

**MINUTES  
PLANNING COMMISSION REGULAR MEETING  
NOVEMBER 15, 2011**

**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 Willhite

Absent:        Commissioner        Michael Stoffel

Staff Present: John Jaquess, Community Development Director  
                 Lawrence Mainez, City Planner  
                 Bruce Meikle, Senior 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 October 18, 2011, Regular Meeting.**

**A Motion** was made by Commissioner Gamboa and seconded by Commissioner Sparks to approve the Minutes of October 18, 2011, Regular Meeting, as submitted.

Motion carried on a 4 - 2 - 1 vote with the abstentions of Commissioner Haller and Chairman Hamerly and Commissioner Stoffel absent.

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#### 4.0 OLD BUSINESS

There was none.

#### 5.0 NEW BUSINESS

(Note: Prior to the Meeting, a Revised Planning Condition of Approval No. 4 was distributed to the Commission for consideration.)

- 5.1 General Plan Amendment 011-002, Zone Change 011-002 and Conditional Use Permit 011-004 for Arnott Family Enterprises. The Site consists of seven (7) adjoining properties totaling approximately one hundred and four (104 +/-) acres generally extending along Santa Ana Canyon Road between Greenspot Road on the west to the Seven Oaks Dam on the east. Representatives: Pat Meyer, Urban Environs; Ron Arnott, Property Owner

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

Senior Planner Meikle gave the presentation from the Staff Report and PowerPoint presentation. He explained the historical background and the Project's design details and the Applicant's requests to the Commission. He added that today, Staff had met with the Applicant and the Applicant's Representative today to discuss the COAs and then Staff prepared the Revised COA No. 4 and explained the Revised COA to the Commission. There were no other COAs from the City's other Departments because the Applicant has no intent to change the existing uses or circumstances on the property in order to manage his business. Senior Planner Meikle further indicated that both the Applicant and the Applicant's Representative are in the audience and then concluded his presentation.

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

A question was asked by Vice Chairman Huynh regarding Page 2 of the Staff Report about how the Contractor's Storage Yard is to be relocated and does the Commission need to Condition it, as part of the CUP. Community Development Director Jaquess responded that it is a Code Enforcement issue and the Applicant is in the process of relocating the Contractor's Storage Yard to an alternative Site and said yes, there is a COA for that.

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A question was asked by Chairman Hamerly regarding the Trail Easement if the Utilities and Agencies' uses are along the same side of the private road or is the Trail going to be on one side of the road and the Utilities on the other side and Senior Planner Meikle responded how Staff would schedule a meeting with the property owners that have access to the private road and the Utilities / Agencies to see what they would want and would have to include consideration of the location / relocation of the gate, guard shack, improvements, etc.

A comment was made by Chairman Hamerly regarding the topography of the small roadway and limited access into the canyon and if people wanting to get up into the canyon and asked if the Community Trails Committee (CTC) had considered / established that area as a Trailhead out there or some other locations on Greenspot Road and possibly other viable Trail connections. City Planner Mainez responded the CTC has not looked into this and is not aware of this Project, but is on the City's General Plan Trails Map and then explained how there is an opportunity for the Old Iron Bridge located on Santa Ana Canyon Road to be designed as a Staging Area and explained some of the proposed design details to the Commission. In addition, City Planner Mainez indicated that Mr. Arnott may not change his current uses, but there may be access restrictions and the reasons why for a Trail Easement for a possible future project and was unsure about if the Easement would indicate to possibly relocate the gate and guard shack.

Chairman Hamerly was concerned about the logistics and what will happen at that private road and access into the hills and City Planner Mainez responded that is one part of the Trail System attraction and tying into the Old Iron Bridge Staging Area, the Orange County Property (Harmony Specific Plan Project) the Santa Ana River Trail and could be made into a Trail loop and added there a person could traverse across the Santa Ana River and that Staff will explore all of the options regarding future trail access.

A question was asked by Commissioner Haller regarding from a safety standpoint and the pretty hazardous intersection, the realignment of Greenspot Road and how it would tie into the Arnott property. Senior Planner Meikle responded the new realignment and a new Bridge would be located downstream to the southwest of the existing Bridge and City Planner Mainez went to the PowerPoint Display and showed the location of the new road realignment, the new Bridge, as well as access and further indicated the existing pavement would not be vacated and would remain and be maintained.

Chairman Hamerly asked if the Commission had any further questions of Staff. Hearing none, he then opened the Public Hearing and asked if the Applicant or the Applicant's Representative would like to make a presentation.

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Mr. Pat Meyer, of Urban Environs, 1345 Fountain Place, Redlands, California, who is the Applicant's Representative, addressed the Commission. He thanked Staff with working with him for the last several months and how the Applicant has owned the land for decades and gave a brief historical background regarding the San Bernardino County Flood Control District (SBCFCD) and the Army Corps of Engineers' use of Mr. Arnott's land and what transpired about obtaining Permits. He added how the Applicant does not control the existing gate there, which is operated by the SBCFCD, but is able to come and go as he pleases and that there are still some issues that need to be worked out regarding the Trail Easement. Mr. Meyer further stated that he has reviewed the Staff Report and concurs with the COAs and the proposed Revised COA No. 4. The Applicant may not have the ability to dedicate an Easement to have public access and is willing to meet with the Army Corps of Engineers, SBCFCD, Staff and everyone that has operations up there in order to dedicate an Easement and allow the public to come up into that area and enjoy the Seven Oaks Dam and possibly use a Trail that goes elsewhere and reiterated the Applicant does not have control over the access. Mr. Meyer appreciated everyone's help and would be happy to answer any question the Commission may have.

Chairman Hamerly asked if the Commission had any questions of the Applicant's Representative or Staff.

A question was asked by Commissioner Willhite regarding if two (2) years is enough time for the Construction Trailer that is currently being used as an Office located on the property and then what would happen after two (2) years – if the Trailer would have to be removed. Community Development Director Jaquess responded the Construction Trailer was the Applicant's Office Trailer being used for the Applicant's business and after the fire, the Office Trailer did not have any power and while processing these Applications, Staff issued a Temporary Permit to let the Applicant be there and once these Applications are approved / issued, then Staff will be able to make it a permanent operation. Mr. Meyer added that once the City found out that no one had any Permits on this, the City was cooperative with the Applicant and giving him enough to file the Applications and legalize the use and two (2) years is enough time.

Chairman Hamerly asked if the Commission had any further questions of the Applicant or Staff. Hearing none, he then asked if anyone would like to speak on the item. Hearing none, he then closed the Public Hearing and there being no further comments from the Commission, or questions for the Applicant's Representative or Staff, he then commented in the Staff Report, there are three different recommendations to City Council and asked if there needs to be three (3) different Motions and Community Development Director Jaquess responded there are three different Applications and the Commission does not need to take three (3) different actions. Chairman Hamerly then called for the question.

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**A Motion** was made by Commissioner Haller and seconded by Vice Chairman Huynh to approve Resolution No. 11-016 recommending the City Council:

1. Adopt a Negative Declaration for the Project and instruct Staff to file a Notice of Determination; and,
2. Approve General Plan Amendment 011-002; Zone Change 011-002 and Conditional Use Permit 011-004, subject to the Conditions of Approval, as modified, with the following, for Arnott Family Enterprises:

Planning COA

4. Per the City's Multi-use Trail Master Plan, In accordance with General Plan Figure 5.6, a Trail Easement is required along the private drive unless it is determined by the Community Development Director that it is not feasible due to unresolvable conflicts with all associated parties utilizing the existing private road (Santa Ana Canyon Road). The Easement shall provide for a minimum ten foot (10') wide, flat area within the existing private road from existing Greenspot Road on the west to easterly limit of the existing private road (under control of the property owner). Dedication of the Easement by separate document is required. The Easement shall provide for Trail access and the construction and maintenance of future Trail improvements by the City (Exhibit 2).

Motion carried on a 6 – 0 vote with Commissioner Stoffel absent.

## **6.0 ANNOUNCEMENTS**

Community Development Director Jaquess explained the Items tentatively scheduled for the December 6, 2011, Regular Meeting.

## **7.0 ADJOURN**

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

Submitted by:

Approved by:

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Linda McKeough, Community Development  
Administrative Assistant III

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Trang Huynh, Vice Chairman  
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