

**MINUTES
TRACY CITY PLANNING COMMISSION
MARCH 14, 2018, 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 and Commissioners Hudson, Kaur, Krogh, and Tanner present. Also present were: Bill Dean, Assistant Development Services Director; Leticia Ramirez, Assistant City Attorney; Alan Bell, Senior Planner; Genevieve Fernandez, Assistant Planner; and Gina Peace, Recording Secretary.

MINUTES

It was moved by Commissioner Krogh, and seconded by Commissioner Tanner, that the Planning Commission meeting minutes of February 28, 2018, be approved. A voice vote found all in favor, 5-0-0; passed and so ordered.

DIRECTOR'S REPORT REGARDING THIS AGENDA – None.

ITEMS FROM THE AUDIENCE – None.

1. NEW BUSINESS

- A. PUBLIC HEARING TO CONSIDER APPLICATIONS FOR CONDITIONAL USE PERMIT AND DEVELOPMENT REVIEW PERMIT TO ALLOW THE CONSTRUCTION OF A NEW TELECOMMUNICATION FACILITY IN THE FORM OF A PINE TREE, KNOWN AS A MONOPINE, AND ASSOCIATED EQUIPMENT, LOCATED AT 504 W. GRANT LINE ROAD, ASSESSOR'S PARCEL NUMBER 233-030-25. APPLICANT IS EPIC WIRELESS REPRESENTING VERIZON. PROPERTY OWNER IS CHONG WONG. APPLICATION NUMBERS CUP17-0006 AND D17-0027.

Genevieve Fernandez presented the staff report.

Chair Orcutt opened the Public Hearing at 7:04 p.m.

Chet Goldman, of Epic Wireless Group on behalf of Verizon Wireless, the applicant, addressed the commission, and provided the commission with an artist rendering of possible artificial landscaping.

Chair Orcutt closed the Public Hearing at 7:22 p.m.

At 7:24 p.m. Chair Orcutt called for a brief recess. The meeting reconvened at 7:28 p.m.

Ms. Fernandez read modifications to the Conditions of Approval into the record. Condition B.6 to be changed to read "the monopine and all ground-mounted equipment shall be enclosed by a masonry wall, at least eight feet tall," and Condition B.8 to be replaced with "Developer shall install artificial landscaping on the masonry wall surrounding the equipment to substantially screen the masonry wall to the satisfaction of the Development Services Director," and Conditions C.1.3 and C.4.1(c) be removed.

ACTION: It was moved by Commissioner Krogh, and seconded by Commissioner Tanner, that the Planning Commission approve the Conditional Use Permit and Development Review Permit to allow the construction of a new telecommunication facility in the form of a pine tree, known as a monopine, and associated equipment, located at 504 W. Grant Line Road, Assessor's Parcel Number 233-030-25, Application Numbers CUP17-0006 and D17-0027, based on the findings and subject to the conditions contained in the Planning Commission Resolution dated March 14, 2018, with the modifications that were read into record. A roll call vote found all in favor, 5-0-0; passed and so ordered.

2. ITEMS FROM THE AUDIENCE – None.

3. DIRECTOR'S REPORT

Bill Dean advised that the Tracy Villages project is tentatively scheduled for April 2018, instead of the end of March, as initially anticipated.

4. ITEMS FROM THE COMMISSION

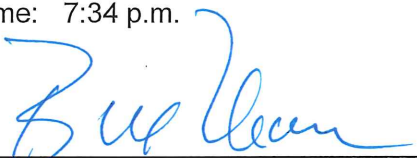
Commissioner Hudson advised he would need to recuse himself from the upcoming Tracy Villages project that will be coming to commission soon, and asked if he still needed to attend the Planning Commission meeting. Leticia Ramirez, Assistant City Attorney, advised that he still needs to be in attendance.

Chair Orcutt asked for a status on the two Info Memos that were inquired about at the last Planning Commission meeting on February 28, 2018, regarding amending the left turn ability out of Ellissagaray Ranch onto Chrisman Road, and regarding a possible mid-block crosswalk near the new Sutter building on Eaton Avenue. Bill Dean advised that our City Engineer will be preparing Info Memos soon.

5. ADJOURNMENT

It was moved by Chair Orcutt, seconded by Commissioner Hudson, to adjourn. Voice vote found all in favor; passed and so ordered.

Time: 7:34 p.m.



STAFF LIAISON



CHAIR