

**MINUTES OF THE SANTA PAULA
PLANNING COMMISSION
Tuesday, February 23, 2010
6:30 P.M.**

CALL TO ORDER: Chairman L. Steven Brown
PLEDGE OF ALLEGIANCE:
ROLL CALL:

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

Staff Present: Assistant City Attorney John Cotti, Planning Director Janna Minsk, Deputy Planning Director Stratis Perros, Assistant Planner Caesar Hernandez, Contract Planner Melanie Traxler and Sr. 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 January 26, 2010

ACTION: Approved the Minutes of January 26, 2010, as submitted.

B. Project No. 10-CI-02: A request for verification by the Planning Commission that the Santa Cruz Street Vacation is in conformance with the General Plan.

Location: Santa Cruz Street, between Steckel Drive to east of Vernon Place

Applicants: City of Santa Paula

Representatives: Jon Turner, PE, Interim Public Works Director

ACTION: It was moved by Chairman Brown, seconded by Commissioner Sommer verifying that the Santa Cruz Street Vacation is in conformance with the General Plan.

C. 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 construction 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)

ACTION: Adopted Revised Resolution No. 3656 denying 2009-CDP-03

PUBLIC HEARING:

- A. **Project No. 2009-VAR-01:** A request for approval of a Variance Permit to allow a 244 square foot addition to an existing 1,759 square foot single family residence and reduce the minimum required rear yard setback from 10 feet to 4 feet. The property is located in the Single Family Residential (R-1) zone and has a General Plan land use designation of Single Family Residential. The project is determined to be Categorical Exempt under the California Environmental Quality Act (CEQA) based upon a Class 5 (CEQA Guidelines Section 15305) exemption.

Location: 230 Eliot Street, APN 105-0-054-015

Applicants: Cornelio Pena (Property Owner/Applicant)

General Plan: Single Family Residential

Zoning: R-1 (Single Family Residential)

Environmental: Categorical Exempt from the California Environmental Quality Act (§15305, Class 5, Minor Alterations in Land Use Limitations)

Verification of posting notice: Chairman Brown 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 Brown opened Public Hearing at 6:37 p.m. and called upon staff to present the item.

- Staff presentation – Report, Caesar Hernandez, Assistant Planner
- Discussion

ACTION: It was moved by Vice-Chairman Sommer, seconded by Acting Chairman Skeels to adopt Resolution No. 3659 approving the requested Variance 2009-VAR-01 subject to the Condition of Approval listed in the resolution.
RESOLUTION NO. 3659 - A RESOLUTION OF THE SANTA PAULA PLANNING COMMISSION APPROVING A VARIANCE TO CONSTRUCT AN ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE LOCATED AT 230 ELIOT STREET, APN 105-0-054-015.

The motion was approved by a unanimous roll call vote.

Close Public Hearing: Acting Chairman Skeels closed the public hearing at 6:54 p.m.

- B. Project No. 2008-ANX-01 (Santa Paula Creek/Watershed District) & 2009-ANX-01 (Grant Line Street):** A request for Annexation (and related entitlements) for two separate “island” areas involving twenty-seven parcels, totaling approximately 44.3 acres, from unincorporated Ventura County to the City of Santa Paula. Related entitlements for the fifteen Santa Paula Creek/Watershed District parcels (08-ANX-01) include a General Plan amendment to designate the properties from the existing County Agricultural and Existing Community-Urban Reserve to City Open Space – Passive & Golf Course and pre-zoning the Santa Paula Creek, project area from its existing County Agricultural Exclusive (AE-40ac), Rural Exclusive (RE-1ac) and Two-Family Residential (R2-7,000sf) zoning districts to City Open Space - Passive (O) zoning district. Related approvals for the twelve Grant Line parcels (09-ANX-01) include pre-zoning from the existing county Two-Family Residential (R2-7,000sf) zoning district to City Single-Family Residential (R-1). No new development is proposed as part of this request. The project is categorically exempt from review under the California Environmental Quality Act (CEQA).

Location: 08-ANX-01 (Santa Paula Creek) project is generally located in the Santa Paula Creek riverbed, east of the current City limit and bounded on the south by the Union Pacific railroad right-of-way and on the north by the imagined extension of Forest Drive. Assessor’s Parcel Numbers (APN) are as follows: 040 0-171-110, 040-0-171-125, 040-0-171-135, 040-0-171-145, 040-0-171-225, 040 0-171-285, 107-0-170-110, 107-0-170-180, 107-0-170-195, 107-0-170-215, 107 0-170-245, 107-0-200-035, 107-0-200-055, 107-0-200-105 and 107-0-200-125.

09-ANX-01 (Grant Line) project is generally located at the southern terminus of Grant Line Street and east of E. Orchard and Prieto Streets. The property Grant Line Street addresses (and respective Assessor’s Parcel Numbers) are as follows: 401 (107-0-180-375), 403 (107-0-180-350), 407 (107-0-180-330), 409 (107-0-180-310), 421 (107-0-180-290), 425 (107-0-180-275), 429 (107-0-180-

250), 435 (107-0-180-230), 439 and 439½ (107-0-180-210), 441 (107-0-180-195), 443 (107-0-180-160) and 445 (107-0-180-170).

Open public hearing: Chairman Brown opened the Public Hearing 6:54 p.m. and called upon staff to present the item.

- Staff presentation – Report, Melanie Traxler, Contract Planner
- Discussion

ACTION: It was moved by Commission Skeels, seconded by Commissioner Appleby to adopt Resolution No. 3661 and Resolution No. 3662 recommending approval to the City Council.

The motion was approved by a unanimous roll call vote.

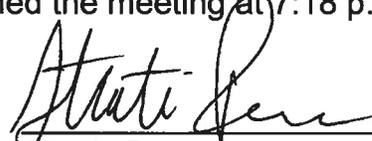
Close Public Hearing: Chairman Brown closed the public hearing at 7:15 p.m.

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

CITY COMMUNICATIONS: Planning Director Janna Minsk noted that next there will be a Special Planning Commission meeting March 9, 2010 and a regular schedule Planning Commission meeting March 23, 2010.

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

ADJOURNMENT: Chairman Brown adjourned the meeting at 7:18 p.m.

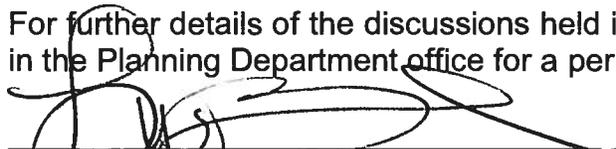


Stratis Perros

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, March 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.



Lucy Blanco-Ramirez

Sr. Administrative Assistant