

ACTION MINUTES OF THE SANTA PAULA PLANNING COMMISSION MEETING

Tuesday, January 13, 2009
6:30 P.M.

CALL TO ORDER: Chairman Paul Skeels
PLEDGE OF ALLEGIANCE:
ROLL CALL:

Commissioners present: Jesse Ornelas, Steve Brown, Gary Nasalroad, Michael Sommer, and Chairman Paul Skeels

Commissioners Absent: None

Staff Present: Assistant City Attorney John Cotti, Planning Director Janna Minsk, Deputy Planning Director Stratis Perros, and Secretary Audrey Ellington

FINAL AGENDA: The Agenda was approved as submitted

PUBLIC COMMENT: None at this time

CONSENT CALENDAR:

A. Minutes of the Planning Commission Meeting on December 9, 2008

ACTION: A motion was made by Commissioner Nasalroad, seconded by Commissioner Ornelas, to approve the Minutes of December 9, 2008, with the correction submitted at the meeting.

Chairman Skeels read the description of the public hearing item as stated below. He then confirmed with the Commissioners that there were no ex parte meetings or conflicts of interest. He then abstained from participation in the following public hearing due to a conflict of interest, because he lives within 500 feet of the proposed project. Vice Chairman Steve Brown then presided as Acting Chairman over the meeting.

PUBLIC HEARINGS:

- A. 2008-MISC-04:** A request to amend the Development Agreement for Comstock Homes, Ridgeview at Vista Glen Residential Subdivision to allow the minimum two-story dwelling size to be reduced from 2,217 to 1,625 square feet. The General Plan designation is Medium Density Residential. The Project was determined to be exempt from review under CEQA Guideline 15061(b)(3) as CEQA only applies to projects that have the potential to cause a significant effect on the environment.
Location: Ridgeview at Vista Glen
Applicant: Comstock Homes, Santa Paula Development LLC

Acting Chairman Brown opened the public hearing and Confirmed with the secretary that the hearing was properly noticed. He then called upon staff to present the report.

- **Staff Presentation** – Planning Director Janna Minsk called upon Deputy Planning Director Stratis Perros to present the staff report dated January 8, 2009. Deputy Planning Director Perros also gave a PowerPoint presentation with descriptions, photos and locations of the proposed changes to the subdivision. He then responded to questions from the Planning Commissioners regarding the Environmental Review process for this project.
- **Applicant's Testimony** – Mr. Robert Comstock spoke in support of the proposed changes due to economic reasons, and then responded to questions from the Planning Commission regarding the status of public improvements to the subdivision. He indicated there were only small areas where curbs and gutters need to be completed near the undeveloped lots.
- **Public Comment** – Ms. Tammy Calhoun, 877 Coronado Circle, and Mr. Mark Bermudez, 875 Coronado Circle, spoke in opposition to the application with concern that the value of their homes will be decreased by allowing smaller, lower valued homes in the subdivision. Mr. Stephen Stuart, 815 Vista Grande, commented that he understood both sides of the issue and suggested a hold on the lowest four lots to allow for some creative design which would help to maintain continuity in the subdivision.
- **Discussion** - The Planning Commissioners were sympathetic with the speakers, but felt the developer would do a good job in completing the subdivision, and that the option of having vacant lots with no homes would not be good for the City.

ACTION: Commissioner Ornelas made the motion, seconded by Commissioner Nasalroad, to adopt Resolution No. 3635 recommending that the City Council adopt Ordinance 1203, amending the Development Agreement for Ridgeview at Vista Glen single-family residential subdivision (Alternative 1 of the staff report). The motion carried by a unanimous roll call vote of the members present.

HEARING CLOSED

NEW BUSINESS: No new business was discussed at this time.

CITY COMMUNICATIONS:

Planning Department: Planning Director Janna Minsk questioned the Planning Commissioners to determine that there would be a quorum attending the next two Planning Commission meetings.

Planning Commission: There were no comments from the Planning Commission at this time.

ADJOURNMENT

The meeting was adjourned at approximately 7:35 p.m., to the next regularly scheduled meeting on January 27, 2008.



Stratis Perros
Deputy Planning Director

NOTICE: Actions by the Planning Commission on the above items cannot be appealed to the City Council after **5:00 p.m. on Friday January 23, 2009**. 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.

Approved by Planning Commission January 27, 2009
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