



## 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	
Michael Carson	Commissioner	Present	

#### C. SWEARING IN OF COMMISSIONER MIKE CARSON

Mike Massimini administered the Oath to the new Planning Commissioner, Mike Carson.

### II. AGENDA ITEMS

#### 1. Public Hearing - Conditional Use Permit PCUP-19-0020 / to Allow for the Establishment of a Truck Driving School in the "C" (Commercial) Zoning District

**Applicant:** Tina Singh, applicant for California Truck Driving Academy. Babai Farzan/Mahdizadeh Guita Living Trust, owner.

**Location:** 2151 W. Main St. (APN: 0427-042-65,-66)

**Request:** To allow for the establishment of a truck driving school and modular office located within the C (Commercial) zoning district

**Recommended Action:** Approve Conditional Use Permit #PCUP-19-0020

Adam Orta presented the staff report. The proposal is for a modular office and truck driving activities. He spoke about the parking and reciprocal access. He noted an address assignment is being processed. He gave a summary of the proposed business operation.

Commissioner Dyer-Kruse asked for clarification on whether the driver training would be as well as parking.

Adam clarified.

Commissioner Dyer-Kruse said there are no lights on the back parcel and expressed concern since the business operation would be going until 8pm. She noted they are not requesting signage.

Adam said they would be required to pull proper permits for the modular as well as signage. Staff did not see any issue with the lighting.

Commissioner Dyer-Kruse asked if the applicant would be required to do any resurfacing of the asphalt.

Adam said per the code they should maintain weeds and such, but no resurfacing would be required.

Commissioner Dyer-Kruse expressed concern about the asphalt breaking and creating dust over time.

Adam said staff did not foresee issues with dust. The traffic would be on an already paved surface. The north parcel is not being required to be paved.

Vice Chair Lint asked if they would park semi-trucks on the site.

Adam said no. All truck driving activities will be on parcel 65.

Commissioner Dyer-Kruse spoke about utilities, asking for clarification on whether they would need gas and water.

Mike and Adam explained the services that would be needed.

Commissioner Dyer-Kruse asked about the knox box.

Adam gave an explanation.

The hearing opened at 7:13 p.m.

Applicant - Tina Singh / California Truck Driving Academy Santa Ana, CA

- Stated they currently have a driving school in Santa Ana and wanted to bring it to Barstow.
- Explained that students would get educated on commercial driver license requirements and job placement.
- Thinks there is a big opportunity for Barstow residents as there is a shortage of drivers.
- Stated the course is 6 weeks and generally, there are 2 different segments of class at 4-5 hours each.

Commissioner Dyer-Kruse asked what they would be doing on the front parcel.

Tina said students would be learning the information required to pass the permit exam, including range scales and behind the wheel.

Commissioner Dyer-Kruse asked what kind of trucks they are learning on.

Tina replied they are 28 foot trucks and they have one 53 foot. She said they are used to training in tight quarters. She noted about 25% of students are military. The company works with national carriers for job placement and with local companies.

Vice Chair Lint asked how many students they would have.

Tina responded about 5-10 the goal is 20 a month.

Vice-Chair Lint asked when they would be ready to open.

Tina said most likely, they would open in August. They are currently hiring teachers. They offer financial aid.

Commissioner Carson asked if they would be hiring locally. The answer was yes. He agreed with Commissioner Dyer-Kruse's comment that lighting would be a good idea.

Tina agreed.

Commissioner Carson asked what the student-teacher ratio is and Tina answered it is 5-1.

Chairman Ziemer asked how many trucks they have.

Tina replied they have 5 trucks, 2 busses, a box truck and 2 vans.

Chairman Ziemer asked how much traffic they anticipate to be coming in and out.

Tina said once on the yard there would be very little traffic.

There were no speakers in favor or against the item.

The hearing closed at 7:26 p.m.

The appeal period ends close of business July 1, 2019.

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

**2. Public Hearing - Conditional Use Permit PCUP-19-0021 / to Allow for the Placement of a Storage Container on a Vacant Lot Located Within the "DU" (Diverse Use) Zoning District**

**Applicant:** Philip M. Harris Trust

**Location:** North East Corner of APN 0181-063-09 (behind 218 North First Avenue)

**Request:** To allow for the placement of a transportation container located within the "DU" (Diverse Use) zoning district.

**Recommended Action:** Approve Conditional Use Permit PCUP-19-0021

City Planner Mike Massimini presented the staff report. Per the code, the applicant cannot place a container on a vacant parcel. He can merge the properties or relocate the container to the rear of the business toward the north side. He spoke about the other code requirements and conditions.

Mike announced that a person submitted a letter of opposition; however, did not provide a reason why, nor any contact information.

Commissioner Dyer-Kruse asked when the ordinance was adopted.

Mike gave a background of the ordinance for storage containers.

Commissioner Dyer-Kruse asked what size the container is. The answer was 8x40. She noted that a Lot Line might take 4-6 months.

Vice Chair Lint asked if a variance could be considered for this item.

Mike explained it would be hard to justify a variance and it may be costly.

Commissioner Muncy asked if the city is opposed to the current location.

Mike said it does not meet code and would need to meet code. He noted the code requirements are in this item as conditions.

Vice Chair said that he could put it to the South of the building.

Mike pointed out that if it were moved against the mural it would affect the parking drive aisle.

The hearing opened at 7:42 p.m.

Applicant - Phillip Harris Newberry Springs, CA

- Stated he needs storage at the business.
- Said he has owned the business there for 31 years.
- Said he has been having issues with nearby neighbors involved in drug traffic.
- Has reported the activity to authorities.
- Stated his solution was to purchase the container and after the \$3,000 purchase, he was notified the CUP is required.
- Suggested tabling this item until all Commissioners have seen the site.
- Spoke about the purpose of the codes and about a possible amendment to the code.
- Concerned about the safety of his staff and clientele.
- Commented this issue needs a fresh look, saying an exception, variance or permit should be considered.
- Does not want to spend more money on this matter.

Commissioner Dyer-Kruse asked if the container only opens on one end.

Phillip said yes. It opens towards the alley but not in the alley.

Vice Chair Lint suggested tabling the item and looking into a variance option.

Commissioner Muncy agrees to table the item and thinks the city should be able to accommodate this.

Mike said variances are hard to justify.

Commissioner Carson said the container is an eyesore. He expressed concern that this would set a precedence for others to set down containers if the Commission allows it.

There was discussion about the option of a Covenant to Hold as One.

Chairman Ziemer said this situation is different from what prompted the code.

There were no speakers in favor or against the item.

The hearing closed at 8:00 p.m.

Vice Chair Lint moved to table this item, asking that staff look at any other options, including a variance, then bringing the item back to a none date specific Planning Commission meeting for

consideration. Commissioner Muncy seconded the motion and the vote was unanimous.

Appeal period end close of business July 1, 2019.

<b>RESULT:</b> <b>APPROVED AS PER COMMENTS</b>
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### 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.*

John Patrick Heal – Barstow, CA

- Said he used to work for main street murals.
- Gave a recommendation for a mural to be on Phil Harris's container.

#### B. TRAFFIC AND SAFETY UPDATE

Mark Rowan of Merrell Johnson Companies gave an update on the street improvements on Main Street associated with the new BNSF intermodal facility.

Vice Chair Lint asked about the bridge project.

Mark Rowan said he is not directly in the loop of the project.

#### C. PLANNING COMMISSIONER COMMENTS

Commissioner Dyer-Kruse addressed the letter submitted by the opponent of Item #2. She said she was concerned about the parking area that they are going to have trucks on, since there is no asphalt there.

Mike Massimini said they only have a 3 year lease and the Commission could call for a review of the item if it became an issue.

#### D. CITY STAFF COMMENTS

Mike Massimini welcomed Mike Carson to the Planning Commission.

Commissioner Carson said thank you for the opportunity.

### IV. ADJOURNMENT

By consensus of the members, the meeting adjourned at 8:20 p.m.

*Respectfully Submitted:*

*Approved:*



*Jessica Reed, Recording Secretary*

*Michael Massimini, Ex-Officio Secretary/City*

A handwritten signature in black ink, appearing to read 'Andrew Ziemer', written over a horizontal line.

*Andrew Ziemer, Chairman*