

**MINUTES
PLANNING COMMISSION REGULAR MEETING
DECEMBER 4, 2012**

1.0 CALL TO ORDER

Note: Prior to the Meeting, Community Development Director Jaquess advised the Commission that both Vice Chairman Huynh and Chairman Hamerly are unfortunately, unable to attend tonight's Meeting and therefore, opened the floor for nominations for Interim Acting Chairman for tonight's Meeting.

A Motion was made by Commissioner Gamboa and seconded by Commissioner Stoffel to elect Commissioner Haller as Interim Chairman.

A Motion was made by Commissioner Sparks and seconded by Commissioner Haller to elect Commissioner Gamboa as Interim Chairman.

Motion carried to elect Commissioner Gamboa as Interim Chairman for tonight's Meeting with Vice Chairman Huynh and Chairman Hamerly absent.

Community Development Director Jaquess turned the Meeting over to Interim Chairman Gamboa.

The Regular Meeting of the Planning Commission of the City of Highland was called to order at 6:01p.m. by Interim Chairman Gamboa, in the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present: Commissioners John Gamboa
Richard Haller
Milton Sparks
Michael Stoffel
Michael Willhite

Absent: Vice Chairman Trang Huynh
Chairman, Randall Hamerly

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

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The Pledge of Allegiance was led by Interim Chairman Gamboa.

2.0 COMMUNITY INPUT

There was none.

3.0 CONSENT CALENDAR

There were no Items.

4.0 OLD BUSINESS

Note: Prior to the Meeting, Staff distributed a Revised Page 1 of the Draft Administrative Ordinance for Item 4.1 for the Commission's consideration.

4.1 MCA 011-007 - Land Use and Development Code Amendment related to Small and Large Recycling Facilities. The location is City-wide. (Continued from the November 6, 2012, Planning Commission Meeting.)

Interim Chairman Gamboa identified the Item and asked for Staff's presentation.

City Planner Mainez gave the presentation from the Staff Report and PowerPoint presentation. He then thanked the Commission for its review and taking the proposed Code Amendment to another level for Staff review which opened the entire proposed Ordinance, as well as Large Collection Facilities being an Enclosed Facility. He explained the historical background, the proposed revisions that the Commission requested, meets the City Council's objectives, the proposed distributed Revised Page 1 of the Administrative Draft Ordinance and then concluded his presentation.

Interim Chairman Gamboa asked if the Commission had any questions of Staff. Hearing none, he then opened the Continued Public Hearing and asked if anyone in the audience would like to speak on the Item. Hearing none, he then closed the Public Hearing and opened the floor for discussion amongst the Commissioners.

A comment was made by Interim Chairman Gamboa that his concerns were addressed with the Unattended Facility issues and Staff had resolved them.

A comment was made by Commissioner Haller that his concerns were addressed with the Large Recycling Collection Facilities and appreciated Staff's review on the proposed entire Ordinance.

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There being no further discussion amongst the Commissioners, Interim Chairman Gamboa then called for the question.

A Motion was made by Commissioner Haller and seconded by Commissioner Sparks that the Planning Commission approve Resolution No. 12-019, as amended, in recommending the City Council approve the following:

1. Adopt a Notice of Exemption and Instruct Staff to file a Notice of Exemption with the County Clerk of the Board, and;
2. Introduce an Ordinance to amend Title 16, Land Use and Development Code Chapter 16.06, Chapter 16.20, Chapter 16.24, and Chapter 16.44 regarding Recycling Facilities.

Motion carried on a 5 – 0 vote with Vice Chairman Huynh and Chairman Hamerly absent.

5.0 NEW BUSINESS

- 5.1 Environmental Review (CEQA) Clearance for the Base Line Street and Trail Improvements (STR06003) Project, (Negative Declaration) (ENV 012-013). The Project is located on the north side of Base Line from Browning Road to Church Street. Representative: Carlos Zamano, Assistant Public Works Director.

Interim Chairman Gamboa identified the Item and asked for Staff's presentation.

Assistant Planner Kelleher gave the presentation from the Staff Report and PowerPoint presentation and explained the proposed Project design to the Commission and then concluded his presentation.

Interim Chairman Gamboa asked if the Commission had any questions of Staff.

A question was asked by Commissioner Willhite if the Trail fencing will be the same and Assistant Planner Kelleher responded that it will be the same type of Trail fencing that is existing throughout the City.

A question was asked by Interim Chairman Gamboa about the construction on Church Street that occurred approximately six (6) months ago and Assistant Planner Kelleher responded there had been some construction along Church Street to install a Trail bed located along the existing Highland Orchard's Tract related to the Agreement between Highland Orchard Tract's Developer and the

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City.

Another question was asked by Interim Chairman Gamboa regarding the construction on Base Line traveling east and Assistant Planner Kelleher responded that it will be connected to it and install landscaping as when the Tract is complete.

A question was asked by Commissioner Haller regarding the accommodation of the Bus Stop located at Church Street and Assistant Planner Kelleher responded the Bus Stop will be relocated slightly and the Trail fencing will start after the Bus Stop.

A comment was made by Commissioner Stoffel if the Bus Stop will be moved closer to the corner and Assistant Planner Kelleher responded affirmatively.

A question was asked by Commissioner Willhite if the street will be wider there and indicated how people travel fast there and Assistant Planner Kelleher responded the lane configuration will be done with the Brightwater Project.

A comment was made by Commissioner Stoffel regarding Greenspot Road and Church Street with the Bus Stop being a nightmare at the corner there because how people are turning there and causes backups all the time at that intersection. Assistant Planner Kelleher responded the lanes will be modified as part of the Brightwater Project on the north side to resolve the traffic conflicts and that will determine where the Bus Stop will be relocated. Commissioner Stoffel added when the bus is there and the parents are also trying to pick up their children ahead of it at the School and then there is no more second lane.

A question was asked by Commissioner Sparks will there be a fence from Browning Road to Palomino and then from Palomino to up from there to Church Street and Assistant Planner Kelleher responded affirmatively and that is correct.

Interim Chairman Gamboa asked if the Commission had any questions of Staff. Hearing none, he then opened the Public Hearing and asked if anyone in the audience would like to speak on the Item. Hearing none, he then closed the Public Hearing and opened the floor for discussion amongst the Commissioners. There being no further discussion amongst the Commissioners, Interim Chairman Gamboa then called for the question.

A Motion was made by Commissioner Haller and seconded by Commissioner Sparks to:

1. Approve Resolution No. 12-020 adopting a Negative Declaration for the Base Line Street and Trail Improvements (STR06003) Project,

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Environmental Document (ENV 012-013), and;

2. Direct Staff to file an Environmental Notice of Determination with the San Bernardino County Clerk of the Board for ENV-012-013.

Motion carried on a 5 – 0 vote with Vice Chairman Huynh and Chairman Hamerly absent.

5.2 Regional Greenhouse Gas Inventory and Reduction Plan.

Interim Chairman Gamboa identified the Item and asked for Staff's presentation.

Assistant Planner Kelleher gave the presentation from the Staff Report, the historical background, the Climate Action Plan (CAP) and explained the proposed Inventory and Plan and how the City has a twenty-two percent (22%) reduction goal process in place that already meets existing State and County Reduction Regulations and provided some examples to the Commission. He then concluded his presentation.

Interim Chairman Gamboa asked if the Commission had any questions of Staff.

A question was asked by Commissioner Stoffel regarding the Project requirements for future projects will cost the public more money and Assistant Planner Kelleher responded affirmatively, but the caveat is we are not moving forward with that and that is something that we could implement, but not saying that we will implement. Community Development Director Jaquess added that the Green House Gas Regulations are being imposed on the City by State law and is not an option for the City or a City to avoid the Greenhouse Gas issue. Staff has some options that have been recommended and that the goals are achievable in the Draft Report and have not been tested in court so Staff does not know if they will be finally agreed upon, but is in the Draft Report out of the SANBAG sponsored Study.

Another question was asked by Commissioner Stoffel then it is better to have something rather than not have something in place and Community Development Director Jaquess said right. City Planner Mainez added with the process involved Staff going through a menu, and the same Consultant that San Bernardino County used when they were sued by Attorney General at the time was Jerry Brown. There was a very comprehensive inventory created of all other businesses, both existing and future, and the City uses the same methodology and that the City is conservative and provided some examples and can see how many new Green Code factors out and factor in other things i.e. new technology, cars and equipment are getting better and explained things can be optional /

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mandatory i.e. solar panels, water heaters, triple-paned windows, etc. and things that the City have no control over and are factored in the background and how there is a percentage of Developers that are trying to market their housing products which are installing more Green Code items into their new projects.

Community Development Director Jaquess added if it costs more, he said yes, but the Green Code mandated by the State is increased for new construction, it's not dramatic, but incremental in meeting the Green Code requirements. The positive side is environmental benefits to the Region and will reduce impacts on Global Warming and how Highland is a small piece of it and is realistic to make it achievable. City Planner Mainez added that it is cost effective.

A question was asked by Commissioner Haller regarding the waste water treatment located in City San Bernardino as the waste water provider is planning on doing. City Planner Mainez responded that would have to be addressed in the Waste and Water Master Plan and mandated under AB 32.

Another question was asked by Commissioner Haller regarding solid waste and if Highland can reap the benefits and Community Development Director Jaquess responded that it is with San Bernardino County and that the City is benefiting by implementation of the other Cities and credit. Commissioner Haller stated then it is being paid through the tipping fees and rates. City Planner Mainez added that the Consultants discovered that there are some new laws that are taking effect next year will require more stringent Standards Regulations on housing construction and equipment and the City will benefit from that. As the Staff puts more Regulations on construction and business and will slow down development. Community Development Director Jaquess added how the City will benefit from a Green House Gas standpoint.

A question was asked by Commissioner Willhite on Page 3 of the Tables regarding "snow blowers for Highland". Assistant Planner Kelleher responded when one is checked, it applies to all and check with the Idling Ordinance and how snow blowers is an equipment example that was used. Commissioner Willhite added should be with lawn mowers instead of snow blowers and Assistant Planner Kelleher said that the City did not put in about snow blowers.

A question was asked by Interim Chairman Gamboa if there is an action required by the Commission and Community Development Director Jaquess responded affirmatively and that it is Staff's intent to submit this to City Council and explained a tentative schedule for the Plan.

There being no discussion or questions of Staff, Interim Chairman Gamboa then asked if there was anyone in the audience who would like to speak on the item. Hearing none, he then opened the floor for discussion amongst the Commissioners. There being no further discussion amongst the Commissioners,

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Interim Chairman Gamboa then called for the question.

A Motion was made by Commissioner Haller and seconded by Commissioner Sparks to recommend that the Draft San Bernardino County Regional Greenhouse Gas Reduction Plan and be forwarded to City Council for consideration.

Motion carried on a 5 – 0 vote with Vice Chairman Huynh and Chairman Hamerly absent.

(Note: Assistant Planner Kelleher left the Chambers at 6:27pm)

6.0 ANNOUNCEMENTS

Community Development Director Jaquess explained Items tentatively scheduled for the Commission's Regular Meeting for December 18, 2012, at 6:00pm.

Interim Chairman Gamboa asked about the status of the Brightwater Project and City Planner Mainez responded that given direction, their Landscape Plan for the Median should be submitted within the next couple of weeks and then will schedule that after its submittal for consideration.

7.0 ADJOURN

There being no further business, Interim Chairman Gamboa declared the Meeting adjourned at 6:32p.m.

Submitted by:

Approved by:

Linda McKeough, Community Development
Administrative Assistant III

John Gamboa, Interim Chairman
Planning Commission

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