



CITY OF SANTA PAULA
PLANNING COMMISSION
MINUTES • MAY 24, 2016

Regular Meeting

Council Chambers

6:30 PM

All exhibits, petitions, photos, and other materials submitted to the Commission in conjunction with any item on this Agenda become a part of the City of Santa Paula's records and are not returnable.

1. CALL TO ORDER

Chairman Ikerd called the meeting to order at 6:31 PM.

2. PLEDGE OF ALLEGIANCE

Commissioner Sommer led the Pledge of Allegiance.

3. ROLL CALL

Planning Technician Tarantino called the roll.

Attendee Name	Title	Status	Arrived
Fred W. Robinson	Vice Chairman	Present	6:30 PM
Michael Sommer	Commissioner	Present	6:30 PM
Gail Ikerd	Chairman	Present	6:30 PM
Fred Wacker	Commissioner	Present	6:30 PM
John Demers	Commissioner	Present	6:30 PM
Janna Minsk	Planning Director	Present	6:30 PM
Anna Arroyo	Assistant Planner	Absent	
Chris Williamson	Contract Planner	Present	6:30 PM
Tom Tarantino	Planning Technician	Present	6:30 PM
Raul Gaitan	Sr. Engineering Technician	Present	6:30 PM
Gregg Kettles	Assistant City Attorney	Present	6:30 PM

4. FINAL AGENDA

Agenda final as submitted.

5. PUBLIC COMMENT

REMINDER: in order to minimize distractions during public meetings, all personal communication devices should be turned off or put in a non-audible mode.

At this time, members of the public may comment on any item not appearing on the agenda that is within the subject-matter jurisdiction of the Planning Commission. A Public Comment Form must be submitted to the Secretary before the beginning of the Public Comment period in order to be recognized to speak. Individuals submitting Public Comment Forms after the beginning of the Public Comment period will not be allowed to

speaking at this time, but may be recognized to speak by the Chair at the conclusion of the meeting. Individual Commissioners may briefly respond to Public Comments or ask questions for clarification. The Planning Commission may direct staff to report to the Planning Commission on the item at a later meeting. For items appearing on the Agenda, the public will be invited to make comments at the time the item comes up for Planning Commission consideration. If a member of the public wishes to address a Consent Calendar item, please submit a Public Comment Form for that item. It may then be discussed separately by the Commission, and the public will be invited to make comments at that time. At all times, please use the microphone and write your name and address on the Public Comment Form provided.

No public comment.

6. CONSENT CALENDAR

Information has been provided to the Planning Commission on all matters listed under the Consent Calendar. These items are considered to be routine, and are normally approved by one motion. If discussion is requested by a Commissioner on any item, or a member of the public wishes to comment on an item, that item may be removed from the Consent Calendar for separate action.

RESULT:	ADOPTED [4 TO 0]
MOVER:	Michael Sommer, Commissioner
SECONDER:	Fred Wacker, Commissioner
AYES:	Robinson, Sommer, Wacker, Demers
ABSTAIN:	Ikerd

1. Approval of Minutes for the Regular Planning Commission Meeting of April 26, 2016

- **Staff Presentation:** Tom Tarantino, Planning Technician

RECOMMENDED ACTION:

Staff recommends a motion for approval of the Minutes of the April 26, 2016 Planning Commission Meeting.

Planning Technician Tarantino clarified a clerical error (incorrect meeting date of March 22, 2016) on some of the distributed agendas for tonight's meeting. The proper date for the minutes referenced in this Consent Calendar is April 26, 2016. Commissioner Sommer moved to approve the minutes with the revised/corrected date. Commissioner Wacker seconded the motion. Chairman Ikerd abstained from voting due to his absence at the April 26, 2016 Planning Commission meeting. All others were in favor and the motion carried.

7. PUBLIC HEARING

- Verification of Legal Notice Requirements for Public Hearing
- Declaration of Conflicts

- Declaration of Ex Parte Contacts
- Open Public Hearing

Chairman Ikerd opened the Public Hearing at 6:35 PM and confirmed with the Planning Technician that all items for this meeting were properly noticed in accordance with the Brown Act.

A. 15-CDP-02 Mi Pueblito Meat Market Grocery/Alcohol CUP & Design Review

- **Location:** 1072 E. Main Street (APN: 101-0-213-055)
- **Applicant:** Armando Reyes (owner/applicant)
- **Representative:** Misael Contreras
- **Zoning:** Central Business District (CBD)
- **General Plan Designation:** Commercial
- **Environmental:** Staff has determined the project to be Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines per § 15301 (Class 1) exemption.
- **Staff Presentation:** Janna Minsk, Planning Director

A request for approval of Conditional Use Permit to allow a grocery store and the grocery store to provide the off-site sales of beer and wine (Type 20 Alcohol License) and Design Review Permit for façade improvements for Mi Pueblito Meat Market in the Central Business District.

RECOMMENDED ACTION:

Staff recommends the Planning Commission select Alternative No. 1, adopting Resolution No. 3747 approving Project No. 2015-CDP-02 subject to the Conditions of Approval identified in the Resolution.

Planning Director Janna Minsk presented the item for Assistant Planner Anna Arroyo, who was not present at the meeting.

Director Minsk provided clarification on ABC permitting for grocery stores vs. Liquor stores, and stated that this application was for a relocation of an existing Type 20 ABC license, rather than an application for a new one, as several letters of concern were received.

Armando Reyes, owner of Mi Pueblito Meat Market at 148 S. Ojai St., Spoke through an interpreter (Tania Reyes, his daughter) on the reasoning and plans for relocating his store. Foremost was the fact that the lease at their current location was not going to be renewed.

Commissioner Sommer stated the new plans are a nice design, but questioned the security of having five doors to the location.

Commissioner Demers commended the Applicant on investing in the downtown area and removing the current "eyesore" building facade.

Commissioner Wacker stated he likes the project and what it will do for the foot traffic in the downtown area.

Vice Chairman Robinson stated he likes the new facade in the plans and the fact that it will remove the current purple-colored building front.

Chairman Ikerd reiterated that the liquor license involved is indeed a transfer of an existing ABC license from a location less than 1,000 feet away, and that no concerns had been received by Santa Paula PD. Chairman Ikerd continued that he is in favor of the project and thinks it will be an improvement in the Central Business District.

Vice Chairman Robinson stated he was slightly overwhelmed by the number of ABC licenses shown on the map of the area in the staff report, but still supports the project as long as Mr. Reyes has done his due diligence with Alcoholic Beverage Control and assured that relocation of the license will not be a problem.

Mr. Reyes confirmed that he has spoken with ABC and they do not have reservations about the relocation.

Commissioner Demers reminded the dais that the application was in fact for a grocery store that also sells liquor - not just for a liquor store only.

Commissioner Sommer requested the striking of the word "easily" in Section 4, Item G of Resolution No. 3747 and corresponding language change(s) to Condition D of the Enforcement Agreement, on the basis of "easily" being a subjective term.

Director Minsk stated the changes would be made per Commissioner Sommer's request.

Commissioner Demers moved to approve Alternative No. 1, adopting Resolution No. 3747 approving Project No. 2015-CDP-02, subject to the Conditions of Approval identified in the Resolution and striking the word "easily" in Section 4, Item G of Resolution No. 3747 and corresponding language change(s) to Condition D of the Enforcement Agreement. Commissioner Wacker seconded the motion. All were in favor and the motion carried.

RESULT:	ADOPTED AS AMENDED [UNANIMOUS]
MOVER:	John Demers, Commissioner
SECONDER:	Fred Wacker, Commissioner
AYES:	Robinson, Sommer, Ikerd, Wacker, Demers

B. 14-CDP-02 River Rock/Williams Homes/Hardison House (Continued from Planning Commission Meeting of April 26, 2016)

- **Location:** 1226 Ojai Road (APN 100-0-040-015)
- **Applicant:** Williams Homes, Inc., Santa Clarita, CA
- **Zoning:** HR 2-PD (Hillside Residential-Planned Development)
- **General Plan Designation:** HR-PD (Hillside Residential Planned Development)
- **Environmental:** An Initial Study/Mitigated Negative Declaration (MND) was prepared in accordance with the City's guidelines implementing the California Environmental Quality Act (CEQA)
- **Staff Presentation:** Chris Williamson, Contract Planner

A request to redevelop the 19.27-acre "Hardison House" property by retaining and restoring the historic listing-eligible 1884 Hardison House in place and relocating, restoring, and converting the 1885 barn into a garage for the Hardison House; subdividing the lower 10 acres into 57 lots; construction of 53 one- and two-story single-family homes in four architectural styles; development of four streets with sidewalks, drainage, and drought-tolerant landscaping; and establishment of the upper 9.18 acre hillside as a common area open space with a walking trail. The project includes nomination of the Hardison House and barn to national, state, and local historic listings.

RECOMMENDED ACTION:

Staff recommends the Planning Commission select Alternative No. 2, adopting Resolution No. 3743, with staff-suggested changes and conditions of approval, recommending that the City Council approve Project No. 2014-CDP-02 for a Vesting Tentative Parcel Map, Planned Development Permit, and 53 Growth Management Allocations for a 57-lot subdivision, development of 53 new single-family homes, and restoration of the Hardison House and barn/stable at 1226 Ojai Road.

Contract Planner Chris Williamson presented the item, reviewing the first presentation and covering the new options and ideas for the development proposed

since the previous meeting. These options mainly focused on development of the hillside area of the project by way of cut and fill, including the addition of ten units on the middle of the slope or another seven units on the slope toe.

Senior Engineering Technician Raul Gaitan presented the Public Works Dept. Position on the connection of Fuchsia Lane to the Hardison House project, construction on slope portion of the Hardison House project land, and the use of recycled water in the City.

Commissioner Sommer inquired as to why the City is requiring recycled water fees, since, in his opinion, the City has no current or pending plans for implementing recycled water.

Technician Gaitan responded that the City responded to State mandates for recycled water use beginning in 2006, and has been implementing plans, facilities, and contracts with Limoneira for recycled water since that time. The fees for recycled water, according to Technician Gaitan, should not be fully borne by the taxpayers - in fairness, some of the fees should be imposed upon the developers of this and future developments as well. Technician Gaitan stressed that recycled water facilities are very expensive.

Commissioner Sommer disagreed, stating he feels the fees are an undue burden on this developer, and the East Area 1 development is a completely different set of circumstances. Commissioner Sommer stated he does not believe the City will realized the use of recycled water in his lifetime.

Technician Gaitan stated Public Works does not want development on the hillside area of the Hardison House project, as the degree of the slope might result in a situation like the Camarillo Springs mudslides and enforcing mitigation through HOA's is often very problematic.

Technician Gaitan also wished to note that the .61 average acre-feet estimate of water use per house by Public Works from the Water Use Plan of 2012 is correct.

Keith Herren, principal at Williams Homes, spoke on behalf of the developer's updates and changes to their Hardison House plans since the last meeting.

Mr. Herren stated he reached out to the Museum of Ventura County, the City of Santa Paula, and the Santa Paula Historical Society about the purchase of the home for possible civic use with no success. Mr. Herren stated that the San Buenaventura Conservancy did show some interest, which they are still exploring. Additionally, the bed and breakfast idea proposed by Contract Planner Williamson was also still being discussed. Mr. Herren stated Williams Homes still feels private ownership of the Hardison House and barn is the best way to go, and that Williams Homes wants to be a good steward of the property.

Mr. Herren reiterated that Williams is only building 53 homes (54 counting the existing house) out of the 57 allowed by the zoning, and that Williams would prefer not to build on the hillside whatsoever.

Mr. Herren stated he does not feel the project is so much a density issue as it is an affordability issue, and that Williams is trying to build to market demands.

Mr. Herren stated the average lot size for the homes in the project is 5,700 sq. ft., and the average home size is 2,000 sq. ft.; not out of character with the older surrounding developments, which have an average lot size of 5,900 sq. ft.

Mr. Herren also stated there was also a recent 19% fee increase in the City, which he stated is very high.

Jim Procter, resident at 1167 Say Rd., stated his family sold the Hardison House property after investing a sizable amount of money in several rehabilitation attempts. Mr. Procter does not believe the proposed plans preserve the historic heritage of the site, and the mitigation measures are merely "window dressing". Mr. Procter stated the density is in clear violation of City zoning regulations and the Mitigated Negative Declaration says there will be "significant adverse changes" to the property under CEQA and that a full Environmental Impact Report should be ordered. Mr. Procter said he is not opposed to development, but development should follow the rules and respect the historical character of the property. Mr. Procter feels the 14,000 sq. ft. Minimum lot sizes mandated by the HR-1 zoning are in effect for a reason, and should be maintained. Mr. Procter also stated he feels the buildable area of the project is really only nine acres, while the developer has included the entire area (including the unbuildable hillside) in its density computation, which he feels is a disingenuous figure. Mr. Procter stated he wants the developer to "play by the rules" and that Santa Paulans should no longer accept mediocrity in their developments.

Gabrielle Muratori, resident at 1167 Say Rd., stated she is a construction engineer, and though she appreciates the 13 additional mitigation measures proposed, they are not enough. Ms. Muratori stated there are two major problems: zoning and historic preservation. Ms. Muratori stated the zoning for the project area is HR2-PD, and the proposed project only meets half of the HR2-PD regulations for a hillside zone, including lot sizes and setbacks. Ms. Muratori also questioned how the historical importance of the property would affect development, and if it is a landmark as a complex of buildings/land, or just as a house. Additionally, Ms. Muratori questioned whether there are different standards for development surrounding rural versus urban historic landmarks.

Jesse Phillips, resident at 1012 Fuchsia Ln., reemphasized the points he made at last month's meeting, regarding the proposed connection at Fuchsia Ln. Mr. Phillips reiterated that the increased traffic would pose a danger to the residents and licensed daycare facility in the area.

Daniel Reesman, resident at 1148 Fuchsia Ln., stated he just purchased the home directly next to the Hardison property, and questioned if the Standards for Historical Rehabilitation set by the United States Secretary of the Interior had been met, specifically regarding density. Mr. Reesman also stated he feels the connection at Fuchsia would pose a hazard for current and future residents.

Pam Murphy, resident at 969 Terracina Dr., stated she was born and raised in Santa Paula and her family dates back 60 years in the city. Ms. Murphy stated she think Williams Homes, their building style and business practices, are less than desirable and will bring Santa Clarita-style development to Santa Paula. Ms. Murphy also questions the water use of the project.

Pat Kennedy, resident at 1398 N. Briggs Rd., stated she is a 4th-generation Santa Paulan and questions the water issues surrounding the project. Ms. Kennedy stated she feels the Commission's questions from the previous meeting have not been adequately answered, and specifically that the San Buenaventura Conservancy and San Buenaventura Research Associates appear to disagree regarding water use for the project. Ms. Kennedy believes that a full Environmental Impact Report should be generated, especially in a case like this, where two or more lead agencies disagree. Additionally, Ms. Kennedy stated she feels that issues surrounding road safety, level of HOA responsibility, geologic safety of hillside development, lot size, and historic and archaeological preservation have not been adequately addressed by Williams Homes.

Sheryl Hamlin, resident at 830 Teague Dr., presented several books on barns and historic preservation. Ms. Hamlin stated there are numerous compatibility issues with the project and surrounding community. Ms. Hamlin stated the citizens of Santa Paula are not responsible for ensuring Williams Homes' profitability on this project, and she wishes to find out who told the developer that placing 53 homes on the Hardison property was a "fait accompli."

Maxine McKaig, resident at 411 Estriga Ct., stated she regularly drives Ojai Rd., and the traffic situation is already horrendous, especially at the intersection of 10th St. And Ojai Rd. Ms. McKaig also stated this project is far too dense for the setting, and that schools and recycled water should be more of an issue.

Steven Cain, resident at 1205 Ojai Rd., stated the use of the term "clustering" regarding this project's lot sizes aimed at preserving the hillside is somewhat disingenuous, as there are only 10 developable acres in the 19-acre project area. Mr. Cain stated it would be interesting to see how much the average lot sizes of the project would decrease if the proposed Hardison House parcel itself was removed from the equation.

Mary Cain, resident at 1205 Ojai Rd., stated she lives across the street from the Hardison property and loves her house and the beautiful view. Ms. Cain stated her nine year-old daughter also wrote a letter about the project, and both she and her

family feel the historic nature of the entire setting should be considered, rather than just the structures. Ms. Cain also stated traffic is already bad in the area, and the parameters stating traffic will not get worse from the development are skewed. Ms. Cain continued that comparison of this development to Williams Homes' project in town near the hospital is inaccurate, as those lots are laid out differently and not "crammed against the hill" like this one.

Briena Cooper, resident at 1258 Maple St., stated this development not only violates the HR2-PD zoning rules, but also nearly all other zoning rules in the City. Ms. Cooper stated the only zoning regulation the lots in this project comply with is the front-yard setback for mobile home parks. Ms. Cooper also questions the traffic and historic preservation issues as previously mentioned.

Technician Gaitan responded that many of the traffic issues on Highway 150 are out of Public Works' control, as it is a Caltrans road. Technician Gaitan continued that Public Works asked Caltrans to study the traffic on Ojai Rd., and when they did, they applied the same parameters as used in far larger Los Angeles urban settings, and as such, did not feel the traffic issues were serious. Additionally, Technician Gaitan presented plans dating to 1971 showing that both Fuchsia and Marigold Lanes were always planned to push through, as well as other streets throughout the City, and that liability issues and cost considerations for mitigations like speed bumps must be considered.

Commissioner Demers stated that he feels nothing has fundamentally changed in the project plans since the last meeting. Commissioner Demers also stated his concern regarding traffic issues, especially in this age of multi-generational housing, and the density and character of this development in relation to The Oaks area, which is very nice with large lots and homes. Commissioner Demers continued that he concurs with the 10-acre buildable reality of the project site, and has serious issues with needing seven different conditions to reduce the lot sizes. Commissioner Demers stated the mobile home-sized lots are not what the community should want this part of town to look like.

Chairman Ikerd questioned why the previous owners of the property, the Procter family, which traces back to Hardison, would sell the property without plans to keep it intact.

Mr. Procter responded on behalf of his family, saying that there were multiple beneficiaries in the estate trust, most of whom did not have the financial resources for a full rehabilitation project. Mr. Procter stated the family put over \$300,000 into preservation and repairs, including foundation work, hoping it would sell as a house, but it did not. Mr. Procter continued that the family's understanding was that the house was already a county historic landmark.

Chairman Ikerd questioned the density of the project, stating it did not look like the right fit, though building on the hill might be a decent alternative in order to spread

the homes out with larger lots and give the Hardison House a little more space. Chairman Ikerd stated he grew up on a farm, and has a soft spot for barns and such, however sometimes it is not possible to preserve every area of history we might like. Additionally, Chairman Ikerd stated, for safety reasons, Fuchsia Lane should be put through according to Public Works' plans.

Commissioner Sommer stated he too was raised on a farm, which has since been developed, and understands that the Procter family sold the land with the intention of it being built out. Commissioner Sommer elaborated on some of the previously stated misnomers regarding density, lot sizes, and road connections, and tends to agree with Williams Homes' assessment that high-priced homes are not in line with the market. Commissioner Sommer continued he understands the emotional issues surrounding development and this project in particular, but if the proposal meets the current guidelines, the project should be a go, though development on the hill might be somewhat problematic.

Vice Chairman Robinson stated this is a very difficult project that has created a great deal of angst for the community and the Commission, which somehow missed an opportunity years ago to preserve the Hardison property in perpetuity. Vice Chairman Robinson continued that he is uncomfortable adopting the project with the amendments handed to him during the meeting, and questions whether the project as proposed, especially with its traffic and water issues, is the best thing for Santa Paula.

Commissioner Wacker stated he does not feel comfortable deciding one way or another, based on the late-arriving information, and feels more discussion is warranted.

Chairman Ikerd stated he could not support the project right now, as presented, and then laid out the options for the Commission: approve the project, reject the project, or continue the project with specific requests for more information.

Chairman Ikerd recessed the meeting for break and discussion at 9:01 PM.

Chairman Ikerd reconvened the meeting at 9:10 PM.

Contract Planner Williamson clarified the density calculation of the project, stating that the Planned Development permit process in the zoning code allowed for increased density on the lower portion of a project parcel when doing so preserves a hillside, viewshed, historic resource, etc. However, Contract Planner Williamson stated the General Plan also states compatibility to surrounding neighborhoods as a development goal, so the Commissioners would have to weigh both sides.

Director Minsk reiterated that the Planned Development permit is a tool that allows for increased flexibility in the development standards for a parcel when certain

criteria are met, and refuted the claims made by previous speakers that Variances were involved, as they have very strict and specific requirements of their own.

Mr. Herren stated Williams Homes does not set HOA dues, currently estimated between \$135-\$150, but rather the Bureau of Real Estate. Mr. Herren said he understands the issues of density and compatibility, particularly on the northern and southern property lines of the project site, and expressed his hope they can find "middle ground" while still avoiding development of the hillside. Mr. Herren then stated Williams Homes might be able to reduce the number of homes to increase openness, but reiterated that the price point needs to remain at \$400,000 for Santa Paula.

Commissioner Sommer asked how many units Mr. Herren would be comfortable going with, rather than the 53 proposed.

Chairman Ikerd, Commissioner Sommer, Commissioner Demers, Director Minsk, Contract Planner Williamson and Mr. Herren discussed project layout options to increase lot sizes and reduce the total number of homes. To summarize, a total of five units were removed, reducing the total from 53 to 48, thereby increasing the lot sizes and improving the views into the site. Two units were removed from both the north and south site boundaries and one unit from the cluster immediately to the north of the Hardison House, thereby giving it more room.

Chairman Ikerd expressed his continued reservations about living in small lot communities and the loss of the old farm feel of the site.

Commissioners Wacker and Sommer stated their support of the newly revised project, with Commissioner Wacker stating his strong desire for another community meeting to update citizens on the project revisions.

Vice Chairman Robinson stated the minor tweaks being made would not be enough to make the community happy, and likewise, the reduction in units that would make the community happy would not be satisfactory to the developer. Vice Chairman Robinson continued that he is "heartbroken" about the project, and that the Hardison House is a sacred piece of property; however, he feels if it fits the General Plan, the Commissioners must approve it and send it on to the City Council, which is more empowered to review and act upon it. Ultimately, Vice Chairman Robinson stated he wished the project had never come along in the first place.

Chairman Ikerd stated that the Council could still disapprove the project.

Commissioner Sommer moved to approve Alternative No. 2, adopting Resolution No. 3743 and Conditions of Approval, recommending that the City Council approve Project No. 2014-CDP-02 for a Vesting Tentative Parcel Map, Planned Development Permit, and 53 Growth Management Allocations for a 57-lot subdivision, development of 53 new single-family homes, and restoration of the Hardison House

and barn/stable at 1226 Ojai Road, with the following changes discussed at this meeting:

- 1.) Reducing the total number of new single family homes from 53 to 48 as follows: two units removed from the south edge, two units removed from the north edge, and one unit removed from the north side of the Hardison House; and,
- 2.) Removal of Condition of Approval No. 130 changing Fuchsia Lane to an emergency access only and, instead, allowing its connection to the development as previously planned by the City of Santa Paula Public Works Dept.; and,
- 3.) Removal of Conditions of Approval Nos. 41 (Recycling Water Fee) and 56 (GHAD Assessment) from Resolution No. 3743.

Commissioner Wacker seconded the motion. Vice Chairman Robinson and Commissioners Sommer and Wacker were in favor under roll call vote, with Chairman Ikerd and Commissioner Demers not in favor. The motion carried with a 3-2 vote in favor.

RESULT:	ADOPTED AS AMENDED [3 TO 2]
MOVER:	Michael Sommer, Commissioner
SECONDER:	Fred Wacker, Commissioner
AYES:	Robinson, Sommer, Wacker
NAYS:	Ikerd, Demers

- Close Public Hearing

8. NEW BUSINESS

None.

9. CITY COMMUNICATIONS

A. Planning Department

None.

B. Planning Commission

None.

10. REQUEST FOR FUTURE AGENDA ITEMS

Any Planning Commissioner may make a motion only to place an item on a future Agenda. Members may discuss whether or not the item should be placed on the agenda and the description of the item. The motion is non-debatable. Placement of an item on a future Agenda requires a majority vote. The Planning Director has discretion as to when

the item will be placed on the Agenda, unless otherwise directed by the Planning Commission.

Commissioner Demers requested follow-up information regarding the status of traffic/road corrections related to the Foothill Rd.-Peck Rd. intersection that was discussed as part of the Anderson-Hagaman project.

11. ADJOURNMENT

Chairman Ikerd adjourned the meeting at 9:50pm.

NOTICE: Actions by the Planning Commission on the above items cannot be appealed to the City Council after 4:30 p.m. on June 3, 2016. Be advised that if you bring a legal challenge to a Planning Commission decision, you may be limited to raising only those issues you or someone else raised at the meeting or in written correspondence delivered to the Planning Commission at or before the meeting.



Tom Tarantino, Planning Technician