

ACTION MINUTES OF THE SANTA PAULA PLANNING COMMISSION

Tuesday, August 25, 2009

6:30 P.M.

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

Commissioners present: Chairman Paul Skeels, Vice Chairman L. Steven Brown, Commissioner Marilyn F. Appleby, Commissioner Michael Sommer, and Commissioner John D. Wisda.

Staff Present: Assistant City Attorney John Cotti, Deputy Planning Director Stratis Perros, Human Resources Specialist Lorena Alvarez, and Senior Administrative Assistant Lucy Blanco-Ramirez.

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

PUBLIC COMMENT:

No Public Comment.

CONSENT CALENDAR:

A. Minutes of the Planning Commission Meeting on July 28, 2009

ACTION: It was moved by Commissioner Sommer, seconded by Commissioner Wisda to approve the Minutes of the July 28, 2009 meeting. Under roll call vote Chairman Skeels, Commissioner Appleby, Commissioner Sommer, and Commissioner Wisda were in favor. Vice Chairman Brown abstained from the vote. The motion carried.

PUBLIC HEARING:

A. 08-ANX-03: A request for annexation from unincorporated Ventura County to the City of Santa Paula and rezoning from County Agricultural Exclusive (AE-40) to City Rural Residential (RA-20). The project involves seven parcels totaling approximately 27.59 acres generally located at the northern terminus of Grant Line Street and east of Hawthorne Street. No new development is proposed as part of this request. The Planning Commission will also consider approval of a Negative Declaration pursuant to California Environmental Quality Act (CEQA) Guidelines.

Location: The property addresses are 1147, 1149, 1151, and 1208 Grant Line Street. The site is further identified as Assessor's Parcel No. (APN) 101-0-330-025, 101-0-330-065, 101-0-330-070, 101-0-330-080, 040-0-071-025, 040-0-171-075, and 040-0-171-015.

Applicant: Charles Stewart

Verification of posting notice: Chairman Skeels confirmed with Deputy Planning Director Stratis Perros 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 at 6:36 p.m. and called upon staff to present the item.

Bob Braitman, Braitman & Associates, spoke on behalf of the applicant and noted that his client supports staffs recommendation. Mr. Braitman clarified that the applicant has no plans of developing the property at the time, but would like to build a retirement home in the future and would like to be in the City of Santa Paula at that time.

Curran Cummings, 1147 Grant Line Street, spoke in opposition of the annexation and expressed his concerns regarding the zoning his property will inherit if it is annexed to the City of Santa Paula.

ACTION: It was moved by Commissioner Sommer, seconded by Chairman Skeels to adopt Resolution No. 3652 approving the Negative Declaration and recommending approval of the proposed Annexation and Rezoning to the City Council. **RESOLUTION NO. 3652** – A RESOLUTION RECOMMENDING TO THE CITY COUNCIL THAT THE CITY OF SANTA PAULA FORWARD AN APPLICATION TO INITIATE THE ANNEXATION PROCEEDINGS FOR REAL PROPERTY GENERALLY LOCATED AT THE NORTHERN TERMINUS OF GRANT LINE STREET (PROJECT NO. 2008-ANX-03). The motion was approved by a unanimous roll call vote.

Close Public Hearing: Chairman Skeels closed the public hearing at 7:15 p.m.

Break: Chairman Skeels recessed the Planning Commission to a break at 7:16 p.m. The meeting was reconvened at 7:20 p.m.

B. 09-CI-03: A request to amend by Ordinance the Santa Paula/Fillmore/County Greenbelt Agreement to remove East Area 1 and provide partial replacement acreage and amend the corresponding General Plan Elements. The project is Categorical Exempt from the California Environmental Quality Act (CEQA) Guidelines per Section 15061(b)(3).

Location: Santa Paula/Fillmore/County Greenbelt

Applicant: City of Santa Paula

Open public hearing: Chairman Skeels opened the Public Hearing at 7:20 p.m. and called upon staff to present the item.

ACTION: It was moved by Vice Chairman Brown, seconded by Commissioner Appleby to adopt Resolution No. 3649 recommending that the City Council adopt Ordinance No. 1216, amending the Santa Paula/Fillmore/County Greenbelt attached as Exhibit "A" and incorporated by reference including the General Plan revision. **RESOLUTION NO. 3649** – A RESOLUTION RECOMMENDING THAT THE CITY OF

COUNCIL ADOPT AN ORDINANCE AMENDING THE SANTA PAULA/FILLMORE/COUNTY GREENBELT AGREEMENT AND TO CLARIFY GENERAL PLAN TEXT RELATED TO THE GREENBELT AGREEMENT (09-CI-03). The motion was approved by a unanimous roll call vote.

- C. **09-CI-05:** A request to certify the CEQA document (Mitigated Negative Declaration) and make a determination that the project (potential acquisition of land) is consistent with the General Plan.
Location: Two Block area between Tenth Street, Santa Paula Street, 11th Street and the Railroad, APN: 101-0-163-05, 06 & 09 and 101-0-164-17 thru 24
Applicant: Santa Paula Redevelopment Agency

Open public hearing: Chairman Skeels opened the Public Hearing 7:28 p.m. and called upon staff to present the item.

Assistant City Attorney John Cotti noted for the record: "the acquisition of property by a Redevelopment Agency is a project in itself and that project is subject to CEQA. You have the CEQA document simply for the acquisition here; there is no other pending project before you, Continental Wind or whatever Super "A" market might be coming, or any other project that might be coming will require further environmental review that will come before you and all the questions that you want to pass to Council now can be passed on more appropriately at that point and time."

Assistant City Attorney John Cotti noted for the record: "In addition to certifying the environmental document, you are also making a finding that the project as proposed is consistent with the general plan, when I say the project, I am again referring simply to the acquisition of property not any other further project that might come."

ACTION: It was moved by Vice Chairman Brown, seconded by Commissioner Sommer to adopt Resolution No. 3650, certifying the Mitigated Negative Declaration and determining that the Project is consistent with the City's General Plan.
RESOLUTION NO. 3650 – A RESOLUTION RECOMMENDING CERTIFICATION OF A MITIGATED NEGATIVE DECLARATION AND THAT THE REDEVELOPMENT AGENCY PROJECT IS CONSISTENT WITH THE SANTA PAULA GENERAL PLAN PURSUANT TO GOVERNMENT CODE 65401 (09-CI-05). The motion was approved by a unanimous roll call vote.

Close Public Hearing: Chairman Skeels closed the public hearing at 7:44 p.m.

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

CITY COMMUNICATIONS:

A. Planning Department

1. Deputy Planning Director Stratis Perros noted that the City Council made the clarification that Commissioner Appleby was appointed to the 4 year term previously held by Commissioner Nassalroad, and that Commissioner Wisda will be filling out the remainder of an unexpired 2 year term.

2. Deputy Planning Director Stratis Perros reminded the Planning Commissioners that the next meeting is scheduled for Tuesday, September 22, 2009. Mr. Perros also noted that the Mills Act will mostly be discussed during that meeting.

B. Planning Commission

1. Commissioner Wisda noted the importance for the Planning Commission to meet and discuss future production goals.
2. Vice Chairman Brown commented that the property in the corner of Palm and Harvard is in serious code enforcement violation.

REQUEST FOR FUTURE AGENDA ITEMS:

No request for Future Agenda Items.

ADJOURNMENT: Chair Skeels adjourned the meeting at 7:49 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. Friday, September 4, 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.



Lucy Blanco-Ramirez
Senior Administrative Assistant