

**MINUTES OF THE SANTA PAULA
PLANNING COMMISSION
Tuesday, January 24, 2012
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, Deputy City Clerk Peggy Higgins, and Planning Secretary Catherine M. Carras Cwiok.

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. ELECTION OF OFFICERS

The election of the Chairman and Vice-Chairman takes place at the first regular meeting of the Planning Commission in December of each year (Resolution No. 3497). Due to cancellation of the December 2011, the election of officers took place at the first regular meeting in January 2012.

Vice Chair Appleby nominated Chairman Sommer for the position of Chairman for a second term. No other candidates were nominated. Commissioner Graham motioned to close the nominations for Chairman, Vice Chair Appleby seconded the motion, that carried by a unanimous voice vote of the members present. The nomination to elect Chairman Sommer as Chairman for a second term was carried by unanimous roll call vote.

Chairman Sommer nominated Commissioner Appleby to serve as Vice Chairman for a second term. No other candidates were nominated. Commissioner Graham motioned to close the nominations for Vice Chair, Commissioner Wisda seconded the motion, that carried by a unanimous voice vote of the members present. The nomination to elect Vice Chair Appleby for a second term was carried by unanimous roll call vote.

- B. 11-CUP-05:** A request for approval of a Conditional Use Permit to permit the on-site sale of beer, wine, and distilled spirits (type 41 and 47 licenses); in conjunction with the restaurant use on property located in the Central Business District (CBD) zone. The General Plan land use designation is Commercial.

Location: 861 E. Main Street, (APN: 103-0-101-075)

Applicant: Lippertland, LLC (Property owner) and Rabalais', Inc (tenant)

General Plan: Commercial

Zoning: Central Business District (CBD)

Environmental: Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) based upon a Class 1 (Section 15301) exemption

Verification of posting notice: Confirmed with 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 Michael Sommer opened the Public Hearing at 6:35 p.m. and called upon staff to present the item.

- **Staff Presentation** – Deputy Planning Director Stratis Perros
- **Applicant**– David Lippert, applicant Lippertland, LLC (Property owner) and Rabalais', Inc (tenant)

Public Comment: None

After further discussion a motion was made.

ACTION: It was moved by Chairman Sommer, seconded by Commissioner Graham to adopt Resolution No. 3690 approving Conditional Use Permit No. 2011-CUP-05 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 7:14 p.m.

ORDER OF BUSINESS: None

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

CITY COMMUNICATIONS: Deputy Planning Director Perros provided an update of recent development activity, including Calpipe Factory and Santa Paula Materials.

REQUEST FOR FUTURE AGENDA ITEMS: None

ADJOURNMENT: Chairman Sommer adjourned the meeting at 7:14 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, February 3, 2012. 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