

ACTION MINUTES OF THE SANTA PAULA PLANNING COMMISSION

Tuesday, April 14, 2009
6:30 P.M.

CALL TO ORDER: Chairman Paul Skeels

PLEDGE OF ALLEGIANCE

ROLL CALL:

Commissioners present: Steve Brown, Gary Nasalroad, and Chairman Paul Skeels

Commissioners Absent: Michael Sommer

Staff Present: Assistant City Attorney John Cotti, Deputy Planning Director Stratis Perros, Contract Planner Melanie Traxler, Assistant Planner Caesar Hernandez, and Secretary Audrey Ellington

FINAL AGENDA: No changes requested, therefore the Agenda was final as presented.

PUBLIC COMMENT: None at this time (No audience present at the meeting).

CONSENT CALENDAR:

A. Minutes of the Planning Commission Meeting on March 10, 2009

ACTION: Commissioner Nasalroad moved for approval the Minutes of March 10, 2009, with one correction to the appeal date on page 5. Commissioner Brown seconded the motion that carried by a unanimous roll call vote.

PUBLIC HEARINGS:

- Verification of posting notice by Secretary
- Declaration of conflicts (if any)
- Declaration of ex parte contacts (if any)
- Open public hearing
- Staff presentation – Contract Planner Melanie Traxler
- Public testimony
- Discussion and action
- Close Public Hearing

- A. **2008-CUP-06:** A request for approval of a Conditional Use Permit to allow for operation of a large recycling collection facility, including provisions for outdoor storage, within an approximately 0.51 project area and operated from an existing 1,855 square foot building in the Commercial-General (C-G) zoning district. The General Plan designation is Commercial. Staff has determined the project to be Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines per §15301 (Class 1, Existing Facilities).
Location: 1250 E. Harvard Boulevard, APN 101 -0-285-045, -055 and -065
Applicant: Guadalupe Guzman

Open Public Hearing: Chairman Skeels opened the public hearing and Deputy Planning Director Stratis Perros introduced Contract Planner Melanie Traxler . Ms. Traxler explained to the Planning Commission that the applicant, Mr. Guzman, had requested additional time to refine the proposed site plan, and in order to accommodate Mr. Guzman, staff was recommending that the hearing be continued to May 26, 2009. There were no further comments from the Commissioners at this time.

ACTION: Commissioner Nasalroad moved to continue the public hearing to May 26, 2009, as recommended by staff. Commissioner Brown seconded the motion, that carried on a unanimous roll call vote. **Hearing Continued.**

- B. **2009-TM-01: 2009-TM-01,** A request for approval of a parcel map to subdivide an existing 27,917 square foot lot into two lots in the Single Family Residential (R-1) zoning district. The General Plan designation is Single Family Residential. Staff has determined the project to be Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines per §15315 (Class 15, Minor Land Divisions).
Location: 129 Sheppard Rd, APN 097-0-052-125
Applicant: Javier Luna

Verification of posting notice: Secretary Audrey Ellington confirmed the hearing was properly noticed (posted, mailed, and advertised). **Declaration of conflicts:** None

Declaration of ex parte contacts: None

Open public hearing: Chairman Skeels opened the public hearing for Item 7B as stated above. He then called upon staff to present the staff report.

Staff presentation: Assistant Planner Caesar Hernandez read the staff report dated April 9, 2009, for the Planning Commissioners and provided staff's recommendation to adopt Resolution No. 3642, forwarding a recommendation for approval of the requested subdivision of property, subject to the Conditions of Approval identified in the Resolution. Mr. Hernandez noted a change in the first paragraph of Exhibit A, the Conditions of Approval, to correct part of the project number from 2005 to 2009. He then reported that the applicant was not present, and no audience was present, therefore no public testimony would be given.

Discussion: Chairman Skeels noted one correction to the staff report, page 3, under Site Description, where the sentence should indicate that the parcel is located **West** of Sheppard Road rather than **East**; and one correction to the Resolution, page 2, Section 2G, to indicate that the existing parcel is **developed** rather than **undeveloped**.

Commissioner Brown suggested that the yellow note on the site plan that states, "the two sheds in the rear of Parcel 1 and any unpermitted structures shall be removed", be added as a Condition of Approval to the Resolution. Commissioner Brown also suggested Condition of Approval A5 be revised to require a driveway apron and pad on Parcel 2.

Commissioner Nasalroad and Chairman Skeels agreed that Commissioner Brown's suggested Conditions were good, and generally agreed that they would support the project.

ACTION: Commissioner Nasalroad moved to adopt staffs recommended Alternative 2, adopting Resolution No. 3642, forwarding to the City Council a recommendation for approval of the requested property subdivision, with the corrections to the staff report and revised Conditions of Approval as suggested by Commissioner Brown. Commissioner Brown seconded the motion that carried by a unanimous roll call vote.
Hearing Closed.

CITY COMMUNICATIONS

- A. Planning Department - Deputy Planning Director Stratis Perros reported that there would be a meeting at the next regularly scheduled meeting date of April 28, 2009.
- B. Planning Commission - None at this time.

ADJOURNMENT: The meeting was adjourned at approximately 6:47 p.m.



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, April 24, 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 taped recording is available in the Planning Department office, for a period of approximately one year.

ae: Minutes Approved by Planning Commission April 28, 2009