

**MINUTES OF THE SANTA PAULA
HISTORIC PRESERVATION/PLANNING COMMISSION
Tuesday, November 23, 2010
6:30 P.M.**

CALL TO ORDER: Chairman Steven Brown

PLEDGE OF ALLEGIANCE: Chairman Steven Brown

Commissioner Graham was sworn in by Deputy City Clerk Peggy Higgins.

ROLL CALL:

Commissioners present: L. Steven Brown, Rita Graham, Michael E. Sommer, and John D. Wisda

Commissioners absent: Marilyn F. Appleby

Staff Present: City Attorney John Cotti, Planning Director Janna Minsk, Deputy Planning Director Stratis Perros, Assistant Planner Caesar Hernandez, Deputy City Clerk Peggy Higgins

FINAL AGENDA: None

PUBLIC COMMENT: No public comment

CONSENT CALENDAR:

A. Minutes of the Planning Commission Meeting on October 26, 2010

ACTION: Approved the Minutes of October 26, 2010, as submitted. Commissioner Graham abstained since she was not present at that meeting.

PUBLIC HEARING:

A. 10-CUP-06: (Continued from 10/26/10 PC) A request for a Conditional Use Permit to establish an Unmanned 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 Environmental Quality Act (§15303, Class 3, New Construction).

Verification of posting notice: Chairman Brown confirmed with Deputy City Clerk Higgins that the Notice of Public Hearing was properly advertised and posted.

Declaration of conflicts: Michael E. Sommer excused himself because of conflict due to the proximity of his residence to the project site.

Declaration of ex parte contacts: None.

Open public hearing: Chairperson Brown opened Public Hearing at 6:45 p.m. and called upon staff to present the item.

- Staff presentation – Presentation by Assistant Planner Caesar Hernandez
- Discussion

Ryan Young, Applicant representative from Verizon Wireless, was present to answer questions.

Ian McCallister, neighbor at 1465 Ojai Rd, raised question regarding undergrounding of utilities and radio frequencies.

ACTION: It was moved by Commissioner Wisda, seconded by Commissioner Graham to adopt Resolution No. 3676 approving Project No. 2010-CUP-06 with added condition that all utilities must be undergrounded and that RF report be provided to staff for neighbor.

The motion was approved by a unanimous roll call vote with Commissioner Sommer abstaining.

B. 10-CDP-08: A request for a Conditional Use Permit and Design Review to construct a 4,327 sq. ft. commercial banking facility with Drive-thru in the General Commercial (C-G) zoning district. The General Plan designation is Commercial

Location: 539 West Main Street (APN: 102-0-160-295)
Applicant: JP Morgan Chase
General Plan: Commercial
Zoning: General Commercial
Environmental: Categorically Exempt under the California Environmental Quality Act (CEQA) based upon a Class 3 (CEQA Guidelines Section §15303) exemption.

- Staff presentation – Presentation by Assistant Planner Caesar Hernandez
- Discussion

George Garcia and Wendell Keller, Applicant Representatives from Chase Bank, were present to answer questions.

ACTION: It was moved by Commissioner Wisda, seconded by Commissioner Brown to adopt Resolution No. 3680 approving Project No. 2010-CDP-08 with added condition that applicant coordinate with staff regarding final landscape plan that will result in an appropriate design theme.

The motion was approved by a unanimous roll call vote.

- C. **10-DR-07:** A request in accordance with the Mills Act to establish a Historical Property Agreement between the City of Santa Paula and the owner of a qualified historical property (Glen Tavern Inn). The property is located in the General Commercial (C-G) zoning district. The General Plan designation is Commercial

Location: 134 N. Mill Street (APN: 103-0-112-015)
Applicant: Tom Jennett for Sunset Lucy's LLC
General Plan: Commercial
Zoning: General Commercial
Environmental: Categorically Exempt under the California Environmental Quality Act (CEQA) based upon a Class 1 (CEQA Guidelines Section §15301) exemption.

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

Tom Jennett, Applicant, was present to answer questions.

ACTION: It was moved by Chairman Brown, seconded by Vice Chairman Sommer to adopt Resolution No 3681 forwarding an approval recommendation to the City Council for Project No 2010-DR-07.

The motion was approved by a 3-1 roll call vote with Commissioner Wisda voting No.

ORDER OF BUSINESS:

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

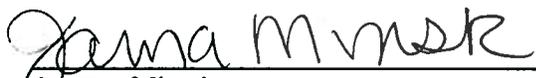
CITY COMMUNICATIONS:

Planning Director Minsk indicated that the next Planning Commission meeting on December 28, 2010 would be cancelled due to holiday and because no projects were ready to be presented. The next regularly scheduled Planning Commission meeting will be held on January 25, 2011.

Commissioner Wisda commented about the issue of marijuana dispensaries as a possible land use within the City.

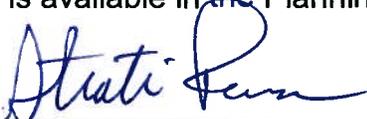
REQUEST FOR FUTURE AGENDA ITEMS: No request for future agenda items.

ADJOURNMENT: Chairperson Brown adjourned the meeting at 8:15 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, December 3, 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