

AGENDA
REGULAR MEETING OF THE HOLTVILLE PLANNING COMMISSION
CIVIC CENTER – 121 WEST 5TH STREET
Monday, March 20, 2017 – 6:00 p.m.

Chairperson: Ross Daniels
Vice Chairperson: Georgina Camacho
Planning Commission Members:
John Britschgi, Matt Turner, Grecia Meza

Legal Counsel: Steve Walker
Secretary: Denise Garcia
Executive Officer: Nick Wells
Ex-Officio Member: Richard Layton

1. **Meeting Convenes**
2. **Pledge of Allegiance**
3. **Commission Secretary Re: Verification of Posting of Agenda**
4. **Approval of Minutes – Regular Meeting February 21, 2017**
5. **Public Comments:** This is the time for the public to address the Planning Commission on any item not appearing on the agenda that is within the subject matter jurisdiction of the Planning Commission. The Chairman reserves the right to limit the time. The Chairman will recognize you and when you come to the microphone, please state your name and address for the record. You are not allowed to make personal attacks on individuals or make comments which are slanderous or which may invade an individual's personal privacy.
6. **New Business:**
 - a. **Open Public Hearing** in Regards to the Clear Talk Cell Tower to be Located on Public Property at the Ralph Samaha Field, APN#045-211-001 – Justina Arce, City Planner
 - b. **Discussion/Related Action** to Authorize Staff to Proceed with Processing Revised Clear Talk Cell Tower Site Plan – Justina Arce, City Planner
7. **Unfinished Business:**
None
8. **Reports from Planning Commissioners**
9. **Reports from City Officers**
 - a. **Executive Officer Report**
 - b. **City Attorney Report**
10. **Information Only:**
None

Adjournment:

I, Denise Garcia, Secretary of the Planning Commission of the City of Holtville, California, **DO HEREBY CERTIFY** that the foregoing agenda was duly posted at Holtville City Hall on March 17, 2017.

NOTICE

In compliance with the American Disabilities Act (ADA), the City of Holtville will make reasonable efforts to accommodate persons with qualified disabilities. If you require special assistance, please contact the City Clerk's office at 760-356-3013 at least 48 hours in advance of the meeting. Any writings or documents provided to a majority of the Holtville City Council regarding any item on this agenda will be made available for public inspection in the City Clerk's office located at City Hall, 121 W. 5th St, during normal business hours.

**THE MINUTES OF THE SPECIAL MEETING OF
THE HOLTVILLE PLANNING COMMISSION**

Tuesday, February 21, 2017

The Special meeting of the Holtville Planning Commission was held on Tuesday, February 21, 2017 at 6:00 p.m. in the Civic Center. Commissioners present were Georgina Camacho, John Britschgi, and Ross Daniels. Commissioners Matt Turner and Grecia Meza were absent. Staff members present were Nick Wells and Denise Garcia. City Planner Justina Arce, Council Member Richard Layton and City Attorney Steve Walker were also present.

PLANNING COMMISSION OPEN SESSION MEETING CALLED TO ORDER:

Chairperson Daniels called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE:

The pledge of allegiance was led by Mr. Daniels.

VERIFICATION OF POSTING OF AGENDA:

Denise Garcia, Secretary verified that the agenda was duly posted at City Hall on Friday, February 17, 2017.

APPROVAL OF MINUTES:

A motion was made by Mr. Britschgi and seconded by Ms. Camacho to approve the Minutes of the December 27, 2016, Regular Meeting. The motion carried in the form of a roll call vote.

AYES: Daniels, Camacho, Britschgi

NOES: None

ABSENT: Meza, Turner

ABSTAIN: None

PUBLIC COMMENTS:

Laura Goodsell, Holtville resident, asked if there would be a whole new item for the Conditional Use Permit to come back to Planning Commission, regarding the Clear Talk Cell Tower. She stated as a citizen she is upset that she has had to abide by regulations and wondered if Clear Talk would have to abide by the same. The City Planner informed her that the CUP stands as it was previously approved by Planning Commission. Ms. Goodsell then questioned the use of open space and asked if there was any hope in changing the minds of the Planning Commission members' minds with regards to approving the tower. She called the tower a monstrosity and asked if it would be brought back to the Commission. She was informed it would come back to the Commission for approval on minor changes.

Wally Leimgruber, a land use consultant, stated that the project is already approved for that parcel, but questioned how the public would be afforded an unbiased decision when the decision was already made. He asked if the public and residents would be notified. The City Planner informed him that residents would be notified.

NEW BUSINESS

Continued Open Public Hearing: Discussion/Related Action to Adopt Resolution #17-01 Recommending Adoption of the Draft 2014-21 Housing Element – Justina Arce, City Planner

Chairman Ross Daniels opened the public hearing at 6:24 p.m. and with no comments from the public, the hearing was closed at 6:24 p.m. A motion was made by Commissioner Britschgi and seconded by Ms. Camacho to adopt Resolution #17-01 recommending

adoption of the draft 2014-21Housing Element. The motion carried 3-0 in the form of a roll call vote.

AYES: Britschgi, Camacho, Daniels

NOES: None

ABSENT: Meza, Turner

ABSTAIN: None

UNFINISHED BUSINESS:

None

REPORTS OF PLANNING COMMISSIONERS

Mr. Daniels thanked Mr. Wells for the assistance with the Carrot Festival.

REPORTS OF CITY OFFICERS:

Mr. Wells thanked everyone that came to help clean up the park after the Carrot Festival. He also reported that there would be a celebration honoring the 100th birthday of the City Hall Building. He stated that the 9th Street Project was nearing its final stages.

Ms. Arce gave an overview of her Quarterly Planning and Grant Reports that were provided to Council.


ADJOURNMENT:

There being no further business, Chairperson Daniels adjourned the meeting at 6:31 p.m.

Ross Daniels, Chairperson

Denise Garcia, Secretary

City of Holtville
REPORT TO PLANNING COMMISSION

MEETING DATE:	03/20/17
ITEM NUMBER	6a&b
Approvals	CITY MANAGER 
	FINANCE MANAGER
	CITY ATTORNEY

DATE ISSUED: March 17, 2017
FROM: Nick Wells, City Manager
SUBJECT: *Discussion/Related Action to Authorize Staff to Proceed with Processing Revised Clear Talk Wireless Cell Tower Site Plan*

ISSUE:

Shall the Planning Commission authorize the City Manager and City Planner to complete final review the amended site plan by ClearTalk Wireless for the Samaha Park cellular tower project?

DISCUSSION:

The City has been in communication with Victor Gillespie, a representative of Clear Talk Wireless, for some time. Both the City Council and Planning Commission have demonstrated support for the installation, which has been on multiple CC and PC agendas for the past year plus.

The Planning Commission approved the project in September, 2016, however the position of the pole drew opposition and changes were made to the proposed location of the tower, which then drew City Council approval (*revised site plan attached*). A lease agreement was approved by CC in February, 2017. Although it was later established that the minimal relocation of the tower within the confines of the same APN would make an administrative review and approval sufficient, the project is being presented today for any additional Planning Commission comments prior to staff review and acceptance.

ALTERNATIVES:

Authorize staff to proceed with final review of the site plan, request further action or take no action.

STAFF RECOMMENDATION

Authorize staff to proceed with final review of the site plan.



YU-003
SAMAHA PARK

DATE RELEASE: 05/26/2016

1	DATE	05/26/2016
2	BY	ALAN SHINHEE
3	REVISION	
4	DESCRIPTION	
5	DATE	
6	BY	
7	REVISION	
8	DESCRIPTION	
9	DATE	
10	BY	
11	REVISION	
12	DESCRIPTION	
13	DATE	
14	BY	
15	REVISION	
16	DESCRIPTION	
17	DATE	
18	BY	
19	REVISION	
20	DESCRIPTION	

CLEAR TALK
1845 S. GARDENS AVENUE
HUNTINGTON BEACH, CA 92646

THIS PLAN WAS PREPARED BY CLEAR TALK FOR THE PROJECT AND THE CLIENT. CLEAR TALK IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. CLEAR TALK IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR THE SAFETY OF THE PROJECT. CLEAR TALK IS NOT RESPONSIBLE FOR THE OBTAINING OF ANY NECESSARY PERMITS OR APPROVALS FROM ANY AGENCIES. CLEAR TALK IS NOT RESPONSIBLE FOR THE OBTAINING OF ANY NECESSARY UTILITIES INFORMATION. CLEAR TALK IS NOT RESPONSIBLE FOR THE OBTAINING OF ANY NECESSARY SURVEY INFORMATION. CLEAR TALK IS NOT RESPONSIBLE FOR THE OBTAINING OF ANY NECESSARY LEGAL INFORMATION. CLEAR TALK IS NOT RESPONSIBLE FOR THE OBTAINING OF ANY NECESSARY FINANCIAL INFORMATION. CLEAR TALK IS NOT RESPONSIBLE FOR THE OBTAINING OF ANY NECESSARY OTHER INFORMATION.

TOP MONOPOLE
ELEV. = 120'
PROPOSED CLEAR TALK
ANTENNA ARRAY @ ±120' A.O.L.
FUTURE CARRIER
HEIGHTS WILL VARY
FUTURE CARRIER
HEIGHTS WILL VARY

NEW 120' HIGH CO-LOCATABLE MONOPOLE

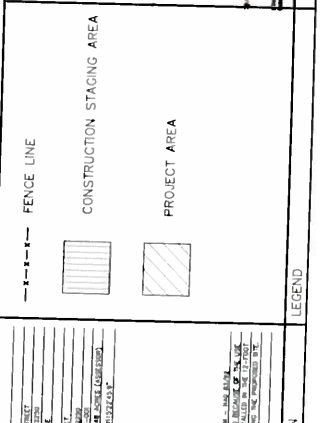
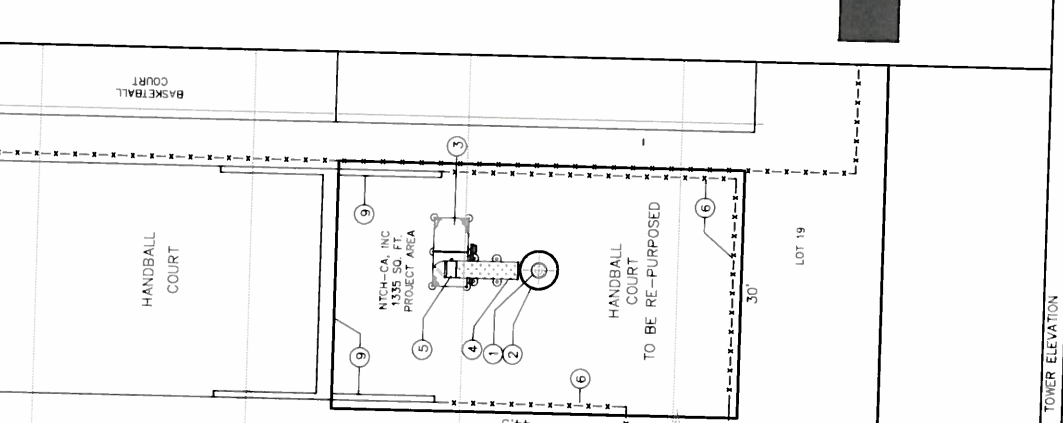
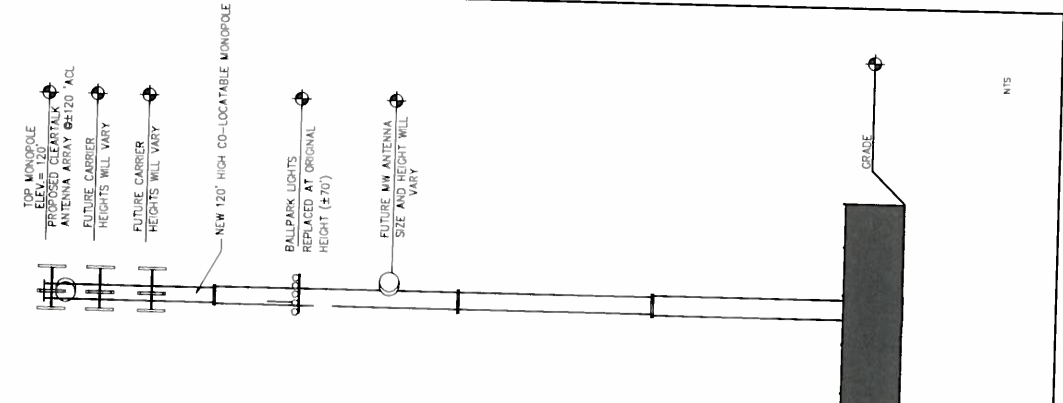
BALLPARK LIGHTS
REPLACED AT ORIGINAL
HEIGHT (±70')

FUTURE MW ANTENNA
SIZE AND HEIGHT WILL
VARY

GRAZE

NTS

DRAWN BY:
ALAN SHINHEE
SITE NUMBER:
SAMAHA PARK
YU-003
SITE ADDRESS:
101 EAST 6TH STREET
HUNTINGTON BEACH, CA 92646
CITY/VARIANCE NUMBER:
SHEET TITLE:
PLANNING EXHIBIT
SHEET NUMBER:
ZE-1



- KEYNOTES**
- NEW 120' CO-LOCATABLE MONOPOLE TOWER TO BE CONSTRUCTED IN PLACE OF EXISTING TOWER ON THIS PARCEL. EXISTING LIGHTING TO BE RE-PLACED ON THIS PARCEL WITH NEW MONOPOLE.
 - NEW CONCRETE FOUNDATION.
 - 4" X 8" STEEL EQUIPMENT PLATFORM.
 - ICC-BROGE.
 - EQUIPMENT CABINET.
 - 12" CHAIN LINK FENCE TO MATCH EXISTING TOWER COURTYARD FENCING WITH PRIVACY SLATS.
 - 12" SWINGING LOCKABLE ENTRY GATE.
 - 800A SES. 4" METAL PILE DISCONNECT.
 - EXISTING CONCRETE WALL.

DESCRIPTION

A 25' X 30' PORTION OF THE FOLLOWING DESCRIBED PARCEL, LOTS 1 TO 18 INCLUSIVE, BLOCK 21, TOWNSHIP OF HUNTINGTON BEACH, CALIFORNIA.

PROJECT AREA

PROJECT INFORMATION

LEGEND

VICINITY MAP

NTS