

ACTION MINUTES OF THE SANTA PAULA PLANNING COMMISSION

Tuesday, September 29, 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, Planning Director Janna Minsk, Deputy Planning Director Stratis Perros, 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 August 28, 2009

ACTION: It was moved by Commissioner Sommer, seconded by Commissioner Appleby to approve the Minutes of the August 25, 2009 meeting. Under roll call vote Chairman Skeels, Vice Chairman Brown, Commissioner Appleby, Commissioner Sommer and Commissioner Wisda were in favor. The motion carried.

PUBLIC HEARING:

- A. 09-CI-01;** A recommendation to the City Council to adopt an ordinance adding "Chapter 16.34 Historical Property Agreements" to Title 16 of the Santa Paula Municipal Code providing tax incentives for the preservation and maintenance of historic properties in accordance with the Mills Act. The ordinance, is not a "project" having potential to cause significant physical effects on the environment and is not subject to CEQA pursuant to CEQA Guidelines §§ 15061, 15331, and 15378.

Location: Citywide

Applicant: City of Santa Paula

Verification of posting notice: Chairman Skeels confirmed with Secretary, Lucy Blanco-Ramirez 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 6:34 p.m. and called upon staff to present the item.

- Staff presentation – Report, Planning Director Janna Minsk
- Discussion

ACTION: It was moved by Vice-Chairman Brown, seconded by Chairman Skeels to adopt Resolution No. 3654 recommending that City Council adopt Ordinance No. 1219. "Chapter 16.34 Historical Property Agreements" to Title 16 of the Santa Paula Municipal Code. **RESOLUTION NO. 3654** – A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE ADDING CHAPTER 16.34 HISTORICAL PROPERTY AGREEMENTS TITLE 16 TO THE SANTA PAULA MUNICIPAL CODE ("SPMC") PROVIDING TAX INCENTIVES FOR THE PRESERVATION AND MAINTENANCE OF HISTORIC PROPERTIES IN ACCORDANCE WITH THE MILLS ACT.

The motion was approved by a unanimous roll call vote.

Close Public Hearing: Chairman Skeels closed the public hearing at 6:43 p.m.

B. 09-CUP-02: A request for approval of Conditional Use Permit to: 1) allow "major automotive repair" inclusive of engine repairs, changing brake pads, sale and installation of tires within an existing building; 2) allow incidental towing related to the operation of the automotive repair business, and 3) Design Review for improvements to the property, including installation of site landscaping/screening, and striping of the parking area. No new development is proposed as part of this project. The property is located in the General Commercial (C-G) zone and has a General Plan land use designation of Commercial. The project is determined to be Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) based upon a Class 1 (Section 15301) exemption.

Location: 104 and 108 E. Harvard Blvd., APN 105-0-110-355 & 105-0-10-345

Applicant: Eduardo Silva (Daisy's Tires)

Open public hearing: Chairman Skeels opened the Public Hearing at 6:44 p.m. and called upon staff to present the item.

- Staff presentation – Assistant Planner Anna Arroyo introduced the item.
- Discussion

Commissioner Appleby was concerned about the color scheme and felt that the colors used needed to be kept to a minimum.

Commissioner Brown commented that the number of days inoperable vehicles could be stored on the facility was too long and that it should be changed from 45 days to 30 days. He also had concerns about the hours of operations on Sunday due to noise level too early in the morning.

ACTION: It was moved by Commissioner Sommer, seconded by Chairman Skeels to adopt Resolution No. 3653 approving the requested Conditional Use Permit, subject to the Conditions of Approval with changes modifying Condition No. 34 limiting the number of days inoperable vehicles may be stored on site from 45 to 30 days and Condition No. 35 extending the closing time by one hour with the stipulation that if complaints are received, the applicant may be required to close earlier. Additionally, the applicant will work with staff to keep the red and blue colors of the building exterior to a minimum. The Commissioners also suggested that the white used on the building exterior be muted. **RESOLUTION NO. 3653** – A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR PROPERTY LOCATED AT 104 AND 108 E. HARVARD BOULEVARD (APN'S: 105-0-110-345 AND 255) (PROJECT #2009-CUP-02). The motion was approved by a unanimous roll call vote.

Close Public Hearing: Chairman Skeels closed the public hearing at 7:20 p.m.

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

CITY COMMUNICATIONS:

A. Planning Department

Deputy Planning Director Stratis Perros formally introduced Lucy Blanco-Ramirez as the new Planning Commission Secretary; he recognized Assistant Planner Anna Arroyo for working with Auto Zone to improve their landscaping; and gave a brief overview of the Planning Department requirement for Conditional Use Permit.

B. Planning Commission

Vice Chairman Brown mentioned to staff that the property on 960 Santa Paula St., has garage sales regularly; he also noted that Manny's Auto Repair has inoperable vehicles stored on property for many days; and that the Conditions of Approval for Highline Storage called for two murals to be painted on the side wall that hasn't been done.

REQUEST FOR FUTURE AGENDA ITEMS:

No request for Future Agenda Items.

ADJOURNMENT: Chair Skeels adjourned the meeting at 7:30 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. Monday, October 12, 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