, APPROXIMATELY 1,400 FEET WEST OF BOULDER AVENUE, APN: 1200-041-020

3. Adoption of a Mitigated Negative Declaration for Public Works Boulder Avenue Improvement Project; Environmental Review No. ENV-18-013.

Assistant Community Development Director Stater gave a brief review of the staff report.

Chair Hamerly asked if at some point in the future they would see street improvement portions of this, for instance landscape standards?

Principal Project Manager Barton stated typically that does not come back to the Planning Commission, and offered to provide the Planning Commission with the landscape concepts that were developed.

Commissioner Haller asked about the estimated cost?

Principal Project Manager Barton responded about $4 million. It is an extension of what was planned for the bridge project, only a bit farther north. Anticipated construction will begin summer of 2019, and will take at least six months to complete.

Chair Hamerly opened the public hearing. Receiving no response, the public hearing was closed.

A MOTION was made by Commissioner Haller, seconded by Commissioner Zaman, to adopt Resolution No. 2018-017, approving the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. Motion carried, 3-0, with Commissioner Gamboa abstaining, and Commissioner Hall being absent.
PC RESOLUTION NO. 2018 – 017

4. Accessory Sign Review (ASR 018-015), a sign review for the replacement of a monument sign with a new monument sign totaling 22.5 square feet. The sign will be located in the landscape area south of 9th Street fronting the Kingdom Hall of Jehovah’s Witnesses.

Associate Planner Thornsley gave a brief review of the staff report.

Commissioner Haller inquired about lighting.

Joseph Van Haaster, project representative, replied there is current lighting there; it will not be moved or adjusted.

Chair Hamerly opened the public hearing.

Joseph Van Haaster stated they have reviewed and agree with the staff report and conditions.

Receiving no input from the community, the public hearing was closed.

A MOTION was made by Commissioner Haller, seconded by Commissioner Zaman, to adopt Resolution No. 2018-018, for Accessory Sign Review (ASR 018-015) to replace an existing monument sign with a new five foot three inch (5’3”) tall by eight feet (8’) wide, 22.5 square foot, single sided monument sign for a religious institution, subject to the Conditions of Approval, and adopt the Findings of Fact. Motion carried, 4-0, with Commissioner Hall being absent.

RESOLUTION NO. 2018-018

5. Design Review Application (DRA 018-010); a request to modify the antenna placement on an existing wireless telecommunication facility within Highland Community Park.

Associate Planner Syed gave a review of the staff report.

Assistant Community Development Director Stater stated typically equipment changes are processed over the counter, however as this will be more conspicuous, they were deferring to the Planning Commission for comment. Overall, staff was comfortable with what was presented.
Vice Chair Gamboa conveyed his dislike for cell towers that lack stealth, especially in park areas, stating this went from inconspicuous to being an eyesore.

Commissioner Haller asked regarding the color of the gear, and whether the installation equipment would disrupt regular activities in the park.

Associate Planner Syed replied the color would be as existing, and it would not cause any disruption.

Chair Hamerly stated the maximum height as stated in the report would be 80 feet which is the limit in the Municipal Code, however in their documents due to the mounting configuration a maximum height of 81 feet was listed. As such, he is requesting to ensure the mounting is modified so it will not exceed the 80 feet maximum.

Community Development Director Mainez clarified that these towers would not be considered stealth, as they would be seen no matter how they were designed. This is a Major Design Review, giving the Planning Commission full discretion. The objective was to reduce additional cell tower sites in the city by utilizing a location where it was already accustomed to seeing the height of tall light poles.

Chair Hamerly asked about the logistics of adding a light array at the apex as a buffering element, increasing the height of the lighting, and whether or not there would be resulting signal interference.

Andrew Buchen stated an engineer would have to make that determination, indicating he is not sure about the impact.

Commissioner Haller asked with regard to the reserved or future locations, what would the arrays look like? Would they potentially look like what is proposed by Verizon?

Community Development Director Mainez stated most likely. It would depend on the provider, and that would be brought back to you for evaluation.

Chair Hamerly stated the worst case scenario is that we are looking at potentially two more 12 foot diameter arrays.

Andrew Buchen stated the reality is that wireless RF technology is constantly evolving and changing and that antenna technology might look different a year or two from now. Speculation about the future or third party providers and their forecasted antenna technology would be difficult.

Chair Hamerly stated the 81 foot discrepancy was Exhibit A3, Detail 1, on page 11.

Assistant Community Development Director Stater stated they would make sure to have a condition which requires it to be a maximum of 80 feet.

Chair Hamerly opened the public hearing. Receiving no response, the public hearing was closed.

Chair Hamerly asked which of the conditions of approval they are looking at?
Assistant Community Development Director Stater stated they would require the applicant to modify the plans, showing a maximum height of 80 feet, and those would be inserted into the resolution as the approved plans; they wouldn’t need to modify the conditions, they would just modify the plans.

A MOTION was made by Commissioner Haller, seconded by Commissioner Zaman, to Adopt Resolution No. 2018-019, approving Design Review Application (DRA 018-010) to modify the antenna placement on an existing wireless telecommunication facility and associated operating equipment subject to the Conditions of Approval and Findings of Fact. Motion failed, 2-2, with Chair Hamerly and Vice Chair Gamboa dissenting, and Commissioner Hall being absent.

ANNOUNCEMENTS

None

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 6:38 p.m.

Submitted by:
Nancy Stewart, Administrative Assistant III

Approved by:
Randall Hamerly, Chair
Planning Commission