

MINUTES
PLANNING COMMISSION REGULAR MEETING
February 17, 2015

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.

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|----------|---------------|-----------------|
| Present: | Chairman | Randall Hamerly |
| | Vice Chairman | John Gamboa |
| | Commissioners | Trang Huynh |
| | | Mark Rush |
| | | Milton Sparks |
| | | Michael Stoffel |

Absent: None

Staff Present: Lawrence A. Mainez, Community Development Director
Kim Stater, City Planner
Megan Irwin, Senior Planner
Brandy Littleton, Administrative Assistant III

The Pledge of Allegiance was led by Chairman Hamerly.

2.0 SPECIAL PRESENTATIONS

Chairman Hamerly presented Rich Haller with a proclamation of appreciation for all his time and dedication to the City of Highland.

3.0 COMMUNITY INPUT

There were none.

4.0 CONSENT CALENDAR

4.1 Minutes of February 3, 2015, Regular Meeting

A MOTION was made by Vice Chairman Gamboa and seconded by Commissioner Sparks to approve the Minutes of February 3, 2015, as modified.

Motion carried, 5-0-1, with Commissioner Stoffel abstaining.

5.0 NEW BUSINESS

5.1 A Request for a Conditional Use Permit (CUP-14-003) to Construct a New 60-Foot Tall Monopalm Wireless Communication Facility and an Approximately 225 Square Foot Equipment Enclosure

Commissioner Sparks was excused from the dais at 6:09 P.M. due to conflict of interest.

Senior Planner Irwin presented the staff report.

Barbara Saito, representing Verizon Wireless, answered questions pertaining to the project.

James Davidson, 27231 Base Line, spoke in opposition of the project.

DIRECTIVES/CONDITIONS

1. Condition No. 3 – Include a minimum of eighty (80) fronds for representation of tree species.
2. Condition No. 18 (Resolution Condition No. 19) - Regular maintenance to ensure artistic representation of tree species for branch wear and oxidation and trunk weathering and oxidation
3. Condition No. 26 (Resolution Condition No. 4) – Three-foot (3') setback distance from the property line to the outside diameter of the antennae array. The tower will be moved, if necessary.
4. Include a minimum of four (4) plant materials, including vines which must completely screen equipment in at two (2) years of maturity, low maintenance species, and the existing thirty-foot (30') tall tree must be removed and replaced with a tree of the same height.

A MOTION was made by Commissioner Huynh and seconded by Commissioner Rush to:

1. Approve Resolution No. 2015-001 for Conditional Use Permit (CUP-14-003) to construct a new 60-foot tall monopalm wireless communication facility and an approximately 225 square foot equipment enclosure, as modified, and;
2. Adopt the Findings of Fact.

Motion carried, 4-1, with Vice Chairman Gamboa dissenting.

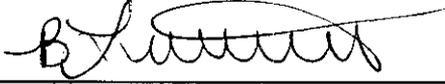
5.0 ANNOUNCEMENTS

There were none.

6.0 ADJOURN

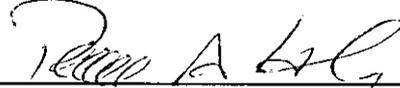
There being no further business, Chairman Hamerly declared the meeting adjourned at 7:07 p.m.

Submitted by:



Brandy Littleton, Administrative Assistant III
Community Development Department

Approved by:



Randall Hamerly, Chairman
Planning Commission