

**MINUTES  
TRACY CITY PLANNING COMMISSION  
MAY 8, 2019, 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 Hudson, and Commissioners Gable, Kaur and Wood present. Also present were: Dan Doporto, Contract Attorney; Bill Dean, Assistant Development Services Director; Robert Armijo, City Engineer/Assistant Development Services Director; Scott Claar, Senior Planner; Nanda Gottiparthi, Contract Engineer, SNG & Associates; Kenny Lipich, Assistant Planner; and Gina Peace, Recording Secretary.

**MINUTES**

Chair Orcutt introduced the Minutes from the April 24, 2019, meeting.

**ACTION:** It was moved by Commissioner Gable and seconded by Vice Chair Hudson that the Planning Commission Meeting Minutes of April 24, 2019, be approved. A voice vote found Vice Chair Hudson, Commissioners Gable and Wood in favor, Chair Orcutt and Commissioner Kaur abstained, as they did not attend the April 24<sup>th</sup> Planning Commission meeting, 3-0-0-2; passed and so ordered.

**DIRECTOR'S REPORT REGARDING THIS AGENDA**

None.

**ITEMS FROM THE AUDIENCE**

None.

**1. NEW BUSINESS**

- A. PUBLIC HEARING TO CONSIDER APPROVAL OF A CONDITIONAL USE PERMIT AND DEVELOPMENT REVIEW PERMIT TO ALLOW CONSTRUCTION OF A NEW TELECOMMUNICATION FACILITY IN THE FORM OF A 102 FOOT TALL MONOPINE, AND ASSOCIATED EQUIPMENT, LOCATED AT 426 E. GRANT LINE ROAD. APPLICANT IS EPIC WIRELESS REPRESENTING AT&T AND PROPERTY OWNER IS CALSTONE HOLDINGS LLC. APPLICATION NUMBERS CUP18-0003 AND D18-0026.

Kenny Lipich presented the staff report.

Ashley Smith, Epic Wireless, representing AT&T, Applicant, answered questions from the Commission.

Chair Orcutt opened the public hearing at 7:08 p.m.

Malia Bruce, 302 West 23<sup>rd</sup> Street, addressed the Commission, in opposition to the Project, requesting details regarding health studies.

Scott Claar, Senior Planner, responded to Ms. Bruce, regarding the safety of such towers and studies performed by the Federal Government.

Chair Orcutt closed the public hearing at 7:10 p.m.

**ACTION:** It was moved by Vice Chair Hudson and seconded by Commissioner Kaur, that the Planning Commission approve the Conditional Use Permit and Development Review Permit to allow construction of a new telecommunication facility in the form of a 102 foot tall monopine, and associated equipment, located at 426 E. Grant Line Road, Application Numbers CUP18-0003 and D18-0026, based on the findings and subject to the conditions contained in the Planning Commission Resolution dated May 8, 2019.

A roll call vote found Vice Chair Hudson, Commissioners Kaur and Wood, and Chair Orcutt in favor, Commissioner Gable abstained due the proximity of this project to his home, 4-0-0-1; passed and so ordered.

- B. PUBLIC HEARING TO CONSIDER APPROVAL OF A TENTATIVE SUBDIVISION MAP FOR ELLIS PHASE 3 (TOWN & COUNTRY), CONSISTING OF APPROXIMATELY 311 RESIDENTIAL LOTS, TWO PARKS, AND FOUR OTHER PARCELS ON APPROXIMATELY 74.36 ACRES, LOCATED BETWEEN CORRAL HOLLOW ROAD AND LAMMERS ROAD IN THE VICINITY OF ELLIS TOWN DRIVE. THE APPLICANT IS THE SURLAND COMPANIES. THE PROPERTY OWNER IS SURLAND COMMUNITIES, LLC. APPLICATION NUMBER TSM18-0005.

Scott Claar presented the staff report.

Question and discussion from the Commission followed.

John Anderson, JB Anderson Land Use Planning, Ripon, California, representing the Applicant, addressed the Commission, presented a PowerPoint presentation, and answered various questions from the Commission.

Les Serpa, Surland Companies, 1024 Central Avenue, addressed the Commission, and answered questions from the Commission regarding traffic and canal access.

Chair Orcutt opened the public hearing at 7:30 p.m. Seeing as no one came forward, the public hearing was closed.

**ACTION:** It was moved by Commissioner Wood and seconded by Vice Chair Hudson that the Planning Commission approve the Tentative Subdivision Map for Ellis Phase 3 (Town & Country), consisting of 311 residential lots, two parks, and four other parcels on approximately 74.36 acres, located between Corral Hollow Road and Lammers Road in the vicinity of Ellis Town Drive, Application Number TSM18-0005, based on the findings and subject to the conditions contained in the Planning Commission Resolution dated May 8, 2019, as amended.

A roll call vote found all in favor, 5-0-0-0; passed and so ordered.

C. REPORT OF GENERAL PLAN CONSISTENCY FOR CAPITAL IMPROVEMENT PROGRAM PROJECTS FOR FISCAL YEAR 2019/2020 THROUGH FISCAL YEAR 2022/2023 - APPLICATION NUMBER DET19-0002.

Robert Armijo presented the staff report, and answered questions from the Commission.

Chair Orcutt opened the public hearing at 8:00 p.m. Seeing as no one came forward, the public hearing was closed.

**ACTION:** It was moved by Commissioner Kaur and seconded by Vice Chair Hudson that the Planning Commission report that the Capital Improvement Program Projects are consistent with the goals, policies and actions of the City's General Plan.

A roll call vote found all in favor, 5-0-0-0; passed and so ordered.

**2. ITEMS FROM THE AUDIENCE**

None.

**3. DIRECTOR'S REPORT**

None.

**4. ITEMS FROM THE COMMISSION**

Chair Orcutt inquired about the dates for the next APA Planning Conference. Bill Dean, Assistant Director of Development Services, advised that staff would get the information out to the commissioners soon.

**5. ADJOURNMENT**

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

Time: 8:02 p.m.

  
STAFF LIAISON

  
CHAIR