

# ACTION MINUTES OF THE SANTA PAULA PLANNING COMMISSION

Tuesday, January 27, 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:** Commissioner Ornelas requested that Item B. be pulled from the Consent Calendar for discussion following Item A. The Agenda was then approved as final with the change.

## CONSENT CALENDAR:

### **A. Minutes of the Planning Commission Meeting on January 13, 2009**

**ACTION:** Commissioner Nasalroad moved for approval the Minutes of January 13, 2009, with one correction that Commissioner Ornelas made the motion and Commissioner Nasalroad seconded the motion on Public Hearing A. The motion for approval of the minutes was then seconded by Commissioner Ornelas and carried by a unanimous roll call vote with Chairman Skeels abstaining as he was absent for most of the meeting on January 13.

**B. 08-CI-08,** A request for approval to lease or sell surplus City property. The Planning Commission is requested to review the facts contained in the staff report to make a recommendation to City Council to approve or deny the request. The project is Categorically Exempt under the California Environmental Quality Act (CEQA) § 15016(b)(3) and 15312.

**Location:** Floodway of Santa Clara River APN #'s 104-0-170-515, 104-0-170-505, and 104-0-170-445

**Applicant:** **City of Santa Paula**

**Representative:** **Jon Turner, Interim Public Works Director**

Chairman Skeels asked for a report from Planning Director Janna Minsk. Director Minsk introduced the item and called upon Interim Public Works Director Jon Turner to present the staff report. Director Turner summarized the request as stated in the staff report dated January 9, 2009. He then responded to questions from the Planning Commissioners indicating proper notification was given to a specific list of agencies as required.

Director Turner and Assistant City Attorney John Cotti, responded to questions about the draft agreement between the City and the Nature Conservancy. Mr. Cotti pointed out that the “as is” clause is a release of liability for the City, that the agreement has been reviewed and approved by the City Attorney, and that the City Council has approved the City to enter into the agreement with the Nature Conservancy, and the next step is that the property be declared surplus. Commissioner Nasalroad commented that the Nature Conservancy is working to clear out the invasive plants along the River, which will be good for the city.

**ACTION:** Commissioner Ornelas moved to adopt Resolution No. 3637 (Alternative 1. of the staff report), with word clarification to sell and/or lease the properties in accordance with applicable law. Commissioner Sommer seconded the motion that carried on a unanimous roll call vote of the members present.

### **PUBLIC HEARING:**

- A. 2008-DR-17:** A request for Design Review for exterior elevations and landscaping for the Water Recycling Facility buildings; Peck Road extension from Corporation Street to Todd Lane; and construction of a 5 foot high masonry wall for flood protection purposes along Peck Road and the southern property line. The General Plan designation is Institutional/Civic. A certified Final EIR and certified Mitigated Negative Declaration were prepared for the original project. The design review aspect of the current project request was previously analyzed under the original FEIR. The Peck Road extension was analyzed in the 1998 General Plan FEIR. The masonry wall is categorically exempt under CEQA.  
**Location:** 921 Corporation Street  
**Applicant:** Santa Paula Water LLC

Chairman Skeels opened the hearing and confirmed with the Planning Commissioners that there were no exparte meetings or conflicts of interest for the project. He then called upon staff to present the project.

### **Staff Presentation – Deputy Planning Director Stratis Perros**

Planning Director Janna Minsk introduced the project and called upon Deputy Planning Director Stratis Perros to present the staff report. Mr. Perros provided a PowerPoint presentation with aerial views, site plans, and artist renderings depicting the proposed walls, landscaping, building locations, sign plan, Peck and Todd Road extensions, parking, gates, materials and colors. He then reviewed the Conditions of Approval which staff had placed on the project and the staff’s recommendation to adopt Resolution 3639 recommending that the City Council approve the Design Review, Peck and Todd Road extensions, and construction of a masonry wall for the proposed WRF development, subject to the Conditions of Approval identified within the Resolution.

Public Works Director Cliff Finley addressed the Planning Commission and responded to questions from the Planning Commissioners to clarify location and height of the wall, parking, and location of the Peck and Todd Road extensions. Director Finley confirmed for Commissioner Ornelas that the Todd Road extension had been properly noticed for the project, and is shown as a part of the proposed plan.

## **Applicant's Testimony**

Karissa Selvester, of PERC Water, 6519 E. Belen St., Long Beach, CA 90815, addressed the Planning Commission in support of the project. Ms. Selvester introduced other members of the development team; Khanh Doan, KXD Studio (Architecture), 10451 Samoa Dr., Huntington Beach, CA 92646; Mike Zielsdorf, Pacific Coast Land Design (Landscape Architecture), 3639 Harbor Blvd, #107, Ventura, CA 93001; James Matthews, PACE, 17520 Newhope St., #200, Fountain Valley, CA 92708; and Nate Owen, PERC, 959 South Coast Dr., #315, Costa Mesa, CA 92626. The applicant's representatives each responded to questions from the Planning Commissioners in their area of expertise.

**Public Comment** - There were no comments from the general public at this time.

## **Discussion**

Commissioner Brown commented that the River Rock veneer proposed by staff in Condition of Approval Number 7 and shown on the material board, is not the same kind or color of River Rock used around the city, and suggested that a closer match should be found. Commissioner Ornelas agreed that the proposed River Rock was not the same as what is used around the city. When questioned if a change in veneer would be acceptable to the applicants, Ms. Selvester responded that further discussion would be needed to determine a cost effective solution.

Commissioner Nasalroad indicated he was not a big fan of River Rock and favored the applicant's original proposal of LedgeStone. Commissioner Sommer agreed with Commissioner Nasalroad and felt that the LedgeStone was more practical and appealing in this industrial design. Commissioner Sommer made suggestions for changes to the landscape and irrigation plan, which the Commissioners were in general agreement on. Chairman Skeels suggested a Condition of Approval to assure Fire Department approval of locations for emergency equipment.

**ACTION:** Following further discussion, Commissioner Sommer moved to adopt Resolution No. 3639 recommending that the City Council approve the Design Review, Peck and Todd Road extensions and construction of masonry walls for the proposed Water Recycling Facility development (Alternative 1 of the Staff Report), subject to modifications and additional Conditions of Approval as stated below:

- 1) Landscaping: Replace the two California Live Oak trees located adjacent to the water feature with another species that is compatible with the high water usage plants proposed on the plan.
- 2) Remove the six squares of turf sod Fescue blend near the Trellis and replace with either drought tolerant plant material or hardscape.
- 3) Provide temporary above ground irrigation for the Hydroseed mix planted around the three retention pond embankments.
- 4) Remove non-drought tolerant seeds from Hydroseed Mix (e.g. Creepy Red Fescue) and replace with drought tolerant varieties.
- 5) Placement and accessibility of the Fire service connections and backflow devices shall be made to the satisfaction of the Fire Department.
- 6) Remove Staff's recommended Condition regarding River Rock stone veneer and permit LedgeStone as originally proposed by the applicant.

Commissioner Nasalroad seconded the motion, that carried by a unanimous roll call vote of the members present.

**HEARING CLOSED**

**CITY COMMUNICATIONS:** Planning Director Janna Minsk noted that the next meeting of the Planning Commission was scheduled for February 10, 2009.

**ADJOURNMENT:** 7:55 p.m.

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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, February 6, 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.

For further details of the discussions held in this meeting, a tape recording is available in the Planning Department office, for a period of approximately one year.

Minutes approved by the Planning Commission on February 10, 2009