

**MINUTES OF THE SANTA PAULA
PLANNING COMMISSION
Tuesday, September 28, 2010
6:30 P.M.**

CALL TO ORDER: Chairman Steven Brown

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Commissioners present: L. Steven Brown, Michael E. Sommer, John D. Wisda,
and Marilyn F. Appleby

Commissioners absent: None

Staff Present: City Attorney John Cotti, Deputy Planning Director Stratis
Perros

FINAL AGENDA: None

PUBLIC COMMENT: No public comment

CONSENT CALENDAR:

A. Minutes of the Planning Commission Meeting on August 24, 2010

ACTION: Approved the Minutes of August 24, 2010, as submitted.

7. PUBLIC HEARING:

A. 10-CUP-06: A request for a Conditional Use Permit to establish an Un-
manned Telecommunication Facility consisting of eight antennas mounted on
an existing utility tower in the Rural Residential (R-A 20) zoning district. The
General Plan designation is Single Family Residential.

Location: 1483 Ojai Road (APN: 040-0-230-045)
Applicant: Delta Groups Engineering, Inc (Verizon Wireless)
General Plan: Single Family Residential
Zoning: Rural Residential (R-A 20)
Environmental: Categorically Exempt from the California Environ-
mental Quality Act (§15303, Class 3, New Construc-
tion)

Verification of posting notice: Chairman Brown confirmed with Deputy Planning
Director Stratis Perros that the Notice of Public Hearing was properly advertised and
posted.

Declaration of conflicts: Chairperson Brown noted that the property owner is his mother-in-law, but that he does not currently have a financial interest in the subject property.

Declaration of ex parte contacts: None

Open public hearing: Chairperson Brown opened Public Hearing at 6:40 p.m. and called upon staff to present the item.

- Staff presentation – Presentation by Deputy Planning Director Stratis Perros.
- Discussion

PUBLIC COMMENT: None

ACTION: It was moved by Commissioner Wisda, seconded by Commissioner Appleby to continue the item per the applicant's request to the next Planning Commission meeting on October 26, 2010 in order to provide the applicant additional time to review the conditions of approval.

The motion was approved by a unanimous roll call vote.

Close Public Hearing: Chairperson Brown closed the public hearing at 6:45 p.m.

B. 10-CDP-05: A request for a Tentative Parcel Map and Conditional Use Permit to convert an existing duplex into a two-unit residential condominium. No new development is proposed as part of this request. Change is limited to establishing individual ownership of each dwelling unit.

Location: 145 Ojai Street (APN: 101-0-215-135)
Applicant: Habitat for Humanity (Stacy Swanson)
General Plan: Medium-High Density Residential
Zoning: Medium-High Density Residential (R-3)
Environmental: Categorically Exempt under the California Environmental Quality Act (CEQA) based upon a Class 1 (CEQA Guidelines Section 15301) exemption.

Verification of posting notice: Chairman Brown confirmed with Deputy Planning Director Stratis Perros that the Notice of Public Hearing was properly advertised and posted.

Declaration of conflicts: None

Declaration of ex parte contacts: None

Open public hearing: Chairperson Brown opened Public Hearing at 6:46 p.m. and called upon staff to present the item.

- Staff presentation – Presentation by Deputy Planning Director Stratis Perros.

- Discussion

Alan Nelsen from Jensen Design and Survey and John Kistler from Habitat for Humanity were the applicants' representatives and were present to answer questions.

ACTION: It was moved by Vice Chair Sommer, seconded by Commissioner Appleby to adopt Resolution No. 3677 approving Project. No. 2010-CDP-05 **RESOLUTION NO. 3677 – A RESOLUTION APPROVING A TENTATIVE PARCEL MAP AND CONDITIONAL USE PERMIT TO ALLOW A CONDOMINIUM CONVERSION.**

The motion was approved by a unanimous roll call vote.

Close Public Hearing: Chairperson Brown closed the public hearing at 7:05 p.m.

- C. **10-CDP-07:** A request for a Conditional Use Permit and Growth Management Unit Allocation to renovate an existing vacant residential building into a 20-unit senior apartment building. The project involves interior and exterior renovation of the existing building, a 4,000 square foot addition to the rear of the building, new carport, and new parking lot.

Location: 220 W. Main Street (APN: 105-0-121-185)
Applicant: Santa Paula Housing Authority (Ramsey Jay)
General Plan: Commercial-Office
Zoning: Commercial-Office (C-O)
Environmental: Categorically Exempt under the California Environmental Quality Act (CEQA) based upon a Class 3 (CEQA Guidelines Section 15303) exemption.

Verification of posting notice: Chairman Brown confirmed with Deputy Planning Director Stratis Perros that the Notice of Public Hearing was properly advertised and posted.

Declaration of conflicts: Commissioner Appleby noted for the record that her firm made a bid for the project but was not selected.

Declaration of ex parte contacts: Vice Chairperson Sommer reported he had a meeting with Mr. Sullivan, a neighboring property owner.

Open public hearing: Chairperson Brown opened Public Hearing at 7:07 p.m. and called upon staff to present the item.

- Staff presentation – Presentation by Deputy Planning Director Stratis Perros.
- Discussion

Ramsey Jay from the Santa Paula Housing Authority spoke to the Commission and explained the purpose of the project. Architect Brady Roark explained the details of the project and answered questions regarding the project design and layout. John Sullivan, neighbor at 230 W. Main Street, expressed concern about the proposed changes along the west property line which abuts his property. Mr. Sullivan did not agree with the applicant's survey of where the exact boundary line is between these properties. Mr. Sullivan expressed concern over the proposed driveway widening, fence relocation, and removal of existing trees. Mr. Jay and Mr. Roark answered additional questions directed from the Commission regarding project design.

ACTION: It was moved by Commissioner Wisda, seconded by Commissioner Appleby to continue the hearing to continue the hearing to the next Planning Commission meeting on October 26, 2010 to allow time to redesign the project per the Commissions comments.

The motion was denied by a unanimous roll call vote.

ACTION: It was moved by Commissioner Wisda, seconded by Commissioner Appleby to adopt Resolution No. 3678 approving Project. No. 2010-CDP-07 subject to modification of the conditions of approval. **RESOLUTION NO. 3678 – A RESOLUTION APPROVING NINETEEN GROWTH MANAGEMENT ALLOCATIONS AND A CONDITIONAL USE PERMIT TO CONSTRUCT A 20-UNIT SENIOR AFFORDABLE APARTMENT DEVELOPMENT.**

The motion was approved by a unanimous roll call vote.

Close Public Hearing: Chairperson Brown closed the public hearing at 8.10 p.m.

ORDER OF BUSINESS: None.

NEW BUSINESS: No new business was scheduled or discussed at this time

CITY COMMUNICATIONS: Deputy Planning Director Perros reminded the Commission of the next regularly scheduled meeting on October 26, 2010. Chairperson Brown expressed concern about the lack of property maintenance at several recently approved sites and agreed to submit information to City Attorney Cotti for a code compliance response.

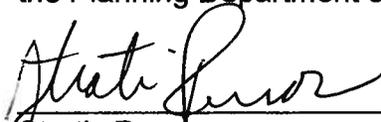
REQUEST FOR FUTURE AGENDA ITEMS: No request for future agenda items.

ADJOURNMENT: Chairperson Brown adjourned the meeting at 8:17 p.m.



Janna Minsk
Planning Director

NOTICE: Actions by the Planning Commission on the above items cannot be appealed to the City Council after 5:00 p.m. Friday, October 8, 2010. 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. For further details of the discussions held in this meeting, a taped recording is available in the Planning Department office for a period of approximately one year.



Stratis Perros
Deputy Planning Director