

# ACTION MINUTES OF THE SANTA PAULA PLANNING COMMISSION

Tuesday, June 23, 2009  
6:30 P.M.

**CALL TO ORDER:** Chairman Paul Skeels  
**PLEDGE OF ALLEGIANCE:** Commissioner Nasalroad

**ROLL CALL:**

**Commissioners present:** 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,  
Assistant Planner Caesar Hernandez, and Secretary  
Audrey Ellington

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

**PRESENTATION:** City Manager Wally Bobkiewicz presented a Proclamation  
honoring Planning Commissioner Gary Nasalroad for his  
twelve years of service on the Planning Commission, and  
Planning Director Janna Minsk presented a gift and card from staff. The Planning  
Commissioners all thanked Commissioner Nasalroad for setting a good example  
and indicated he will be greatly missed on the Commission. Former Planning  
Commissioner Rita Graham spoke in admiration of Commissioner Nasalroad and  
his work on the Planning Commission.

**PUBLIC COMMENT:** None at this time.

**CONSENT CALENDAR:**

**A. Minutes of the Planning Commission Meeting on June 9, 2009**

**ACTION:** Commissioner Nasalroad moved for approval the Minutes of June 9,  
2009, as presented. Commissioner Sommer seconded the motion that carried  
by a unanimous roll call vote.

**PUBLIC HEARING:**

- A. 09-CDP-01, A request for a Planned Development Permit to develop two  
19,687 sq.ft. single-story industrial buildings in the Commercial-Light Industrial  
(C-LI) Planned Development zoning district. The General Plan designation  
is Mixed-Use Commercial/Light Industrial. The Planning Commission will  
also consider approval of a Negative Declaration pursuant to California Environmental  
Quality Act (CEQA) Guidelines.  
**Location:** Calavo Street & Telegraph Rd., APN 097-0-040-155  
**Applicant:** Calavo St. Properties**

**Verification of posting notice**

Chairman Skeels confirmed with Secretary Audrey Ellington that the Notice of Public Hearing was properly advertised and posted.

**Declaration of conflicts:** None

**Declaration of ex parte contacts:** None

**Open public hearing:** Chairman Skeels opened Public Hearing Item A, read the project description as stated above, and called upon staff to present the item.

**Staff presentation:** Planning Director Janna Minsk introduced the item and called upon Assistant Planner Caesar Hernandez to present the staff report. Director Minsk also noted that this would be Mr. Hernandez' last Planning Commission meeting before he moves into the Public Works Department in July.

Mr. Hernandez summarized the staff report dated June 19, 2009, and provided a description of the proposed buildings, landscaping, screening, and walls. Copies of the Negative Declaration and comments received from six agencies were passed to the Commissioners for review. Mr. Hernandez noted that the agency comments were incorporated into the Conditions of Approval for the project. He then gave staff's recommendation, Alternative 1. of the staff report, to adopt Resolution No. 3648 approving the proposed project subject to the Conditions of Approval listed in the Resolution.

Mr. Hernandez and Director Minsk responded to questions from the Planning Commissioners regarding maintenance of the property, estimated truck trips, agency comments, and Conditions of Approval. Commissioner Sommer made one correction to the staff report wording on page two, clarifying that there will be eight units in each building for a total of 16 units.

**Public testimony:** Mr. Neal Subic, Architect, 2353 E. Main Street, Ventura, representing Calavo Street Properties, addressed the Planning Commission in support of the project. Mr. Subic provided additional description of the project and in response to maintenance concerns, assured the Commission of the applicants' willingness to keep the property clean and attractive.

Commissioner Sommer commented that the landscape plan was excellent, but suggested one area where the plant size and number could be reduced and that screening vines could be added to the drive area along the southerly fencing, until developed.

Ms. Karen McConnel, 15785 Telegraph Road, addressed the Planning Commission and expressed concern about additional trucks that would be using the area because of the project. She stated that large trucks are constantly parked on Calavo Street and they create a lot of traffic and noise.

Mr. Subic addressed Ms McConnel's concern indicating that Calavo temporarily leases a portion of the applicant's property for trucks turning and waiting, however, that will go away when the property is developed. He also noted various types of uses that could rent the new units and they would not have the same type or size of trucks that Calavo uses.

Chairman Skeels closed the public testimony.

**Discussion:**

Commissioner Nasalroad commented that the project is good looking, will serve a need, and provides opportunity for employment. The Commissioners all agreed with Commissioner Nasalroad and felt the project is a good use that fits the area. They also shared Commissioner Sommer's concern about screening along the southerly driveway and supported his suggestion to improve aesthetics.

**ACTION:** Commissioner Sommer moved to adopt Resolution No. 3648 approving the request subject to the Conditions of Approval listed in the Resolution, and incorporating an added Condition to work with staff to provide screening along the southerly driveway property line. Commissioner Nasalroad seconded the motion that carried by a unanimous roll call vote.

HEARING CLOSED.

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

**CITY COMMUNICATIONS:**

- A. Planning Department – Planning Director Janna Minsk reported on the following:
1. Mr. **Shahin Azarmehr** has filed an appeal to City Council of the Planning Commission's decision, Resolution No. 3646, upholding the Building Official's action regarding an unlawful Change of Occupancy of a commercial building to a residential use for property located at **132-136 N. Ojai Street, APN 101-0-212-035**
  2. Deputy City Clerk Peggy Higgins was present at this meeting in preparation for her future work with the Planning Commission when Secretary Audrey Ellington retires in July.
  3. One item is tentatively scheduled for the July 28, 2009, Planning Commission meeting. If the item is canceled, the Commissioners will be advised.

Planning Department – Deputy Planning Director Stratis Perros

1. Comments were provided on the Public Hearing item, thanking Assistant Planner Caesar Hernandez for his work on the report and noted that the Calavo Street Property applicants worked very well with staff during a Concept Review for the project. He also stated that Caesar would be missed in the Planning Department.
2. A revised Plaza Amistad project will be presented at the June 29, 2009, City Council meeting.

**B. Planning Commission**

Chairman Skeels thanked Secretary Audrey Ellington for her dedication, pleasant personality and helpfulness over the years of service she has provided to the City and Planning Commission.

**FUTURE AGENDA ITEMS:** None discussed at this time.

**ADJOURNMENT:** The meeting was adjourned at approximately 7:20 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 Monday, July 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 taped recording is available in the Planning Department office, for a period of approximately one year.

ae: These Minutes approved by the Planning Commission on July 28, 2009

  
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Planning Secretary Audrey Ellington