

**MINUTES OF THE SANTA PAULA
PLANNING COMMISSION
Tuesday, November 27, 2012
6:30 P.M.**

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

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

Absent Chairman Michael Sommer

Staff Present: City Attorney John Cotti, Deputy Planning Director Stratis Perros, Assistant Planner Caesar Hernandez, and Planning Secretary Jean Winbush

FINAL AGENDA: Agenda final as submitted

PUBLIC COMMENT: No public comment

CONSENT CALENDAR:

A. Minutes of the Planning Commission Meeting on October 30, 2012

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

PUBLIC HEARING:

A. Project No. 12-CDP-06 A request for Conditional Use Permit and Design Review to allow a six-unit apartment building designated as affordable housing for senior citizens to be constructed on an existing vacant lot.

Location: 812-820 Santa Barbara Street (APN: 103-0-101-245)
Applicant: Ramsey Jay on behalf of Santa Paula Housing Authority
General Plan: Commercial
Zoning: General Commercial (CG)
Environmental: Staff has determined the ("Project") to be Categorical Exempt under the California Environmental Quality Act (CEQA) based upon a Class 3 (CEQA Guidelines Section § 15303) exemption.

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

Declaration of conflicts: None

Declaration of ex parte contacts: None

Open public hearing: Vice Chairman Marilyn F. Appleby opened the Public Hearing at 6:40 p.m. and called upon staff to present the item.

- Staff Presentation – Report, Assistant Planner Caesar Hernandez
- Discussion

Public Comment: Applicant Ramsey Jay on behalf of Santa Paula Housing Authority was available to answer questions.

Vice Chairman Appleby expressed her concerns that the revised site design is still not appropriate for this Historic Neighborhood. She does like the motel like layout of the building, preferring more building frontage near the street and parking lot behind the building.

Commissioner Ikerd had the impression based on the direction previously provided to the Applicant that the houses on the revised site plan would be facing Santa Barbara Street. He would also like to see that the parking be in the back. He agrees with Commissioner Appleby that the Design has a motel layout appearance.

Commissioner Wisda preferred the Applicant's site design; however, he wanted to see revisions to the parking lot layout to increase the amount of open space.

The Applicant indicated that proposed building design met a number of goals desired by the Santa Paula Housing Authority. The unit entrances on the same side of the building are intended to facilitate safety and community. The proposed site design provides for more open space and accommodates a community room which the other designs did not. The Applicant indicated that they had incorporated previous direction made by the Planning Commission, including reducing the number of parking spaces and repositioning the trash enclosure. The Applicant requested a decision to be made based on the site plan submitted.

After further discussion a motion was made.

Commissioner Wisda made a motion to approve with the following conditions, move parking space number two above parking space number three, move trash area closer to the street, and move the handicapped parking next to the monument sign and fill everything below the handicap parking with landscaping. There was no second to the motion and the motion failed.

After further discussion another motion was made.

ACTION: It was moved by Commissioner Ikerd, seconded by Vice Chair Appleby to deny Resolution No. 3703 for Conditional Use Permit, Growth Management Allocations, and Design Review to allow a six-unit apartment building designated as affordable housing for senior citizens to be constructed on an existing vacant lot. The motion to deny was approved under a 2-1 vote with Commissioner Wisda opposed

- B. Project 12-CDP-04:** A request for a Conditional Use Permit, Design Review and Lot Line Adjustment to construct a 4,104 square-foot addition onto an existing industrial development. The proposed addition would connect an existing 10,530 square-foot building and an 11,243 square-foot building that are both used as agricultural research laboratories.

Location: 801-853 Corporation Street (APN: 099-0-040-535 and -555)

Applicant: Fruit Growers Laboratory, Inc.

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

Declaration of conflicts: None

Declaration of ex parte contacts: None

- Staff Presentation – Report, Assistant Planner Caesar Hernandez
- Discussion

Public Comment: Cathy Wilson Architect with Rasmussen and Associates was available to answer questions.

Commissioner Ikerd likes the proposed addition design and indicated that there is a need for adding more space for Fruit Growers.

Commissioner Appleby agreed with Commissioner Ikerd that the proposed addition is compatible with the existing development and did a good job in filling spaces between the buildings.

ACTION: It was moved by Commissioner Wisda, seconded by Commissioner Ikerd to adopt Resolution No. 3704 approving Conditional Use Permit No. 2012-CDP-04 subject to the Conditions of Approval identified in the Resolution. Under roll call vote all were in favor and the motion carried.

ORDER OF BUSINESS: None

NEW BUSINESS : None

CITY COMMUNICATIONS:

Deputy Planning Director Stratis Perros informed that there will not be a Planning Commission meeting in December 2012, the next Planning Commission meeting will be joint meeting with the City Council on January 22, 2013.

REQUEST FOR FUTURE AGENDA ITEMS:

ADJOURNMENT: Vice Chairman Appleby adjourned the meeting at 7:30 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 December 7, 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