

**MINUTES OF THE SANTA PAULA
PLANNING COMMISSION**

Tuesday, April 27 2010

6:30 P.M.

CALL TO ORDER: Chairman Steven Brown

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Commissioners present: Steven Brown, Paul L. Skeels, and John D. Wisda

Commissioners absent: Michael Sommer, Marilyn F. Appleby

Staff Present: Assistant City Attorney John Cotti, Planning Director Janna Minsk, Assistant Planner Anna Arroyo, Assistant Planner Caesar Hernandez and Sr. Administrative Assistant Lucy Blanco-Ramirez

FINAL AGENDA: None.

PUBLIC COMMENT: No public comment.

CONSENT CALENDAR:

A. Minutes of the Planning Commission Meeting on March 23, 2010

ACTION: Approved the Minutes of March 23, 2010, as submitted.

PUBLIC HEARING:

- A. 2009-PD-01** A request for a Planned Development Permit to construct a two-story single-family residence, an attached three-car garage, a detached pool house and gazebo on an existing vacant lot in the Hillside Residential 2 Planned Development (HR2-PD) zoning district. The General Plan designation is Hillside Residential. Staff has determined the project to be Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines per §15303 (Class 3, New Construction).

Location: 838 Montclair Place, APN 100-0-300-115

Applicant: Everardo and Maria Ramos

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: Chairperson Brown opened Public Hearing at 6:34 p.m. and called upon staff to present the item.

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

Public comment by Mr. Gary Nasalroad who said he is in favor of the project but asked that the contractor/designer be cautious when removing the large eucalyptus tree in subject area to not harm the newly planted oak tree.

The general consensus was in favor of the project.

ACTION: It was moved by Commissioner Skeels, seconded by Commissioner Wisda to adopt Resolution No. 3665 recommending approval of the request for a Planned Development Permit to construct a two-story single family residence, an attached three-car garage, a detached pool house and gazebo on an existing vacant lot subject to the Conditions of Approval indentified in the resolution. **RESOLUTION NO. 3665** - A RESOLUTION OF THE SANTA PAULA PLANNING COMMISSION APPROVING A PLANNED DEVELOPMENT PERMIT FOR CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE ON PROPERTY LOCATED AT 838 MONTCLAIR PL, APN 100-0-300-115.

The motion was approved by a unanimous roll call vote.

Close Public Hearing: Chairperson Brown closed the public hearing at 6:45 p.m.

- B. 2010-CDP-01:** A request for a Planned Development Permit to construct a two-story 7,800 sq. ft. storage building on an existing industrial development. The proposal also includes a request for a Conditional Use Permit to allow a caretaker's unit on the second floor. The property is located in the Industrial (I-PD) Planned Development Overlay zone and has a General Plan land use designation of Industrial Park. The project is determined to be Categorically Exempt under the California Environmental Quality Act (CEQA) based upon a Class 32 (CEQA Guidelines Section 15332) exemption.

Location: 250 South Hallock Drive, APN: 107-0-210-615, 625
Applicant: Larry Diamond

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: Chairperson Brown opened Public Hearing at 6:46 p.m. and called upon staff to present the item.

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

Commissioner Wisda voiced concerns that the two bedroom unit could possibly be used for family with children and could pose as dangerous area for children. The applicant Larry Diamond expressed that this will be the primary residence for he and his wife. They will not rent it out nor will they be selling it. Public Comment by Joan Kus and Robert Flooring of ARP in favor of the project.

ACTION: It was moved by Commissioner Skeels, seconded by Chairman Brown to adopt Resolution No. 3666 recommending approval of the request for a Planned Development Permit to construct a two-story storage building and for a Conditional Use Permit to allow a caretaker's unit on the second floor subject to the Conditions of Approval identified in the resolution and deletion of Condition No. 45. **RESOLUTION NO. 3666** - A RESOLUTION OF THE SANTA PAULA PLANNING COMMISSION APPROVING A PLANNED DEVELOPMENT PERMIT AND A CONDITIONAL USE PERMIT TO CONSTRUCT A CARETAKER UNIT AND WAREHOUSE LOCATED AT 250 S. HALLOCK DRIVE, APN 107-0-210-615, 625.

The motion was approved by a unanimous roll call vote.

Close Public Hearing: Chairperson Brown closed the public hearing at 7:09 p.m.

- C. 2010-CUP-02:** A request for a Conditional Use Permit to establish an airport museum use within an existing commercial building located at the Santa Paula Airport in the Airport Operational (KO) zoning district. The General Plan designation is Airport Operational. Staff has determined the project to be Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines per §15301 (Class 1, Existing Facilities).

Location: 820 E. Santa Maria Street, APN 104-0-091-195
Applicant: Aviation Museum of Santa Paula

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: Chairperson Brown opened Public Hearing at 7:10 p.m. and called upon staff to present the item.

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

ACTION: It was moved by Chairman Brown, seconded by Commissioner Wisda to adopt Resolution No. 3667 recommending approval of the request for a for a Conditional Use Permit to establish an airport museum within an existing commercial building located at the Santa Paula Airport subject to the Conditions of Approval indentified in the resolution. **RESOLUTION NO. 3667 - A RESOLUTION OF THE SANTA PAULA PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT FOR PROPERTY LOCATED AT 820 E. SANTA MARIA STREET, APN 104-0-091-195.**

The motion was approved by a unanimous roll call vote.

Close Public Hearing: Chairman Brown closed the public hearing at 7:16 p.m.

D. 2009-CUP-04: A request for a Conditional Use Permit to construct a 9,800 square foot storage building at the rear of an existing industrial development located in the Light Industrial (LI) zoning district. The General Plan designation is Light industrial. Staff has determined the project to be Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines per §15303 (Class 3, New Construction).

Location: 118 W. Santa Barbara Street, APN 105-0-070-035

Applicant: Bob Lindley, Automotive Racing Products

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: Chairperson Brown opened Public Hearing at 7:16 p.m. and called upon staff to present the item.

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

ACTION: It was moved by Commissioner Wisda, seconded by Commissioner Skeels to adopt Resolution No. 3668 recommending approval of the request for a for a Conditional Use Permit to construct a 9,800 square foot storage building at the rear of an existing industrial development subject to the Conditions of Approval indentified in the resolution. **RESOLUTION NO. 3668 - A RESOLUTION OF THE SANTA PAULA PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT FOR PROPERTY LOCATED AT 118 E. SANTA BARBARA STREET, APN 105-0-071-035.**

The motion was approved by a unanimous roll call vote.

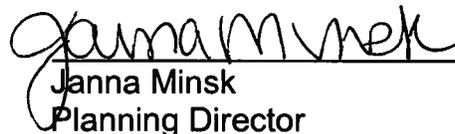
Close Public Hearing: Chairman Brown closed the public hearing at 7:25 p.m.

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

CITY COMMUNICATIONS: Planning Director Janna Minsk gave a brief update on East Area 1 project moving along and various components such as the Watershed Protection District. She thanked all the Commissioners for their patience through the bundle of annexation projects for EA1. Janna also talked about the Housing Element wrapping up and potential development projects coming up in the near future.

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

ADJOURNMENT: Chairperson Brown adjourned the meeting at 7:28 p.m.



Janna Minsk
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, May 7, 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