

**MINUTES OF THE SANTA PAULA
PLANNING COMMISSION
Tuesday, June 28, 2011
6:30 P.M.**

CALL TO ORDER: Chairman Michael Sommer
PLEDGE OF ALLEGIANCE: Commissioner Rita Graham
ROLL CALL:

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

Staff Present: Assistant City Attorney Brad Wohlenberg, Deputy
Planning Director Stratis Perros, Sr. Administrative
Assistant Lucy Blanco

FINAL AGENDA: None

PUBLIC COMMENT: No public comment

CONSENT CALENDAR:

A. Minutes of the Planning Commission Meeting on May 24, 2011

ACTION: A motion was made by Commissioner Brown, seconded by Commissioner Graham to approve the Minutes of May 24, 2011, as submitted. Commissioner Appleby abstained due to not present at the May 24, 2011 meeting, all others were in favor and the motion carried.

PUBLIC HEARING:

A. 2010-CUP-01: A request for a Conditional Use Permit to establish a large processing facility and allow the stockpiling, crushing, recycling, sorting, processing and selling of rock, gravel, and sand and recyclable building materials, including masonry products, asphalt, and concrete.

Location: 1224 E. Santa Clara Street (APN: 104-0-220-035, -125, -225, -235, -245, -255, and -265)

Applicant: Santa Paula Rock, Gravel and Sand LLC

General Plan: Industrial

Zoning: Industrial/Airport Outer Safety Zone (I/KS-OS)

Verification of posting notice: Chairman Brown confirmed with Deputy Planning Director Stratis Perros 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 6:35 p.m. and called upon staff to present the item.

- Staff presentation – Presentation by Deputy Planning Director Stratis Perros

Applicant

Al Bitetti Jr., 1224 Santa Clara St. representing Santa Paula Rock Gravel & Sand, LLC.

Bill Bruckner, representing Santa Paula Rock Gravel & Sand, LLC.

PUBLIC COMMENT:

Lotar Ziesing, 18450 South Mountain Rd., spoke in opposition to the project. Feels truck traffic situation is bad and will become unmanageable, BMP's are not implemented and that SPRG is not seizing work on windy days. Recommends Commission to reject CUP.

Luis Salazar, 317 S. 13th St., expressed his concerns about dust control, said dust is unbearable and diesel odor in the evening is very strong.

Martin Pettit, 17955 South Mountain Rd. expressed his concerns regarding increased truck traffic and the stockpiling of contaminated material.

Alex Gutierrez, 5450 Telegraph Rd., Ventura – Attorney for Tom Staben does not believe staff has identified how and when SP Rock Gravel will be paying their fees. Feels the City should get a company that is competitive with other rock operations.

Tared Hishmeh, 431 N. Ojai Rd. representing Domino's Pizza, spoke in opposition to the project due to increase traffic and dust that will affect the quality of life negatively in the City of Santa Paula. Feels this is a wrong turn for the City.

Larry Diamond, 4200 Timber Cyn Rd., supports the project because of the convenience of having a place to recycle concrete without having to haul out of area.

After further discussion a motion was made.

ACTION: It was moved by Commissioner Graham, seconded by Commissioner Appleby to approve Conditional Use Permit No. 2010-CUP-01 to allow the stockpiling, crushing, recycling, sorting, processing and selling of rock, gravel, and sand and recyclable building materials, including masonry products, asphalt, and concrete, subject to the additional conditions of approval; 1) Conduct a traffic study to include 10th St. on-ramp, 2) That all processing fees be paid in full prior to use, 3) Condition compliance hearing provision no less that every five years, 4) No crushing activity on Saturdays and other noise will cease by 3:00 pm Monday through Friday.

The motion was approved by a 3-2 vote with Commissioners Brown and Wisda opposed.

Close Public Hearing: Chairman Sommer closed the Public Hearing at 8:40 p.m.

ORDER OF BUSINESS: None

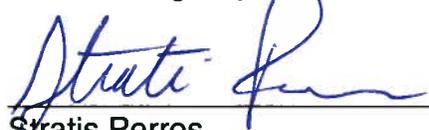
NEW BUSINESS: No new business was scheduled or discussed at this time

CITY COMMUNICATIONS: None

REQUEST FOR FUTURE AGENDA ITEMS:

ADJOURNMENT: Chairman Sommer adjourned the meeting at 8:43 p.m.

NOTICE: Actions by the Planning Commission on the above items cannot be appealed to the City Council after 5:00 p.m. Friday, July 8, 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