

**MINUTES OF THE SANTA PAULA
PLANNING COMMISSION
Tuesday, March 22, 2011
6:30 P.M.**

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

Commissioners present: L. Steven Brown, Rita Graham, Michael E. Sommer,
John D. Wisda, and Marilyn F. Appleby

Commissioners absent: None

Staff Present: City Attorney John Cotti, Deputy Planning Director Stratis
Perros, Assistant Planner Caesar Hernandez, Deputy
City Clerk Peggy Higgins

FINAL AGENDA: None

PUBLIC COMMENT: No public comment

CONSENT CALENDAR:

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

ACTION: A motion was made by Commissioner Wisda, seconded by
Commissioner Sommer to approve the Minutes of November 23, 2010 as
submitted. The motion carried by unanimous voice vote.

PUBLIC HEARING:

ORDER OF BUSINESS:

A. ELECTION OF OFFICERS

The election of the Chairman and Vice-Chairman takes place at the first regu-
lar meeting of the Planning Commission in December of each year (Resolution
No. 3497). Due to cancellation of the December 2010, January 2011, and Feb-
ruary 2011 meetings, the election of officers took place at the first regular
meeting in March 2011.

Commissioner Appleby nominated Commissioner Sommer for the position of
Chairman. No other candidates were nominated. Commissioner Brown mo-
tioned to close the nominations for Chairman, Commissioner Sommer sec-
onded the motion, that carried by a unanimous voice vote of the members pre-

sent. The nomination to elect Commissioner Sommer as Chairman was carried by unanimous roll call vote.

Chairman Sommer nominated Commissioner Appleby to serve as Vice Chairman. Commissioner Brown nominated Commissioner Wisda to serve as Vice Chairman. Commissioner Brown motioned to close the nominations, Chairman Sommer seconded the motion, that carried by a unanimous voice vote of the members present. The nomination to elect Commissioner Appleby as Vice Chairman carried by 4-1 vote, with Commissioner Appleby voting no.

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

- B. Project No. 2011-CI-01:** A review of the 2011-2012 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

Acting Chairman Brown called upon staff to present the item.

- Staff presentation – Report, Deputy Planning Director Stratis Perros and Interim Public Works Director Brian Yanez
- Discussion

Commissioner Wisda inquired about street resurfacing improvements and how priority is determined.

ACTION: It was moved by Commissioner Wisda to adopt Resolution No. 3682 with an added condition to add Eighth Street as a new street resurfacing project, motioned failed due to lack of a second. It was moved by Acting Chairman Brown to adopt Resolution No. 3682 documenting conformance of the FY 2011-2012 Capital Improvement Program with the General Plan, seconded by Commissioner Graham. The motion carried by a unanimous roll call vote.

- C: 2011-CR-01:** Concept Review for a proposed light industrial development on a vacant undeveloped 24 acre parcel located west of the Santa Paula Airport. The proposal is for a phased development that would first consist of grading, then an outdoor recreational vehicle storage development, and then eventually a light industrial business park.

Location: 200 block of Santa Maria Street (APN: 104-0-170-415)

Applicant: Ron Gallagher for CATS Development

General Plan: Industrial Park

Zoning: Industrial/Industrial Park Overlay/Planned Development Overlay/KS-OS Airport Safety Zone Overlay

- Staff Presentation – Deputy Planning Director and Assistant Planner Caesar Hernandez
- Discussion

Project Applicant Ron Gallagher and Architect Mark Shellnut explained project and answered questions from the Commission.

Vice Chairman Appleby generally supported proposed architectural design and landscaping. Suggested buildings facing Santa Maria Street appear less blocky and more enhanced since they are the public face of the development. She recommended that phased development should appear finished and should not be left to appear half-built.

Chairman Sommer supports use of property for recreational vehicle storage. He suggested constructing buildings in an order that would allow for vehicle storage to remain in operation longer than applicant had considered.

Commissioner Wisda inquired regarding source of grading material, discussed potential for on-site caretaker, and types of insurance needed due to surrounding hazards. Requested clarification of compliance with airport specific plan,

Commissioners Brown and Graham concurred with earlier comments and indicated general support of the proposal.

ACTION: No formal action taken. The applicant will consider conceptual comments provided by the Planning Commission in preparation of a formal submittal.

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

CITY COMMUNICATIONS:

Deputy Planning Director indicated there should be hearing items for the next regularly scheduled Planning Commission meeting for April 26, 2011.

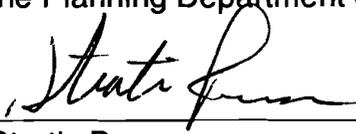
REQUEST FOR FUTURE AGENDA ITEMS: No request for future agenda items.

ADJOURNMENT: Acting Chairman Brown adjourned the meeting at 7:45 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, April 1, 2011. 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.



Stratis Perros
Deputy Planning Director