



MINUTES

I. CALL TO ORDER

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

Attendee Name	Title	Status	Arrived
Andrew Ziemer	Chairman	Present	
Bea Lint	Vice Chair	Present	
Marilyn Dyer Kruse	Commissioner	Present	
Elbert Muncy III	Commissioner	Present	

C. MINUTES

Planning Commission/Traffic Committee - Regular Meeting - Oct 22, 2018 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Marilyn Dyer Kruse, Commissioner
SECONDER:	Elbert Muncy III, Commissioner
AYES:	Zierner, Lint, Kruse, Muncy III

II. AGENDA ITEMS

1. Public Hearing - Conditional Use Permit PCUP-18-0012 / to Allow for the Expansion of a Mechanical Repair Facility Located Within the "C" (Commercial) Zoning District

Applicant: Pam McReil, agent Harrison French Associates, applicant, for Love's Country Stores of California, owner

Location: 2974 Lenwood Road / APN 0421-122-33 & 0421-313-05

Request: To Allow for the Expansion of a Mechanical Repair Facility Located Within the "C" (Commercial) Zoning District

Recommended Action: Approve Conditional Use Permit #PCUP-18-0012

City Planner Mike Massimini presented the staff report.

Commissioner Dyer-Kruse spoke about Condition #10 requiring fire sprinklers. It was noted the fire sprinklers would be required because this is expanding this building. She asked if the sprinklers would require that the business operation shut down during installation. There was discussion about the front landscaping requirements to mitigate water run off issues there.

Applicant: James McLemore – Phoenix, AZ

Commissioner Muncy asked the applicant if he agreed with the conditions.

James explained that the landscaping could be done simultaneously during construction. He stated there is a part of the garage that would need to be shut down in order to install the fire sprinklers, and have the necessary testing and inspection done.

Speaker:

Mike Hernandez - Barstow, CA

- Stated he is not opposed to the item but has questions.
- Wanted clarification on the fire sprinkler requirement.
- Asked if the parking requirement is based on the square footage of the building.

Mike Massimini explained the requirements for sprinklers and parking.

Appeal period ends close of business February 4, 2019.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bea Lint, Vice Chair
SECONDER:	Elbert Muncy III, Commissioner
AYES:	Ziemer, Lint, Kruse, Muncy III

2. Public Hearing for Conditional Use Permit #PCUP-18-0013 - Victor Valley Transit Authority (VVTA) to Allow for the Construction of a New Bus Repair/Maintenance & Wash Facility Located in the Industrial Zoning District.

Applicant: Alex Tu, Macro-Z Technology Company for Victor Valley Transit Authority (VVTA),
owner

Location: Address Not Assigned (APN: 0427-062-46)

Request: To Allow for the Construction of a New Bus Repair/Maintenance & Wash Facility Located
in the DU Zoning District.

Recommended Action: Approve Conditional Use Permit #PCUP-18-0013

Adam Orta presented the staff report.

Applicant: Kevin Kane, Executive Director of VVTA, gave a background of their operations in Barstow.

Commissioner Dyer-Kruse asked for clarification on Condition #36 and whether there would be only one driveway on Main Street.

City Engineer Brad Merrell provided clarification on which driveway would remain.

Commissioner Dyer-Kruse asked whether an Industrial General Permit would be required as per comments provided in the staff report.

Brad said the comment pertains to our MS4 permit with the Regional Water Quality Control Board. A determination would need to be made based on the chemicals that they have for the bus wash, whether they need an industrial waste permit. If not, they will follow with our WQMP process of recording it against the property.

Commissioner Dyer-Kruse asked about the sewer.

Brad talked about the sewer connection and extension of the line to the westerly property. An easement will be required.

Commissioner Dyer-Kruse spoke about the Caltrans comments.

Adam clarified that this project was routed to Caltrans as a courtesy, but they do not have any right of way at the location.

Commissioner Dyer-Kruse asked about dirt coming out to the west of the property. She wanted to know if that site would be developed in the future, as it may cause additional traffic on Main Street.

Brad responded that the Interim Intermodal Site for BNSF is developing that property and they are preparing plans for paving a road. It was noted that detailed plans including drainage would be submitted for permit.

Commissioner Dyer-Kruse asked about the properties being gated. The applicant clarified that the properties would be gated and kept separate.

Chairman Ziemer asked if there would be a "cut-out". The answer was no. He asked if the road being paved would be an extension of Mal Wessel.

Brad said no, it is further west near Jasper Road. There is no name for the road yet.

Appeal period ends close of business February 4, 2019.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Elbert Muncy III, Commissioner
SECONDER:	Bea Lint, Vice Chair
AYES:	Ziemer, Lint, Kruse, Muncy III

3. Public Hearing - Conditional Use Permit PCUP-19-0014 / to Allow for the Re-Establishment of a Helipad Located Within the "PF" (Public Facilities) Zoning District

Applicant: Jerrod Harris, agent for Air Methods Corp, applicant, for the City of Barstow

Location: 555 South Seventh Avenue (APN 0181-122-08)

Request: To Allow for the Re-Establishment of a Helipad Located Within the "PF" (Public Facilities) Zoning District

Recommended Action: Approve Conditional Use Permit #PCUP-19-0014 and Resolution #552-2019
Mike Massimini presented the staff report.

Commissioner Muncy recused himself from the item and left the dais at 7:29 p.m.

Mike pointed out that the Planning Commission is the hearing authority for helipads. Instead of having the helicopter fly here from down the hill, they would be situated here and the response times would be improved both for the citizens of Barstow and freeway travelers.

Commissioner Dyer-Kruse asked if the helipad would need to be brought up to any new standards.

Mike explained what needed to be done to get this up and running.

Vice Chair Lint asked whether security would be required since this is a wide-open pad.

Mike said it is his understanding there is already a security guard in place. He said anything beyond that would be the applicant's responsibility.

Vice Chair Lint asked for information about the operation of the helipad.

Applicant: Jason Johnston – Apple Valley, CA explained that if there is a scene call in the area that is not at the hospital, the Fire Department will work with the ground ambulance to have the patient transported.

Fire Chief Jamie Williams further explained how the helipad would work. She pointed out that this would be for all out-going patients being transported to other facilities (ie: trauma centers).

Vice Chair Lint asked for clarification on whether this pad is active with Caltrans or not.

Mike said Caltrans shows this is active; they just need to have an inspection, which is currently being coordinated.

Vice Chair Lint wants the language "according to the applicant" from the staff report to be stricken, as it caused confusion as to whether or not the pad is actually active.

Mike confirmed again that it is an active pad, not just according to the applicant but also according to Caltrans. The language will be stricken as requested.

Chairman Ziemer asked what Caltrans has to do with helipads.

Mike explained they have an Aeronautics Division that covers helipads.

Chairman Ziemer asked the applicant how they make money.

Jason responded that they bill the patients for the flight and collect from insurances. He addressed the question regarding security, saying that a motion security system would be installed at the connex box and laser beam sensors would be there that would send an immediate notification to the proper personnel and authorities if there is any tampering. He added that signage would be put up as well.

Vice Chair Lint asked if there would be a full time staff. The answer was yes, 24/7. The crew will be staying there at all times.

Jason commented that they have been working on this project for 2 years and it is long overdue for Barstow.

Commissioner Dyer-Kruse asked if they would go to Baker and/or Stateline.

It was noted they typically carry about 2 hours of fuel and can respond anywhere within a 50 nautical mile radius in any direction.

Vice Chair Lint asked where they get the fuel. The answer was Daggett and Victorville.

Chief Williams explained this would be a new service added to the entire North Desert. She commented that basing the services here in Barstow is a win-win.

Speaker:

Mike Hernandez - Barstow, CA

- Questioned why the applicant was not required to re-file since they were gone for more than one year.
- Concerned about the noise/traffic that would be generated from this project and said he was not notified as a nearby property owner.
 - Mike pointed out that property owners within a 300-foot radius were notified as required by law.

Appeal period ends close of business February 4, 2019.

RESULT:	APPROVED [3 TO 0]
MOVER:	Bea Lint, Vice Chair
SECONDER:	Marilyn Dyer Kruse, Commissioner
AYES:	Ziemer, Lint, Kruse
ABSTAIN:	Muncy III

4. Public Hearing - Conditional Use Permit PCUP-19-0017 / to Allow for the Re-Establishment of an Existing Drive-Through at an Existing 3,488 Square Foot Restaurant Located Within the "C" (Commercial) Zoning District

Applicant: Mr. Baldemar Gomez applicant/owner for Los Alzanes Mexican Restaurant.

Location: 2785 Lenwood Road. Barstow, CA 92311

Request: To allow for the re-establishment of an existing drive-through at an existing 3,488 square foot building (Los Alzanes Mexican Restaurant) of approximately 3,488 square feet within the "C" (Commercial) zoning district.

Recommended Action:

- A. Approve PCUP-19-0017

Commissioner Muncy returned to the meeting at 7:53 p.m.

Adam Orta presented the staff report.

Chairman Ziemer asked how long this site was without an active CUP. The answer was more than one year. He asked if the drive thru needed to be widened and the answer was no; it meets current standards.

Alex Musino -

Applicant - Baldemar Gomez Business and property owner

- Pointed out the spelling of the business name is incorrect on the agenda and should be Los Alazanes.
- Agrees to the conditions as presented.

Commissioner Dyer-Kruse asked if they plan to do modifications to the drive thru. The answer was no.

Vice Chair Lint asked if the existing menu board would be used. The answer was yes.

There were no speakers in favor or against this item.

Appeal period ends closed of business February 4, 2019.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Marilyn Dyer Kruse, Commissioner
SECONDER:	Andrew Ziemer, Chairman
AYES:	Ziemer, Lint, Kruse, Muncy III

III. MISCELLANEOUS

A. PUBLIC COMMENT

Pursuant to Government Code Section 54954.3 and Planning Commission By-laws, this is the time and place for members of the public to address the Planning Commission on matters within its subject matter jurisdiction that are not on the agenda. State law prohibits the Planning Commission from addressing any issue not on the agenda, but may set the matter for a subsequent meeting. Speakers are requested to limit their comments to three minutes.

Speaker:

Mike Hernandez - Barstow, CA

- Said hello and that he was back to join the meetings and provide his input.

B. TRAFFIC AND SAFETY UPDATE

No update. It was noted that next meeting there would be a traffic item.

C. PLANNING COMMISSIONER COMMENTS

Commissioner Dyer-Kruse asked about moving the bus parking. She was referring to the proposed transit center on East Williams.

Brad said there are bids on that project and currently they are working on the finances.

Vice Chair Lint asked about updates on Montara School's traffic circulation. It was noted it is working quite well.

D. CITY STAFF COMMENTS

Mike provided clarification on his statement last meeting regarding black mold. He announced the extension of the Planning Commission vacancy, which is now open until February 8, 2019.

Commissioner Dyer-Kruse asked about the timeline for the VVTA project. Brad provided some insight on the processes involved and the timeline for each.

Chairman Ziemer wished Mr. Noble the best and thanked him for his service on the Planning Commission.

IV. ADJOURNMENT

By consensus of the members, the meeting adjourned at 8:06 p.m.

Respectfully Submitted:

Approved:



Jessica Reed, Recording Secretary

Michael Massimini, Ex-Officio Secretary/City



Andrew Ziemer, Chairman