

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.



12275 N. HODSON VALLEY RD.
MILPITAS, CA 95030

YU-003
SAMAHA PARK

DATE RELEASE: 05/26/2016

NO.	DATE	DESCRIPTION
1	05/26/2016	ISSUED FOR PERMITS
2	05/26/2016	ISSUED FOR PERMITS
3	05/26/2016	ISSUED FOR PERMITS
4	05/26/2016	ISSUED FOR PERMITS
5	05/26/2016	ISSUED FOR PERMITS
6	05/26/2016	ISSUED FOR PERMITS
7	05/26/2016	ISSUED FOR PERMITS
8	05/26/2016	ISSUED FOR PERMITS
9	05/26/2016	ISSUED FOR PERMITS
10	05/26/2016	ISSUED FOR PERMITS
11	05/26/2016	ISSUED FOR PERMITS
12	05/26/2016	ISSUED FOR PERMITS
13	05/26/2016	ISSUED FOR PERMITS
14	05/26/2016	ISSUED FOR PERMITS
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26	05/26/2016	ISSUED FOR PERMITS
27	05/26/2016	ISSUED FOR PERMITS
28	05/26/2016	ISSUED FOR PERMITS
29	05/26/2016	ISSUED FOR PERMITS
30	05/26/2016	ISSUED FOR PERMITS

CLEAR TALK
1801 S. GARDEN AVENUE
SANTA ANA, CA 92705

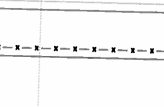
THIS PLAN WAS PREPARED BY CLEAR TALK FOR THE PROJECT DESCRIBED HEREIN. IT IS THE PROPERTY OF CLEAR TALK AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CLEAR TALK.

DRAWN BY: ALLAN SHINHE
SITE NUMBER: SAMAHA PARK
YU-003
SITE ADDRESS: 101 EAST 6TH STREET HOLMVILLE, CA 95100
CITY/VARIANCE NUMBER:
SHEET TITLE:
PLANNING EXHIBIT:
SHEET NUMBER:
ZE-1

- TOP MONOPOLE ELEV = 120'
- PROPOSED CLEAR TALK ANTENNA ARRAY @ ±120' A.O.L. HEIGHTS WILL VARY
- FUTURE CARRIER HEIGHTS WILL VARY
- FUTURE MW ANTENNA SIZE AND HEIGHT WILL VARY
- NEW 120' HIGH CO-LOCATABLE MONOPOLE
- BALLPARK LIGHTS REPLACED AT ORIGINAL HEIGHT (±70')



20' ALLEY USED FOR TECHNICIAN'S ACCESS



NEW 120' CO-LOCATABLE MONOPOLE TOWER TO BE CONSTRUCTED IN PLACE OF EXISTING TOWER ON THIS PROJECT MONOPOLE

NEW CONCRETE FOUNDATION

4" X 8" STEEL EQUIPMENT PLATFORM

ICC-BROGGE

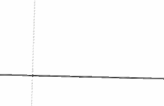
EQUIPMENT CABINET

12" CHAIN LINK FENCE TO MATCH EXISTING TOWER COURT FENCING WITH PRIVACY SLATS

12" SWINGING LOCKABLE ENTRY GATE

800A SES. 4" METAL FUSE DISCONNECT

EXISTING CONCRETE WALL



LEGEND

- FENCE LINE
- CONSTRUCTION STAGING AREA
- PROJECT AREA

PROJECT INFORMATION

OWNER: NTCM-CA, INC. 1335 S. GARDEN AVENUE, SANTA ANA, CA 92705

PROJECT ADDRESS: 101 EAST 6TH STREET, HOLMVILLE, CA 95100

OWNER'S PROJECT NUMBER: 101-003

DATE: 05/26/2016

SCALE: 1" = 20'

KEYNOTES

1. LATITUDE: 37° 45' 00" N, LONGITUDE: 122° 05' 00" W

2. ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED

3. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED

4. DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED

DESCRIPTION

PROJECT AREA

LOT 1 TO 19 INCLUSIVE, BLOCK 21, TOWNSHIP OF HOLMVILLE

OVERALL SITE PLAN

SCALE: 1" = 80'

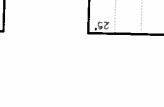
GRAPHIC SCALE: 0' 40' 80'

ENLARGED SITE PLAN

SCALE: 1" = 20'

GRAPHIC SCALE: 0' 10' 20'

20' ALLEY USED FOR TECHNICIAN'S ACCESS



EXISTING TOWER

PROPOSED MONOPOLE

BASKETBALL COURT

HANDBALL COURT

STANDS

BASEBALL FIELD

BASEBALL FIELD

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

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