

**MINUTES
TRACY CITY PLANNING COMMISSION
WEDNESDAY, AUGUST 13, 2014 – 7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA**

CALL TO ORDER – Chair Orcutt called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE – Chair Orcutt led the Pledge of Allegiance.

ROLL CALL – Roll call found Chair Orcutt , Vice Chair Vargas, Commissioners Mitracos, Ransom and Sangha present. Also present were staff members Andrew Malik, Development Services Director; Victoria Lombardo, Senior Planner; Scott Claar, Associate Planner; Cris Mina, Senior Civil Engineer; Bill Sartor, Assistant City Attorney; and Sandra Edwards, Recording Secretary.

MINUTES APPROVAL – It was moved by Commissioner Ransom and seconded by Commissioner Mitracos to approve the minutes of July 23, 2014, as revised. Voice vote found all in favor, passed and so ordered.

DIRECTOR'S REPORT REGARDING THIS AGENDA – None.

ITEMS FROM THE AUDIENCE – None.

1. **OLD BUSINESS** – None.

2. **NEW BUSINESS**

- A. **PUBLIC HEARING TO CONSIDER APPLICATIONS FOR A CONDITIONAL USE PERMIT AND DEVELOPMENT REVIEW TO ALLOW THE CONSTRUCTION OF A NEW TELECOMMUNICATION FACILITY IN THE FORM OF A PINE TREE, KNOWN AS A MONOPINE, AND FOUR APPROXIMATELY 230 SQUARE FOOT EQUIPMENT SHELTERS, LOCATED APPROXIMATELY 1,000 FEET WEST OF CORRAL HOLLOW ROAD, SOUTH OF W. SCHULTE ROAD, ASSESSOR'S PARCEL NUMBER 240-010-07. APPLICANT IS SAC WIRELESS REPRESENTING AT&T. PROPERTY OWNER IS THE UNION PACIFIC RAILROAD COMPANY. APPLICATION NUMBERS CUP13-0007 AND D13-0013** – Scott Claar, Associate Planner, provided the staff report. Mr. Claar stated the applicant submitted an application in 2013 for an 85-88 foot standard monopole, approximately 100 feet off Corral Hollow Road. Staff reviewed the application and communicated to the applicant their concerns regarding impacts and its proximity to Corral Hollow Road. Mr. Claar stated staff asked the applicant to provide a stealth design. Mr. Claar indicated the applicant returned in March or April 2014, with the current design under consideration. The monopole has been redesigned to be a "monopine", 88 feet tall, approximately 1,000 feet west of Corral Hollow Road, approximately 130 feet south of West Schulte Road. Mr. Claar added this would be the first monopine in Tracy. The site is approximately 3,100 square feet in area, enclosed by an eight foot fence. Mr. Claar reported that Commissioner Vargas met with applicant regarding the chain link fence. The applicant has agreed to

modify the fence and staff recommended a new Condition of Approval (B9) to read:

“Prior to issuance of a building permit, the Developer shall submit construction plans that show the perimeter fence to be an eight foot high masonry wall around the perimeter of the site, to the satisfaction of the Development Services Director.”

The Applicant has agreed to plant shrubs and trees around the perimeter of the masonry wall as well. Mr. Claar stated there will be a 12-foot access road from Corral Hollow Road for maintenance vehicles to access the site. The City hired an outside consultant, funded by the applicant, to complete a peer review of their technical work to ensure the site was indeed needed, both in location and height, and to review the alternative analysis. The consultant determined that the work was done appropriately and that the site was good for a monopole.

A public notice was mailed that included property owners within approximately a one-half mile radius of the subject property. Staff received two phone calls as a result of the mailing and little concern was expressed. Staff recommended approval of the application.

Commissioner Ransom asked for additional information regarding the masonry wall, planting around the shelter, and microwave exposure. Mr. Claar stated the Federal Communications Commission (FCC) has set a minimum requirement which the applicant states they are ten times lower than the minimum requirement. Mr. Claar added that the FCC limit is not a point of health concern.

Vice Chair Vargas stated the applicant has been very accommodating regarding her requests.

Chair Orcutt opened the public hearing.

Timothy Adams, representing the applicant, stated an access gate would be needed. Mr. Adams added they agreed to provide a masonry wall instead of the proposed cinder block wall. Mr. Adams further stated the conditions of approval call for a ten-foot wide landscaping area which will lessen the visual impact from Valpico Road. Mr. Adams stated details of the access gate were still being worked out and would include a knox entry.

Commissioner Ransom asked for additional information regarding the stucco wall. Mr. Adams stated the masonry wall would be eight foot in height and have a textured finish, and would be visually more appealing than the proposed cinder block wall.

Commissioner Ransom asked about the maturity of the trees. Mr. Adams stated the details of planting have not been worked out, but would be included when plans were submitted.

Commissioner Ransom stated she did not want the tower to stand out. Chair Orcutt stated it would stand out, no matter what stealth design is used. Chair

Orcutt asked for additional information regarding alternative sites. Mr. Adams stated the alternative site analysis was not quite for that purpose. Mr. Adams stated the equipment that AT&T was proposing would not work structurally with existing towers.

Chair Orcutt stated if other carriers did not co-locate, AT&T would not need that large of a facility. Mr. Adams stated AT&T still needed the height to fulfill their requirements, and had nothing to do with future carriers. Mr. Adams added if and when other carriers come on this tower, it will negate the need for additional towers.

Commissioner Mitracos provided historical information regarding the Ellis site, adding that the landmark committee was marking the location and asked that if the contractor found any relics during construction, to please turn them over to the museum. Commissioner Mitracos provided a map of the site.

Mr. Adams provided a presentation outlining the project.

Chair Orcutt asked if the eight foot wall would cover the height of the equipment. Mr. Adams stated the top of the equipment may be visible.

Commissioner Mitracos asked if the structure of the tower would be the same whether or not there were other co-locations. Mr. Adams stated yes.

Commissioner Mitracos asked if additional towers would be required. Mr. Adams stated at this time there is no need for another tower.

Chair Orcutt asked what the plan was for the entire City and was there a map available showing potential locations. Mr. Claar stated this type of technology does not allow the City to step in and determine where towers will be needed.

Commissioner Ransom asked if existing towers have capacity to expand versus adding more towers. Mr. Claar stated the carriers determine their needs and whether or not a specific site fits their needs.

Commissioner Ransom asked how the applicant determined the alternative sites. Mr. Adams referred to the site analysis and discussed the search ring.

Chair Orcutt asked why the monopine could not be placed next to another tower. Mr. Adams stated because of its proximity to residential property and line of sight issues.

Mr. Adams asked that the Planning Commission approve the Conditional Use Permit.

Commissioner Sangha asked if there were existing monopines that the Commission could look at. Mr. Adams and staff provided locations of various monopines in Oakland along Interstate 580, Interstate 80 outside of Davis, and at Stonebridge Drive on Interstate 680.

Commissioner Ransom stated she would like mature trees planted around the monopine. Mr. Adams stated he would need to get approval because of the cost. Vice Chair Vargas suggested a few 36-inch box trees be included. Mr. Claar stated a 24-inch box is the minimum requirement.

Mr. Adams stated one problem is that once the trees grow to the height of the tower they would block the signal. Mr. Adams stated they will work with staff.

Mike Gentry, a resident that lives within the 300 foot radius of the site, discussed concerns regarding the studies conducted, safety of the tower, individuals accessing the site, dirt bikes, access road, potential for graffiti, fencing and landscaping. Mr. Gentry stated his home is located between an existing PG&E tower and the proposed monopine. Mr. Gentry further stated he was opposed to the location.

Mr. Claar stated he had asked the applicant if the monopine could be located as far west as possible, but due to radio frequency needs, the applicant was only able to go to the current proposed location.

Commissioner Mitracos asked if the reason to move the site off Corral Hollow Road was because of aesthetics. Mr. Claar stated the aesthetic concern was because of the tower, not necessarily because of the fencing.

Mr. Gentry asked that consideration be given to move the site further to the west.

Carol Gentry, 25720 Ellis Avenue, asked why the applicant could not use existing towers. Mr. Claar stated he asked the same question of the applicant who responded it was not technically feasible. Mr. Claar further stated he personally spoke with the project manager in charge of the telecommunications division of PG&E who explained the existing towers were some of the smallest towers in the area. Mr. Adams outlined various reasons for the need of the proposed tower.

Ms. Gentry voiced concerns regarding safety, expansion of the facility, proximity of an existing school, adding she did not believe AT&T did their best to find an alternative location.

Chair Orcutt provided a visual of the proposed monopine and the design which helps hide the antennas.

Ms. Gentry stated the tower should be moved.

Vice Chair Vargas asked the applicant if they were paying rent for the site. Mr. Adams stated yes, to Union Pacific Railroad.

Commissioner Ransom asked if the current proposed monopine could be moved closer to Corral Hollow Road closer to mature trees. Mr. Claar stated staff had two concerns; design and distance. Mr. Claar stated the monopine will still stand out, but when placed further from the road, it appears shorter. In addition, passerbys will not get a clearer view of the tower.

Chair Orcutt asked if there were any planning efforts in the surrounding area. Mr. Claar stated the area is not currently in the City's sphere of influence.

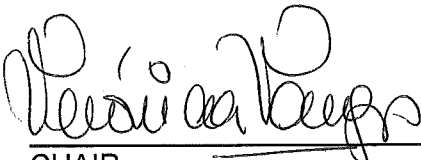
Mr. Gentry asked for clarification regarding the access road and the provisions to secure it. Mr. Claar stated the access road was within the City limits, and includes a private access driveway that meets requirements to sustain a fire truck. Mr. Claar added that the facility would have a gate at the site, but not at the road.

Chair Orcutt closed the public hearing.

Commissioner Mitracos stated he understood the concerns raised by the residents, adding the project met minimum health standards and the design minimizes the impact.

It was moved by Commissioner Mitracos and seconded by Vice Chair Vargas that the Planning Commission approves the Conditional Use Permit and Development Review to allow construction of a new telecommunication facility in the form of a pine tree, known as a monopine, and four approximately 230 square foot equipment shelters, located approximately 1,000 feet west of Corral Hollow Road and approximately 130 feet south of W. Schulte Road, Assessor's Parcel Number 240-010-07, Application Numbers CUP13-0007 and D13-0013, based on the findings and subject to the revised conditions contained in the Planning Commission Resolution dated August 13, 2014. Voice vote found all in favor; passed and so ordered.

3. ITEMS FROM THE AUDIENCE – None.
4. DIRECTOR'S REPORT – Ms. Lombardo stated Mr. Dean would return in two weeks.
5. ITEMS FROM THE COMMISSION – Commissioner Mitracos mentioned two candidates for City Council were present at the meeting and wished them good luck.
6. ADJOURNMENT – It was moved by Commissioner Ransom and seconded by Commissioner Sangha to adjourn. Voice vote found all in favor; passed and so ordered.
Time: 8:40 p.m.



CHAIR



STAFF LIAISON

