

MINUTES OF THE SANTA PAULA  
PLANNING COMMISSION  
Tuesday, August 23, 2011  
6:30 P.M.

**CALL TO ORDER:** Chairman Michael Sommer  
**PLEDGE OF ALLEGIANCE:** Chairman Michael Sommer  
**ROLL CALL:**

**Commissioners present:** Michael Sommer, Rita Graham, John D. Wisda and Marilyn Appleby

**Staff Present:** Assistant City Attorney John Cotti,  
Deputy Planning Director Stratis Perros,  
Assistant Planners Anna Arroyo and Caesar Hernandez, Deputy City Clerk Peggy Higgins.

**FINAL AGENDA:** Agenda final as submitted

**PUBLIC COMMENT:** No public comment

**CONSENT CALENDAR:**

**A. Minutes of the Planning Commission Meeting on June 28, 2011**

**ACTION:** It was moved by Commissioner Graham, seconded by Commissioner Wisda to approve the minutes as amended with clerical corrections. All were in favor and the motion carried.

**PUBLIC HEARING:**

**A. 11-CUP-01:** A request for a Conditional Use Permit to allow used automotive sales and Design Review to convert the existing wash bay area located at the rear of the auto repair building into storage. The property is located in the General Commercial (C-G) zone and has a General Plan land use designation of Commercial.

**Location:** 104 and 108 E. Harvard Blvd., (APN: 105-0-110-355 & 105-0-110-345)

**Applicant:** Eduardo Silva (property owner)

**General Plan:** Commercial

**Zoning:** General Commercial

**Environmental:** Categorically Exempt under the California Environmental Quality Act (CEQA) based upon a Class 1 (CEQA Guidelines Section § 15301) exemption.

**Verification of posting notice:** Chairman Sommer 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:** Chairman Sommer opened the Public Hearing at 6:33 p.m. and called upon staff to present the item.

- **Staff Presentation –**  
Presentation by Assistant Planner Anna Arroyo
- **Applicant–**  
Jessie Romero and Gilberto Arellano, representing El Chavalon Auto Sales

**Public Comment:** None

After further discussion a motion was made.

**ACTION:** It was moved by Chairman Sommer, seconded by Commissioner Appleby to adopt Resolution No. 3687 approving Conditional Use Permit No. 2011-CUP-01 subject to the Conditions of Approval identified in the Resolution. Under roll call vote all were in favor and the motion carried.

**Close Public Hearing:** Chairman Sommer closed the Public Hearing at 6:50 p.m.

- B. 11-CUP-02:** A request for a Conditional Use Permit and Design Review to construct a 1,698 square-foot addition to an existing 35,000 square-foot industrial building and a 640 square-foot detached restroom facility. The property is located in the Commercial-Light Industrial (C-LI) zone and has a General Plan land use designation of Mixed Use Commercial/Light Industrial.

**Location:** 201 South Hallock Dr., (APN: 107-0-043-035)

**Applicant:** Weatherford-Enterra

**General Plan:** Commercial-Light Industrial

**Zoning:** Commercial-Light Industrial

**Environmental:** Categorically Exempt under the California Environmental Quality Act (CEQA) based upon a Class 1 (CEQA Guidelines Section § 15301)

**Verification of posting notice:** Chairman Sommer 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:** Chairman Sommer opened the Public Hearing at 6:55 p.m. and called upon staff to present the item.

- **Staff Presentation –**  
Presentation by Assistant Planner Caesar Hernandez
  
- **Applicant –**  
Richard Barringer, 1233 Maple St., Barringer Construction  
Jeffrey Allee, 128 W. Pleasant St. architect for project.  
Dennis Townsend, 484 B North Prospect, Porterville, CA 93257 architect for project

After further discussion a motion was made.

**ACTION:** It was moved by Chairman Sommer, seconded by Commissioner Wisda to adopt Resolution No. 3686 as amended approving Conditional Use Permit No. 2011-CUP-02 subject to the Conditions of Approval identified in the Resolution. Under roll call vote all were in favor and the motion carried.

**Close Public Hearing:** Chairman Sommer closed the Public Hearing at 7:15 p.m.

**ORDER OF BUSINESS:** None

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

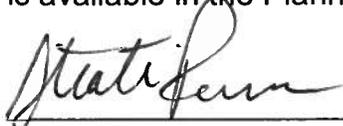
**CITY COMMUNICATIONS:** Deputy Planning Director Stratis Perros informed Commissioners of the upcoming APA-Planning Conference on September 11<sup>th</sup> in Santa Barbara, that the regularly scheduled Planning Commission meeting of September 27, 2011 may be moved out a week to allow enough time to complete the Bender/Calpipe item, that interviews for Commissioners was completed by Council on August 15<sup>th</sup>, and gave an update on Santa Paula Rock.

**REQUEST FOR FUTURE AGENDA ITEMS:** None

**ADJOURNMENT:** Chairman Sommer adjourned the meeting at 7:28 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, September 2, 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.

A handwritten signature in cursive script, appearing to read "Stratis Perros", written over a horizontal line.

Stratis Perros  
Deputy Planning Director