

**MINUTES OF THE SANTA PAULA
PLANNING COMMISSION
Tuesday, August 24, 2010
6:30 P.M.**

CALL TO ORDER: Chairman Steven Brown

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Commissioners present: L. Steven Brown, Michael E. Sommer, and Marilyn F. Appleby

Commissioners absent: John D. Wisda

Staff Present: City Attorney Karl H. Berger, Planning Director Janna Minsk, Planning Consultant Melanie Traxler, and Deputy City Clerk Peggy Higgins

FINAL AGENDA: None

PUBLIC COMMENT: No public comment

CONSENT CALENDAR:

A. Minutes of the Planning Commission Meeting on June 22, 2010

ACTION: Approved the Minutes of June 22, 2010, as submitted.

7. PUBLIC HEARING:

A. Project No. 2008-ANX01 (Hallock Drive Extension): A request for reorganization (i.e., annexation) and related entitlements for three parcels, totaling approximately 5.9 acres, from unincorporated Ventura County to the City of Santa Paula. Related entitlements include pre-zoning from County Limited Industrial (M2-10,000sf) to City Open Space – Passive (O) and Commercial/Light Industrial (C/LI). This area is intended for the development of roadway improvements related to implementation of the East Area 1 Specific Plan.

Location: The project is generally located northwest of the northern terminus of Hallock Drive and Telegraph Road, and including a portion of the Union Pacific railroad right-of-way in that area.

Applicant: City of Santa Paula

General Plan: Open Space – Parks and Recreation for the railroad parcel and Mixed Use – Commercial/Light Industrial

Zoning: County Limited Industrial (M2-10,000sf) (Existing)

Environmental: An Addendum to the East Area 1 Specific Plan EIR has been completed in accordance with the California Environmental Quality Act (CEQA).

Verification of posting notice: Chairman Brown confirmed with Deputy City Clerk Peggy Higgins 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 6:35 p.m. and called upon staff to present the item.

- Staff presentation – Power Point presentation by Melanie Traxler, Planning Consultant.
- Discussion

PUBLIC COMMENT: Ken Chapman spoke on behalf of relatives who are property owners in the area of Hallock Dr.

ACTION: It was moved by Commissioner Sommer, seconded by Chairman Brown to adopt Resolution No. 3674 approving the proposed Addendum EIR, Reorganization/Annexation and Pre-zoning for the Hallock Drive Extension annexation area to the City Council. **RESOLUTION NO. 3674 – A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ADDENDUM EIR; APPROVE PRE-ZONING; AND FORWARD AN APPLICATION TO THE VENTURA COUNTY LAFCO FOR REORGANIZATION PROCEEDINGS AFFECTING REAL PROPERTY REFERENCED AS THE HALLOCK DRIVE EXTENSION PROPERTIES.**

The motion was approved by a unanimous roll call vote.

Close Public Hearing: Chairperson Brown closed the public hearing at 6:55 p.m.

- B. Project 2010-GPA-01 (Refinements):** A General Plan Amendment to remove select parcels located in East Area 2 from an “expansion area” to a “planning area,” and to make minor text corrections to clarify the application of expansion area, planning area and specific plan requirements. Removing these parcels from the East Area 2 Expansion or Planning Area would not change the existing land use designation, but would change the timing and requirements for the future comprehensive planning processes for this area. No new development is proposed as part of this request. The action, being minor policy changes, is consistent with California Environmental Quality Act (CEQA) documentation previously considered for the General Plan.

Location: Minor text changes to clarify the expansion area, planning area, and/or specific plan requirements would apply Citywide, but would be focused on the City's East Areas. Minor adjustments to the East Area 2 boundary affect approximately 6 acres in the vicinity of Hallock Drive north of E. Telegraph Road and include a portion of the Ventura County Transportation Commission right-of-way in that area.

Applicants: City of Santa Paula
General Plan: N/A
Zoning: N/A
Environmental: The action, being minor policy changes, is consistent with California Environmental Quality Act (CEQA) documentation previously considered for the General Plan.

Verification of posting notice: Chairman Brown confirmed with Deputy City Clerk Peggy Higgins 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 6:50 p.m. and called upon staff to present the item.

- Staff presentation – Report, Melanie Traxler, Planning Consultant
- Discussion

ACTION: It was moved by Vice Chair Sommer, seconded by Commissioner Appleby to adopt Resolution No. 3675 approving Project. No. 2010-GPA-01 (Refinements) **RESOLUTION NO. 3675 – A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE A GENERAL PLAN AMENDMENT TO CLARIFY EXPANSION AREA, PLANNING AREA AND SPECIFIC PLAN REQUIREMENTS, AND TO REMOVE SELECTED PROPERTIES FROM EXPANSION OR PLANNING AREAS.**

The motion was approved by a unanimous roll call vote.

Close Public Hearing: Chairperson Brown closed the public hearing at 7:03 p.m.

ORDER OF BUSINESS: None.

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

CITY COMMUNICATIONS: Planning Director Minsk reminded the Commission of the next regularly scheduled meeting on September 28, 2010.

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

ADJOURNMENT: Chairperson Brown adjourned the meeting at 7:05 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, September 3, 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.

Peggy Higgins
Deputy City Clerk