

**MINUTES OF THE SANTA PAULA
PLANNING COMMISSION
Tuesday, October 26, 2010
6:30 P.M.**

CALL TO ORDER: Chairman Steven Brown
PLEDGE OF ALLEGIANCE:
ROLL CALL:

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

Commissioners absent: John D. Wisda

Staff Present: City Attorney John Cotti, Deputy Planning Director Stratis Perros, Assistant Planner Anna Arroyo, Deputy City Clerk Peggy Higgins

FINAL AGENDA: None

PUBLIC COMMENT: No public comment

CONSENT CALENDAR:

A. Minutes of the Planning Commission Meeting on September 28, 2010

ACTION: Approved the Minutes of September 28, 2010, as submitted.

7. PUBLIC HEARING:

A. 10-CDP-04: A request for: 1) Certificate of Appropriateness for an 891 square foot two-story addition with exterior renovations to the existing duplex located in the Historic District Overlay; 2) Minor Modification to allow the existing tandem parking; and 3) A reduction of one of the minimum common open space dimensions from 25 feet to 21 feet.

Location: 231 & 233 N. 8th Street (APN: 103-0-071-235)
Applicant: Bender Farms
General Plan: Medium-High Density Residential
Zoning: Medium-High Density Residential (R-3) zone
Environmental: Categorically exempt under the California Environmental Quality Act (CEQA) based upon a Class 1 (Section 15301) and Class 31 (Section 15331) exemptions

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 Assistant Planner Anna Arroyo.
- Discussion

Ilan Bender, applicant, and Tara Brown, architect, were the present to answer questions.

Michael Adams, 226 N. Eighth Street, spoke regarding high residential density in the area and that limited parking is available.

ACTION: Adopted the Certificate of Appropriateness and Resolution No. 3679 approving two Minor Modifications that includes a modification to allow the existing tandem parking and a reduction in one of the minimum common open space dimensions from 25 feet to 21 feet subject to the Conditions of Approval identified in the Resolution.

The motion was approved by a unanimous roll call vote.

- B. 10-CUP-06:** A request for a Conditional Use Permit to establish an Unmanned Telecommunication Facility consisting of eight antennas mounted on an existing utility tower.

Location: 1483 Ojai Road (APN: 040-0-230-045)
Applicant: City of Santa Paula
General Plan: Single Family Residential
Zoning: Rural Residential (R-A 20)
Environmental: Categorically Exempt from the California Environmental Quality Act (§15303, Class 3, New Construction)

ACTION: Continued per the applicant's request to the next Planning Commission meeting on November 23, 2010.

ORDER OF BUSINESS

- A. 10-DR-07:** Director recommendation to the Planning Commission for public hearing and consideration of a Historical Property Agreement at 134 Mill Street (Glen Tavern Inn)

ACTION: Planning Commission will consider proposed Historical Property Agreement at its next meeting on November 23, 2010.

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

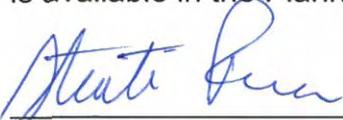
CITY COMMUNICATIONS:

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

ADJOURNMENT: Chairperson Brown adjourned the meeting at. 7:05 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, November 5, 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