

**MINUTES OF THE SANTA PAULA
PLANNING COMMISSION**

Tuesday, May 22, 2012

6:30 P.M.

CALL TO ORDER: Chairman Michael Sommer

PLEDGE OF ALLEGIANCE: Chairman Michael Sommer

ROLL CALL:

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

Absent None

Staff Present: Deputy City Attorney Elizabeth Calciano, Deputy Planning Director Stratis Perros, Interim Public Works Director Brian Yanez, and Planning Secretary Catherine Carras Cwiok

FINAL AGENDA: Agenda final as submitted

PUBLIC COMMENT: No public comment

CONSENT CALENDAR:

A. Minutes of the Planning Commission Meeting on March 20, 2012

ACTION: It was moved by Commissioner Graham, seconded by Commissioner Appleby to approve the minutes. All were in favor and the motion carried. Commissioner Ikerd abstained since he was not present at the last meeting.

PUBLIC HEARING:

A. Project No. 2012-CI-07: A review of the 2012-2013 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

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: Chairman Sommer confirmed with the Planning Secretary Catherine Cwiok 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 6:32 p.m. and called upon staff to present the item.

- **Staff Presentation** – Deputy Planning Director, Stratis Perros
Interim Public Works Director Brian Yanez

Public Comment: None

After further discussion a motion was made

ACTION: It was moved by Commissioner Appleby, seconded by Commissioner Wisda to adopt Resolution No. 3695 approving Capital Improvement Plan No. 2012-CI-07. Under roll call vote all were in favor and the motion carried.

B. Project No. 11-CDP-01: A request for: 1) Conditional Use Permit to convert retail/commercial spaces into six live/work units ranging in size from 640 to 847 square feet of an existing mixed-use residential-commercial development; 2) Conditional Use Permit, Planned Development Permit, and Design Review to allow the construction of a 2 ½ story, six unit apartment building totaling 5,555 square feet; 3) Lot merger; 4) Zone Change to add a Planned Development overlay zone; 5) Growth Management Allocation of eleven units, 6) Density Bonus to increase the maximum residential density from 32 units to 40 units

Location: 615, 517 & 585 E. Harvard Blvd., (APN: 103-0-231-155 and 103-0-220-555)

Applicant: William and Kay Thompson Trust

General Plan: Commercial

Zoning: General Commercial (C-G)

Environmental: An Initial Study was prepared in accordance with the City's guidelines implementing the California Environmental Quality Act (CEQA). On the basis of the Initial Study, staff has concluded that the project will not have a significant impact on the environment and, therefore, has prepared a Negative Declaration.

Verification of posting notice: Chairman Sommer confirmed with the Planning Secretary Catherine Cwiok that the Notice of Public Hearing was properly advertised and posted.

Declaration of conflicts: None

Declaration of ex parte contacts: None

- **Staff Presentation** – Deputy Planning Director Stratis Perros

Stratis Perros and Architect Mark Petit answered various questions from the Commission.

- **Discussion**

Commissioner Wisda expressed his concern with the lack of space in the live/work units, does not approve of the doors opening to the sidewalk, does not feel that this project provides quality living spaces because they are too small for either residential or work spaces, and expressed concern over height of the apartment building.

Commissioner Appleby expressed her concerns about the cramped spaces for either residential or work spaces and spoke in favor of keeping the flexibility of how the space is used. She wanted doors and windows to look more residential in live/work units and to improve entry to apartment building units.

Commissioner Ikerd stated that he also thinks the spaces are too small for either residential or work spaces, but supports the change from commercial to live/work.

Chair Sommer stated that the units appear to be too small for either residential or work spaces but is comfortable with keeping the option of live/work spaces and is comfortable with apartment building height.

Commissioner Graham suggested taking straw poll on height of building. Chair Sommer asked who was not in favor of height of building in option 2.

Architect Mark Petit acknowledged direction provided by the Planning Commission and indicated he would be able to modify the plans to incorporate the recommendations provided.

Deputy City Attorney Elizabeth Calciano stated for the record that the public hearing will be continued to a date specific meeting and the item will not need to be re-noticed. She also noted that when the straw poll was taken Commissioner Wisda raised his hand in favor of the height being lowered.

ACTION: It was moved by Commissioner Graham, seconded by Commissioner Wisda to continue the public hearing to the next Planning Commission meeting on June 26, 2012 in order for the applicant to modify the architectural design of

the live/work units and apartment building. Under roll call vote all were in favor and the motion carried.

ORDER OF BUSINESS: None

NEW BUSINESS: It was moved by Commissioner Wisda, seconded by Commissioner Graham to select Commissioner Appleby to the Design Assistance Committee. Under roll call vote all were in favor and the motion carried.

CITY COMMUNICATIONS: Deputy Associate Planner Stratis Perros reminded the Commission that the next Planning Commission meeting will be on Tuesday, June 26, 2012. He also mentioned that he did the final inspection of the CalPipe factory and the project is near completion with operations to begin soon.

Commissioner Graham stated that she will be out of town for the June 26th meeting.

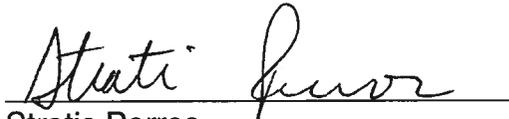
Commissioner Wisda requested that the Commission be kept abreast of Housing Element decisions at an earlier date to enable the Commission to have more input.

Commissioner Wisda requested the minutes be amended to reflect that his request was specific to the Housing Element letter received from Housing and Community Development in 2010 but not distributed to the Commission until 2012.

REQUEST FOR FUTURE AGENDA ITEMS: None

ADJOURNMENT: Chairman Sommer adjourned the meeting at 8:15 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, June 1, 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