

**MINUTES OF THE SANTA PAULA
PLANNING COMMISSION
Tuesday, October 30, 2012
6:30 P.M.**

CALL TO ORDER: Vice Chairman Marilyn Appleby
PLEDGE OF ALLEGIANCE: Commissioner John D. Wisda

ROLL CALL:

Commissioners present: Marilyn Appleby, John Wisda, and Ike Ikerd

Absent Chairman Michael Sommer

Staff Present: Deputy City Attorney Elizabeth Calciano, Deputy Planning Director Stratis Perros, Assistant Planner Caesar Hernandez, and Planning Secretary Jean Winbush

FINAL AGENDA: Agenda final as submitted

PUBLIC COMMENT: No public comment

CONSENT CALENDAR:

A. Minutes of the Planning Commission Meeting on August 28, 2012

ACTION: It was moved by Commissioner Wisda, seconded by Commissioner Ikerd to approve the minutes. All were in favor and the motion carried.

PUBLIC HEARING:

A. Project No. 12-CDP-07 A request for Conditional Use Permit to establish a wireless telecommunication facility on an existing commercially developed lot and Variance to increase the maximum height limit from 35 feet to 64 feet.

Location: 1397 East Harvard Blvd (APN: 101-0-260-085)

Applicant: Delta Groups Engineering, Inc. for Verizon Wireless

Representative: Ryan Young

Verification of posting notice: Vice Chairman Appleby confirmed with the 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: Vice Chairman Marilyn F. Appleby opened the Public Hearing at 6:50 p.m. and called upon staff to present the item.

- Staff Presentation – Report, Assistant Planner Caesar Hernandez
- Discussion

Public Comment: Ryan Young, Delta Group Engineering Inc., on behalf for Verizon Wireless was available to answer questions. He explained that the proposed tower provides additional capacity needed for wireless coverage.

Dolan McGaelic, neighbor, inquired about type of frequency proposed and health risks associated with these types of towers. Ryan Young responded that the frequency is 700 MHz and the site will be operated in required FCC standards.

Commissioner Wisda inquired about distance of nearest housing from the proposed tower and height of comparable tree tower on Beckwith Avenue. Assistant Planner Hernandez replied that the nearest housing is about 200 feet away and the existing Beckwith Avenue tower is about 100 feet.

After further discussion a motion was made.

ACTION: It was moved by Commissioner Wisda, seconded by Commissioner Ikerd to adopt Resolution No. 3702 approving Conditional Use Permit No. 2012-CDP-07 subject to the Conditions of Approval identified in the Resolution. Under roll call vote all were in favor and the motion carried.

B. Project 12-CDP-06: A request for a Conditional Use Permit and Design Review to allow a six-unit apartment building designated as affordable housing for senior citizens to be constructed on an existing vacant lot.

Location: 812-820 Santa Barbara Street (APN: 103-0-101-245)
Applicant: Ramsey Jay on behalf of Santa Paula Housing Authority

Verification of posting notice: Vice Chairman Appleby confirmed with the 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

- Staff Presentation – Report, Assistant Planner Caesar Hernandez
- Discussion

Public Comment: Pat McCarthy, McCarthy Companies, Architect Brady Roarke, and Applicant Ramsey Jay on behalf of Santa Paula Housing Authority were available to answer questions.

Commissioner Wisda expressed his concerns about the parking spaces. Would like to see if they can reduce guest parking.

Commissioner Appleby agreed with Commissioner Wisda about reducing the overall number of parking spaces. She expressed concern about development's appearance and compatibility with existing development along Santa Barbara Street, preferring increased open space and building frontage along street, while pushing parking lot further back on property. She also expressed concern of CMU wall next to adjacent residential property.

Commissioner Ikerd expressed concerns about why only six units for the senior housing development, would have like to have seen more.

ACTION: It was moved by Commissioner Wisda, seconded by Commissioner Ikerd to continue the public hearing to the next Planning Commission meeting on November 27, 2012 in order for the applicant to modify the design per the Planning Commission direction. Under roll call vote all were in favor and the motion carried.

ORDER OF BUSINESS: None

NEW BUSINESS: None

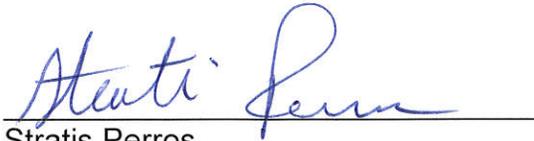
CITY COMMUNICATIONS:

Deputy Planning Director Stratis Perros informed that the next Planning Commission meeting will be on November 27, 2012. He also introduced new Planning Secretary Jean Winbush to the Commission.

REQUEST FOR FUTURE AGENDA ITEMS:

ADJOURNMENT: Vice Chairman Appleby adjourned the meeting at 7:55 p.m.

NOTICE: Actions by the Planning Commission on the above items cannot be appealed to the City Council after **4:30 p.m. Friday November 2, 2012**. 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.

A handwritten signature in blue ink, appearing to read "Stratis Perros", written over a horizontal line.

Stratis Perros
Deputy Planning Director