



CITY OF SANTA PAULA
PLANNING COMMISSION
MINUTES • JUNE 28, 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

2. PLEDGE OF ALLEGIANCE

Commissioner Demers led the Pledge of Allegiance.

3. ROLL CALL

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	Excused	
John Demers	Commissioner	Present	6:30 PM
Janna Minsk	Planning Director	Present	6:30 PM
Gregg Kettles	Assistant City Attorney	Present	6:30 PM
N.D. Doberneck	Associate Planner	Present	6:30 PM
Joyce Parker-Bozylinski	Contract Planner	Present	6:30 PM
Tom Tarantino	Planning Technician	Present	6:30 PM

Chairman Ikerd paused the proceedings to allow the Commissioners to reflect and speak on the loss of Commissioner Fred Wacker, who lost his battle with cancer on June 7th. All Commissioners praised Commissioner Wacker's humanitarian work with the Home Depot Foundation and commitment to his duties on the Planning Commission and to the City of Santa Paula.

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 speak 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.

1. Approval of Minutes for the May 24, 2016 Planning Commission Meeting

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

RECOMMENDED ACTION:

Staff recommends a motion for approval of the Minutes of the May 24, 2016 Planning Commission Meeting.

Commissioner Sommer moved to approve the minutes as submitted. Commissioner Demers seconded the motion. All 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 6:39pm

No Conflicts of Interest were reported by the Commissioners.

Ex Parte Contacts:

Vice Chairman Robinson stated he met with the applicant(s) of the Flight 126 Cafe project and toured the property.

Chairman Ikerd stated he frequents Flight 126 Cafe as a patron and with the Rotary Club, which holds its regular meetings at the restaurant.

A. 16-CUP-03 Flight 126 Cafe (Type 41 ABC License)

- **Location:** 824 E. Santa Maria St. (APN: 104-0-181-065)
- **Applicant(s):** Ken & Evie Kramer (Owners, Flight 126 Café)
- **Representative:** Rares Bodea (Robert William Co., LLC)
- **Zoning:** K-O (Airport Operational)
- **General Plan Designation:** Airport Operational
- **Environmental:** Staff has determined the project to be Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines per §15301 (Class 1, Existing Facilities)
- **Staff Presentation:** Joyce Parker-Bozylinski, Contract Planner

A request for a Conditional Use Permit to allow a Type 41 alcohol license (on-site sale of beer and wine) and an Entertainment Permit to allow live entertainment at an existing and expanded restaurant (Flight 126 Café). The project includes a request to expand and remodel the restaurant interior, including adding a new bar in support of the alcohol license, remodeling an existing 1,440-sf banquet room into three separate rooms: a 460-sf banquet room, a 545-sf office space, and a 320-sf flight crew lounge.

RECOMMENDED ACTION:

Staff recommends that the Planning Commission select Alternative No. 1, adopting Resolution No. 3748 approving a Conditional Use Permit to allow a Type 41 alcohol license (on-site sale of beer and wine) and an Entertainment Permit to allow live entertainment at an existing and expanded restaurant and banquet facility (Flight 126 Café), subject to the conditions specified in the resolution.

(Secretary note: the public microphone seems to have malfunctioned at some point early on in the meeting. As a result, the staff presentation and applicant/public comments are extremely difficult to hear in the audio recording of the meeting.)

Contract Planner Joyce Parker-Bozylinski presented the item to the Planning Commission.

Bill Lindsay, representative for the Applicant(s), Santa Paula Airport Association, and the potential nonprofit tenant at the project site, stated the project would be a valuable, family-oriented asset to the City.

Richard Rudman, resident at 1046 Corte la Brisa, spoke in support of the project and Flight 126 Cafe as a quality employer and exemplary small business in Santa Paula.

Rares Bodea, representative for Robert William Co., LLC stated he did not wish to speak.

Vice Chairman Robinson stated he is excited to see a nice venue take over for the long-vacant Logsdon's Restaurant, and is looking forward to seeing the business thrive.

Commissioner Demers stated he is happy to see the underutilized location finally being put to good use and is very much in support of the project.

Commissioner Sommer and Chairman Ikerd also stated they support the project.

Commissioner Demers moved to adopt the item as submitted. Vice Chairman Robinson seconded the motion. All were in favor under roll call vote, and the motion carried.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John Demers, Commissioner
SECONDER:	Fred W. Robinson, Vice Chairman
AYES:	Robinson, Sommer, Ikerd, Demers
EXCUSED:	Wacker

B. 16-MM-01 Santa Maria Industrial Park (Tentative Tract Map 5428. 1-Year Time Extension)

- **Location:** 324 W. Santa Maria St. (APN: 104-0-170-415)
- **Applicant:** Ron Gallagher, on behalf the property owner, "Santa Maria Industrial Park LLC" (Richard Greenberg, Sole Trustee, for "Charles & Patricia Rasmussen Irrevocable Trust")
- **Representative:** John Kular, C.E.
- **General Plan Designation:** Developable portion: Industrial Park. Santa Clara Riverbed and floodplain: Open Space – Passive/Golf Course

- **Zoning:** Developable portion: I (Industrial) with IP (Industrial Park), PD (Planned Development), (KI) Airport-Influenced Area and (KS-OS) Airport Outer Safety Subzone overlays. Santa Clara Riverbed and floodplain: Open Space – Passive/Golf Course
- **Environmental:** Staff has determined the project to be Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines per §15301 (Class 1, Existing Facilities). An Initial Study/Mitigated Negative Declaration was approved per the 2005-TM-02 project in 2007; and an Initial Study/Negative Declaration was approved per the 2012-CDP-05 project in 2012.
- **Staff Presentation:** N.D. Doberneck, Associate Planner

A request for a one-year time extension for Tentative Tract Map 5428 ('TM 5428'), the subdivision of an existing partially-developed 24-acre parcel at 324 West Santa Maria Street into eight industrial lots, which expired on May 7, 2016. Tentative Tract Map 5428 was originally approved in 2007 pursuant to 2005-TM-02, and subsequently modified in 2012 per 2012-CDP-05.

RECOMMENDED ACTION:

Staff recommends that the Planning Commission select Alternative No. 1, adopting Resolution No. 3747 approving a Minor Modification (2016-MM-01) to a previously approved Project 2005-TM-02, subsequently modified by Project 2012-CDP-05, for a one-year time extension for Tentative Tract Map 5428, which expired on May 07, 2016, subject to the prior and current Conditions of Approval, with all 36 original tract conditions for Project 2005-TM-02 and the 106 modified tract conditions 2012-CDP-05 remaining in full force and effect.

(Secretary note: the public microphone seems to have malfunctioned at some point early on in the meeting. As a result, the staff presentation and applicant/public comments are extremely difficult to hear in the audio recording of the meeting.)

Associate Planner N.D. Doberneck presented the item to the Planning Commission.

Ron Gallagher, applicant, stated the project is hopefully moving into its final stages, and

Commissioner Demers inquired about the pit/crater at the back of the lot and what its use would be.

Mr. Gallagher responded that their plan is to retain the rear portion of the lot under the family trust, C.A. Rasmussen Co., for use in materials and storage. Mr. Gallagher continued that the front lots would eventually be sold off, with the first lot next to Santa Paula Self Storage currently in an escrow account. Mr. Gallagher stated all major utilities have been pulled into the site and they are, for the most part,

ready to go, along with completed easements to the Santa Monica Mountains Conservancy and California Dept. of Fish and Game.

Commissioner Demers asked about the obstacles regarding drainage and why things were taking so long to resolve.

Mr. Gallagher responded that the original plan was for the developers to install the drain, and County and City processes took time to resolve, especially due to the requirement that no stormwater be allowed to discharge into the river. (The remainder of Mr. Gallagher's comments are unintelligible in the audio recording.)

Commissioner Sommer moved to adopt the item as submitted. Commissioner Demers seconded the motion. All were in favor and the motion carried.

Chairman Ikerd closed the Public Hearing at 7:05pm.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Sommer, Commissioner
SECONDER:	John Demers, Commissioner
AYES:	Robinson, Sommer, Ikerd, Demers
EXCUSED:	Wacker

- Close Public Hearing

8. NEW BUSINESS

None.

9. CITY COMMUNICATIONS

A. Planning Department

Planning Director Janna Minsk updated the Commissioners on the items set to appear before City Council at their yet-to-be-confirmed August meeting - thus far, the "Williams Homes/River Rock/Hardison House" project at 1226 Ojai Rd. that was previously approved by the Planning Commission, and the Enforcement Agreement portion of the Flight 126 Cafe project that appeared before the Commission at this meeting.

Additionally, Director Minsk stated the Limoneira/Lewis "Harvest at Limoneira" project is slowly progressing, with rock remediation and grading permits underway. Director Minsk continued that the City should begin reviewing very preliminary infrastructure-type plans in the next few months as well.

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.

None.

11. ADJOURNMENT

NOTICE: Actions by the Planning Commission on the above items cannot be appealed to the City Council after **4:30 p.m. July 8, 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