

MINUTES OF THE SANTA PAULA
PLANNING COMMISSION

Tuesday, June 26, 2012

6:30 P.M.

CALL TO ORDER: Vice Chairman Marilyn Appleby
PLEDGE OF ALLEGIANCE: Vice Chairman Marilyn Appleby

ROLL CALL:

Commissioners present: John D. Wisda, Ike Ikerd and Marilyn Appleby

Absent Rita Graham, Michael Sommer

Staff Present: Assistant City Attorney John C. Cotti, Deputy Planning Director Stratis Perros, Assistant Planner 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 May 22, 2012

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

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

PUBLIC HEARING:

CONTINUED ITEM FROM PLANNING COMMISSION MEETING OF MAY 22, 2012

A. 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.

- Staff Presentation – Report, Deputy Planning Director Stratis Perros

Public Comment: None

Close Public Hearing: Vice Chairman Appleby closed the Public Hearing and began discussion among the Commissioners.

ACTION: It was moved by Commissioner Wisda, seconded by Commissioner Ikerd to adopt Resolution No. 3696 approving Conditional Use Permit No. 11-CDP-01 subject to the Conditions of Approval identified in the Resolution and with added changes allowing either the green screen wall or no wall options, improving traffic visibility where driveway intersects sidewalk, and coordinating construction activities to mitigate impacts to adjacent school. All were in favor and the motion carried.

- B. Project 12-CUP-04:** A request for a Conditional Use Permit to establish a restaurant use and permit a Type 47 (onsite sale of distilled spirits with beer & wine) at an existing 8,342 square-foot commercial building.

Location: 824 ½ Santa Maria Street (APN: 104-0-181-065)
Applicant: Cameron Howard
General Plan: Airport Operational
Zoning: Industrial (K-O) Airport Operational Zoning District
Environmental: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines per § 15301 (Class 1, Existing Facilities)

Verification of posting notice: Vice Chairman Appleby confirmed with the Deputy City Clerk Peggy Higgins that the Notice of Public Hearing was properly advertised and posted.

Declaration of conflicts: None

Declaration of ex parte contracts: None

- Staff Presentation – Assistant Planner Caesar Hernandez

Public Comment: None

Caesar Hernandez and Stratis Perros responded to several questions and concerns expressed by the applicant Cameron Howard.

Close Public Hearing: Vice Chairman Appleby closed the Public Hearing and began discussion among the Commissioners.

Commissioner Wisda expressed of his support of the project.

Commissioner Ikerd also expressed his support of the project.

ACTION: It was moved by Commissioner Wisda, seconded by Commissioner Ikerd to adopt Resolution No. 3697 approving Conditional Use Permit No. 12-CUP-04 subject to the Conditions of Approval identified in the Resolution. All were in favor and the motion carried.

- C. Project No. 12-CUP-03:** A request for a Conditional Use Permit to establish a vehicle maintenance facility and vehicle storage yard at an existing industrial development.

Location: 905 Corporation Street (APN: 099-0-040-625)

Applicant: Crown Disposal

General Plan: Industrial

Zoning: Industrial (I) Zoning District

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.

- Staff Presentation – Report, Deputy Planning Director Stratis Perros
- Discussion

RECOMMENDED ACTION: Adopt Resolution approving Conditional Use Permit No. 12-CUP-03 subject to the Conditions of Approval identified in the Resolution.

Stratis Perros requested this item be continued to the regularly scheduled meeting of August 28, 2012.

ACTION: It was moved by Vice Chairman Appleby, seconded by Commissioner Ikerd to approve continuing the item to the regularly scheduled meeting of August 28, 2012. All were in favor and the motion carried.

ORDER OF BUSINESS: None

NEW BUSINESS : None

CITY COMMUNICATIONS:

Deputy Planning Director Perros informed the Commissioners of the following:

There will be Planning Commission meetings for the regularly scheduled dates of July 24th and August 28th.

The Santa Paula Housing Authority has purchased the lot north of Blanchard Library and will be going forward with plans with a development similar to The Orchards.

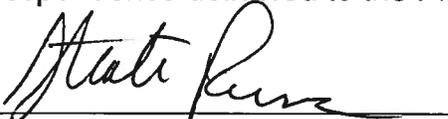
Mr. Bender of CalPipe has received a Certificate of Occupancy and will be hosting an open house.

REQUEST FOR FUTURE AGENDA ITEMS:

It was moved by Commissioner Wisda, seconded by Commissioner Ikerd to place an item on the July 24 meeting agenda to discuss the Housing and Community Development letter and possible amendment. All were in favor and the motion carried.

ADJOURNMENT: Vice Chairman Appleby adjourned the meeting at 7:46 p.m.

NOTICE: Actions by the Planning Commission on the above items cannot be appealed to the City Council after 4:30 p.m. Friday July 6, 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.



Stratis Perros
Deputy Planning Director