



**AUGUST 15, 2017**  
**PLANNING COMMISSION MINUTES**  
**CITY COUNCIL CHAMBERS, 150 CITY PARK WAY**

**CALL TO ORDER & ROLL CALL**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
John Fink	Vice Chairperson	Present	7:00 PM
Cyndi Hankins	Commissioner	Present	7:00 PM
Jodi Marfia	Commissioner	Present	7:00 PM
Jamie Tobin	Commissioner	Present	7:00 PM
Dirk Zeigler	Chairperson	Present	7:00 PM

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

Daniel Milanese, a resident of Brentwood, spoke in opposition of a potential Goodwill retail store project at the corner of Balfour Road and Armstrong Road.

Ali Navid, a resident of Brentwood, spoke about the streets in the Palmilla subdivision. He was concerned that some of the streets were too narrow for the amount of traffic in the subdivision. He requested that an additional entry/exit be constructed to alleviate the noise and traffic issues.

**CONSENT CALENDAR**

1. Minutes of the Planning Commission meeting of August 1, 2017. (Pollock)

**BUSINESS ITEMS**

2. **Public Hearing.** Public Hearing. An application for a conditional use permit (CUP 17-001) to allow the location of a wireless telecommunications facility consisting of ground-based equipment and an approximately 63-foot-high simulated tree pole and a variance (V 17-001) to allow the tree pole to exceed the maximum 30-foot height limitation within Planning Area 2 of the Planned Development 26 Zone, located on property owned by the Pacific Gas and Electric Company, north of Grant Street and east of Fairview Avenue (Zilm)

Senior Planner Jeff Zilm introduced the staff report.

The Commission asked about landscaping around the base of the tree pole, the height of the pole, the coverage area, and the zoning of the property.

Public hearing opened.

The applicant, Ben Merritt, of Complete Wireless Consulting Inc., on behalf of Verizon Wireless, gave a presentation on the project and answered the Commission's questions. He informed the Commission of specific Conditions of Approval that could possibly present an issue for Verizon and the function of the facility.

Planner Zilm explained to Mr. Merritt the intent of Paragraph A1, as well as Condition of Approval Nos. 14, 16, and 22.

There being no one else wishing to speak, the public hearing was closed.

Planning Commission Resolution No. 17-028 of the City of Brentwood approving a conditional use permit (CUP 17-001) allowing GTE Mobilnet of California LP (d/b/a Verizon Wireless) to develop a wireless telecommunication facility consisting of a simulated tree pole and ground-based equipment area within an existing PG&E equipment facility, north of Grant Street and east of Fairview Avenue at 1950 Grant Street (APN: 019-070-003), amending Condition of Approval No. 14 per the applicant's request.

Amend Condition of Approval No. 14 to read: "The highest set of antennae mounted at the 54-foot elevation of the imitation tree pole will be mounted on support structures, and these antennae must fall within the reach of the imitation tree branches to ensure they are adequately camouflaged."

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	John Fink, Vice Chairperson
<b>SECONDER:</b>	Jodi Marfia, Commissioner
<b>AYES:</b>	Fink, Hankins, Marfia, Tobin, Zeigler

Planning Commission Resolution No. 17-029 of the City of Brentwood approving a variance (V 17-001) allowing Mobilnet of California LP (d/b/a Verizon Wireless) to develop a wireless telecommunication facility and an approximately 63-foot-high simulated tree pole, with an exception to the 20-foot height limitation of the Public Facility Zone within an existing PG&E equipment facility, north of Grant Street and east of Fairview Avenue at 1950 Grant Street (APN: 019-070-003), as follows below.

Amend Condition of Approval No. 1 to read: "The variance shall substantially conform to the project plans submitted by Verizon Wireless dated "Received June 13, 2017" and the photosimulation dated "Received January 6, 2016," unless modified by other conditions of approval contained herein, or by the Planning Commission."

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	John Fink, Vice Chairperson
<b>SECONDER:</b>	Cyndi Hankins, Commissioner
<b>AYES:</b>	Fink, Hankins, Marfia, Tobin, Zeigler

3. **Public Hearing.** An amendment to the Downtown Specific Plan (GPA 17-003) temporarily suspending the in-lieu parking fee and parking requirements for non-residential projects. The amendment will also address a technical clean-up of the permitted and conditionally permitted uses associated with the Civic Core District Zone. (Nolthenius)

Continued to the September 5, 2017 Planning Commission meeting.

<b>RESULT:</b>	<b>CONTINUED [UNANIMOUS]</b>	<b>Next: 9/5/2017 7:00 PM</b>
<b>MOVER:</b>	Jodi Marfia, Commissioner	
<b>SECONDER:</b>	Cyndi Hankins, Commissioner	
<b>AYES:</b>	Fink, Hankins, Marfia, Tobin, Zeigler	

STAFF RECOMMENDS THAT THIS ITEM BE CONTINUED TO THE SEPTEMBER 5, 2017 PLANNING COMMISSION MEETING.

4. **Public Hearing.** A rezone (RZ 17-007) to amend Chapter 17.780 (Marijuana Facilities and Cultivation) of the Brentwood Municipal Code in response to the passage of Proposition 64, and to continue prohibiting marijuana cultivation, dispensaries, and deliveries within Brentwood. (Lysons)

Continued to the September 5, 2017 Planning Commission meeting.

<b>RESULT:</b>	<b>CONTINUED [UNANIMOUS]</b>	<b>Next: 9/5/2017 7:00 PM</b>
<b>MOVER:</b>	Jodi Marfia, Commissioner	
<b>SECONDER:</b>	Cyndi Hankins, Commissioner	
<b>AYES:</b>	Fink, Hankins, Marfia, Tobin, Zeigler	

STAFF RECOMMENDS THAT THIS ITEM BE CONTINUED TO THE SEPTEMBER 5, 2017 PLANNING COMMISSION MEETING.

#### **INFORMATIONAL REPORTS FROM STAFF**

There were none.

#### **INFORMATIONAL REPORTS FROM COMMITTEES AND UPCOMING MEETING SCHEDULE**

There were none.

#### **REQUEST FOR FUTURE AGENDA ITEMS**

There were none.

#### **ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned at 7:52 p.m. The next Regular Planning Commission Meeting is scheduled for Tuesday, September 5, 2017 and will be held at the City of Brentwood Council Chambers located at 150 City Park Way.

Respectfully submitted,

Christie Pollock  
Administrative Secretary