

ACTION MINUTES OF THE SANTA PAULA PLANNING COMMISSION

Tuesday, October 27, 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.

Commissioner absent: John D. Wisda

Staff present: Assistant City Attorney John Cotti, Planning Director Janna Minsk, Deputy Planning Director Stratis Perros, Assistant Planner Anna Arroyo 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 September 29, 2009

ACTION: It was moved by Commissioner Brown, seconded by Commissioner Sommer to approve the Minutes of the September 29, 2009 meeting. Under roll call vote Chairman Skeels, Vice Chairman Brown, Commissioner Appleby and Commissioner Sommer were in favor. The motion carried.

PUBLIC HEARING:

- A. 09-CUP-03:** A request for approval of a Conditional Use Permit to allow the on-site sale of beer and wine, (Type 41) in conjunction with an existing restaurant (Pizza Nostra). 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: 650 W. Harvard Blvd., APN 102-0-203-325

Applicant: Jose Romo (Business Owner) & Adan Sandoval (Property Owner)

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 6:45 p.m. and called upon staff to present the item.

- Staff presentation – Report, Assistant Planner Anna Arroyo
- Discussion

Speakers on behalf of Pizza Nostra were owner Jose Romo and representative Jesse Romero

Resident Ruben Sanchez expressed concerns about closing time being too late allowing for people possibly driving under the influence through the neighborhood of Lucada St. at late hours of the night.

Chairman Skeels asked about the Agreement with Police Department and Planning.

Planning Director Janna Minsk expressed that the agreement allows for PD to use enforcement needed if Conditions of Approval are not met or to act upon any problems that require enforcement. She also mentioned that this agreement is scheduled to go before Council on November 16, 2009.

ACTION: It was moved by Commissioner Sommer, seconded by Commissioner Appleby to adopt Resolution No. 3655 subject to the Conditions of Approval with an amendment of Conditional Use Permit for hours of operation to be Sunday thru Thursday 10:00 am to 11:00 pm and Friday and Saturday from 10:00 am to 12:00 am (midnight) and making the last call for alcohol one hour before closing. **RESOLUTION NO. 3655** – A RESOLUTION OF THE SANTA PAULA PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT FOR PROPERTY LOCATED AT 650 W. HARVARD BOULEVARD (APN: 102-0-203-325) [PROJECT No. 2009-CUP-03]

The motion was approved by a unanimous roll call vote.

Close Public Hearing: Chairman Skeels closed the public hearing at 7:00 p.m.

ORDER OF BUSINESS:

A. 2008-CDP-01: A **Concept Review for a proposed three-story, six (6) unit apartment complex and lot merger to an existing mixed-use residential/commercial development consisting of 28 residential units and 4,883 square feet of retail/office space.**

Location: 615 E. Harvard Blvd., APN 102-0-220-555 &
517 & 585 E. Harvard Blvd., APN 103-0-231-155

Applicants: William and Kay Thompson, Property Owner
Mark Pettit, AIA, Lauterbach & Associates, Representative

- Staff Presentation – Report, Stratis Perros, Deputy Planning Director
- Presentation by Mark Pettit of Lauterback & Associates.
- Discussion

The members of the Planning Commission commented on several items such as the look of the proposed building, the need for more open space, the parking situation, and that the applicant should first acquire the corner lot before moving forward with the design of this project.

The representative on behalf of the applicant responded that he would refer all concerns and recommendations to Lauterback & Associates so that all recommendations be considered and addressed.

ACTION: No formal action taken. Applicant provided design comments regarding the proposed development and the Planning Commission provided recommendations.

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

CITY COMMUNICATIONS:

A. Planning Department

Deputy Planning Director Stratis Perros talked about how the need for a CUP is to provide more local control regarding alcohol than the ABC law provides.

B. Fire Department Inspection Services

Fire Chief Araiza spoke about the Fire Department duties since taking over the Building & Safety Department and how their main concern is to alleviate life safety issues and working on the code enforcement concerns.

REQUEST FOR FUTURE AGENDA ITEMS: No request for Future Agenda Items.

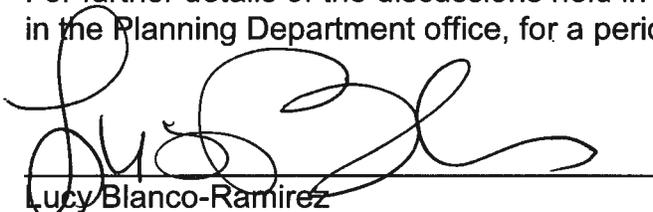
ADJOURNMENT: Chairman Skeels adjourned the meeting at 7:55 p.m.



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, November 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.



Lucy Blanco-Ramirez
Senior Administrative Assistant