

**MINUTES OF THE SANTA PAULA
PLANNING COMMISSION
Tuesday, January 26, 2010
6:30 P.M.**

CALL TO ORDER: Chairman Paul Skeels
PLEDGE OF ALLEGIANCE: Commissioner Marilyn Appleby
ROLL CALL:

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

Staff Present: Assistant City Attorney John Cotti, Planning Director Janna Minsk, Deputy Planning Director Stratis Perros and Sr. Administrative Assistant Lucy Blanco-Ramirez

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

PUBLIC COMMENT: No public comment.

ELECTION OF OFFICERS:

CONSENT CALENDAR:

A. Minutes of the Planning Commission Meeting on November 24, 2009

ACTION: Approved the Minutes of November 24, 2009, as submitted.

ELECTION OF OFFICERS:

The election of the Chairman and Vice-Chairman takes place at the first regular meeting of the Planning Commission in December of each year (Resolution No. 3497). Due to cancellation of the December 2009 meeting, the election of officers took place at the first regular meeting in January 2010.

Chairman Skeels nominated Vice Chairman Brown for the position of Chairman. Commissioner Sommer seconded the motion, that carried by a unanimous roll call vote of the members present.

Vice-Chairman Brown nominated Commissioner Sommer to serve as Vice Chairman. Chairman Skeels seconded the motion, that carried by a unanimous roll call vote of the members present.

Chairman Brown requested former Chairman Skeels to serve as acting Chairman for the remainder of the meeting. Commissioner Skeels agreed to this request.

ORDER OF BUSINESS:

- A. Project No. 2010-CI-01:** A review of the 2009/2014 Five-Year Capital Improvement Program for Consistency with the City's General Plan and recommendation to the City Council
Location: Various locations City-wide
Applicant: City Initiated

ACTION: It was moved by Chairman Brown, seconded by Vice-Chairman Sommer to adopted Resolution No. 3658 approving a finding of consistency for the Five-Year Capital Improvement Program with the City's General Plan to be forwarded to the City Council. **RESOLUTION NO. 3658** - A RESOLUTION OF THE SANTA PAULA PLANNING COMMISSION FINDING THE 2009-2014 FIVE YEAR CAPITAL IMPROVMENT PLAN IN CONFORMITY WITH THE SANTA PAULA GENERAL PLAN PURSUANT TO GOVERNMENT CODE § 65401.

PUBLIC HEARING:

- A. Project No. 2009-CI-08:** A recommendation to the City Council to certify a Mitigated Negative Declaration for the acquisition of property and construction of a 4 million gallon potable water storage tank and associated pipelines (the "Project") and find that the Project is consistent with the City's General Plan.

Location: APN 038-0-090-170

Applicant: City of Santa Paula

Representative: Jon Turner

Environmental: Mitigated Negative Declaration

Verification of posting notice: Acting 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: Acting Chairman Skeels opened Public Hearing at 7:11 p.m. and called upon staff to present the item.

- Staff presentation – Report, Jon Turner, Interim Public Works Director
- Discussion

ACTION: It was moved by Vice-Chairman Sommer, seconded by Acting Chairman Skeels to adopt Resolution No. 3657 recommending to the City Council certification of a Mitigated Negative Declaration relating to the acquisition of property for construction of a 4.0 million gallon potable water tank & pipeline is in conformity with the Santa Paula General Plan. **RESOLUTION NO. 3657** - A RESOLUTION OF THE SANTA PAULA PLANNING COMMISSION RECOMMENDING CERTIFICATION OF A MITIGATED NEGATIVE DECLARATION RELATING TO THE ACQUISITION OF PROPERTY FOR CONSTRUCTION OF A 4.0 MILLION GALLON POTABLE WATER TANK AND PIPELINE IS IN CONFORMITY WITH THE SANTA PAULA GENERAL PLAN PURSUANT TO GOVERNMENT CODE § 65402.

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

- B. Project No. 2009-CDP-03: (continued from 11/24/09 PC)** A request for approval of Two Growth Management Allocations, Conditional Use Permit to convert an existing 3,211 square foot commercial building into a two-unit residential-commercial mixed use, and Variance to reduce required off-street parking from 12 spaces to one space to accommodate the proposed change of use. No new building expansion is proposed as part of this project; all work is limited to interior tenant improvements only. 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 Categorical Exempt under the California Environmental Quality Act (CEQA) based upon a Class 1 (CEQA Guidelines Section 15301) exemption.

Location: 132-136 N. Ojai Street, APN 101-0-212-035

Applicants: Shahin Azarmehr (Property Owner/Applicant)

General Plan: Commercial

Zoning: C-G (General Commercial)

Environmental: Categorical Exempt from the California Environmental Quality Act (§15301, Class 1, Existing Facilities)

Open public hearing: Acting Chairman Skeels opened the Public Hearing 7:22 p.m. and called upon staff to present the item.

- Staff presentation – Report, Stratis Perros, Deputy Planning Director
- Discussion

Public comment by Mrs. Pat Zimmerman who objects to the variance due to the reduction in parking, overall safety and that this project will be counter productive to the City's overall master plan unless provisions are made for off street parking.

The applicant spoke and said the proposed parking will actually lower parking impact on environment.

Commissioner Wisda opposes parking variance and feels that parking should be provided on-site. The duplex in back should be taken out to provide on-site parking. He feels this property should all be commercial use. Doesn't care for proposed floor plan and thinks the commercial component is too small.

Chairman Brown does not feel existing commercial building is appropriate use for new residential use. He can not make findings that the proposal would be a harmonious development or compatible within character of area.

Acting Chairman Skeels feels that this property is not suitable for residential and that it should only be commercial use.

Acting Chairman Skeels offered the option for the applicant to continue the item and return at the next regularly scheduled meeting with a new plan considering the comments of the commission. Acting Chairman Skeels moved for a continuance to allow time to redesign the project, motion denied due to lack of a second.

ACTION: It was moved by Chairman Brown, seconded by Commissioner Wisda to deny adoption of Resolution No. 3656 for two growth management allocations, conditional use permit, and variance to construct a two-unit residential-commercial mixed use development at 132-136 N. Ojai St., APN 101-0-212-035. Staff to return to Planning Commission February 23, 2010 with Resolution No. 3656 with revised findings denying the project.

Close Public Hearing: Acting Chairman Skeels closed the public hearing at 7:59 p.m.

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

CITY COMMUNICATIONS: Planning Director Janna Minsk noted that next scheduled Planning Commission meeting is February 23, 2010. She informed the Commission that the project East Area 1 is moving forward. An application to annex East Area 1 and other parcels required to be annexed by LAFCO will be submitted to LAFCO this year. She also said that due to budget adjustments, a former Planner, Caesar Hernandez will be returning to the Planning Department part-time. He will work on the 2010 Census and other department projects.

REQUEST FOR FUTURE AGENDA ITEMS: No request for future agenda items.

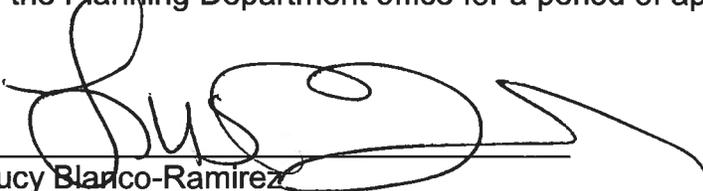
ADJOURNMENT: Acting Chairman Skeels adjourned the meeting at 8:03 p.m.



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, February 5, 2010. 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.

A handwritten signature in black ink, appearing to read 'Lucy Blanco-Ramirez', written over a horizontal line.

Lucy Blanco-Ramirez
Sr. Administrative Assistant