

**MINUTES OF THE SANTA PAULA  
PLANNING COMMISSION**

**Tuesday February 26, 2013**

**6:30 P.M.**

**CALL TO ORDER:** Chairman Michael Sommer  
**PLEDGE OF ALLEGIANCE:** Chairman Michael Sommer  
**ROLL CALL:** Planning Secretary Jean Winbush

**Commissioners present:** Chairman Sommer, Commissioner John Wisda, and  
 Commissioner Fred Robinson

**Absent** Vice Chairman Marilyn Appleby and Commissioner Gail  
 "Ike" Ikerd

**Staff Present:** Deputy City Attorney Elizabeth Calciano, 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 November 27, 2012**

**ACTION:** It was moved by Chairman Sommer to continue the minutes to the next  
 Planning Commission meeting on March 26, 2013, Commissioner Wisda, seconded  
 the motion to continue the minutes of November 27, 2012. All were in favor and the  
 motion carried.

**B. ELECTION OF OFFICERS:**

**ACTION:** It was moved by Chairman Sommer to continue the Election of Officers to  
 the next Planning Commission meeting on March 26, 2013, Commissioner Wisda,  
 seconded the motion to continue the Election of Officers. All were in favor and the  
 motion carried.

**PUBLIC HEARING:**

**A. Project No. 11-CDP-03** A request for Conditional Use Permit and Design  
 Review and Growth Management Allocations to remodel an existing motel. The  
 Project would remove four of the existing 20 motel rooms in order to add a 498

square-foot restaurant. The Project would also add a nine-unit live/work development at the rear vacant half of the parcel totaling 10,060 square feet. The property is located in the Commercial-Light Industrial (C-LI) zoning district and has a General Plan land use designation of Mixed Use Commercial/Light Industrial to allow a six-unit apartment building designated as affordable housing for senior citizens to be constructed on an existing vacant lot.

**Location:** 1455 East Main Street (APN: 010-0-254-040)  
**Applicant:** Watama Corporation  
**General Plan:** Mixed Use Commercial/Light Industrial  
**Zoning:** Commercial-Light Industrial (C-LI)  
**Environmental:** Staff has determined the ("Project") to be Categorically Exempt under the California Environmental Quality Act (CEQA) based upon a Class 32 (CEQA Guidelines Section § 15332) exemption.

**Verification of posting notice:** Chairman Sommer 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:** Chairman Michael Sommer 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:** Dave Anderson on behalf of Watama Corporation was available to answer questions.

Commissioner Wisda expressed his concerns about the drive around for the restaurant and the parking access. He liked the project, but recommended changing the driveway design and moving the handicap parking. Commissioner Wisda is also concerned about Police activity around the motel.

Commissioner Robinson expressed appreciation for improvement of the site since it is located at gateway entrance to the city.

Chairman Sommer was impressed with the project. He also expressed concern about Police Activity in the area.

The Applicant indicated that Police Activity is present but not for the motel.

After further discussion a motion was made.

**ACTION:** It was moved by Chairman Sommer, seconded by Commissioner Robinson to approve Resolution No. 3708 for Conditional Use Permit, Design Review, and Growth Management Allocations to remodel an existing motel. Under roll call vote all were in favor and the motion carried.

- B. Project 12-CI-10:** A request for a Planned Development Permit for the installation of a Booster Pump Station on a vacant parcel. The property is located in the Hillside Residential (HR2-PD) zoning district and has a General Plan land use designation of Hillside Residential.

**Location:** 680 North 10<sup>th</sup> Street (APN: 100-0-010-405)

**Applicant:** City of Santa Paula Public Works

**Verification of posting notice:** Chairman Sommer 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:** Brian Yanez, Interim Public Works Director with City of Santa Paula was available to answer questions.

Pamela Murphy, resident, has lived in Santa Paula her entire life and has no desire for the pump to be installed on the hillside. She is concerned about the noise levels the booster pump will have and that it will bring down property value to the area. She is also concerned about the traffic that the Booster pump would bring.

Michal Cossid, resident, inquired about traffic, noise, water pressure, and timeline for construction.

Commissioner Wisda inquired about how many employees will be visiting the site on a daily basis. He also expressed concerns about the off street parking and the water pressure. Commissioner Wisda questioned whether the landscaping will shield the homes from seeing the Booster pump.

Commissioner Robinson commented about if the pipes would be replaced.

Brain Yanez stated that there would be no employees at the site, and for the parking they would park on the driveway of the property. He also commented

that the noise level would be better than what it is now because the pumps are modern and more efficient than the existing pumps being replaced. Some existing Pepper trees would need to be removed, but view of the development would be minimized since the building would be built into the hillside and screened from view by additional landscaping.

After further discussion a motion was made.

**ACTION:** It was moved by Commissioner Robinson, seconded by Commissioner Wisda to adopt Resolution No. 3709 approving Planned Development Permit No. 2012-CI-10 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

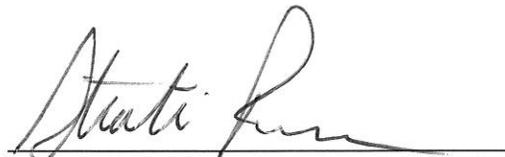
**CITY COMMUNICATIONS:**

Deputy Planning Director Stratis Perros informed that the next Planning Commission meeting will be on March 26, 2013.

**REQUEST FOR FUTURE AGENDA ITEMS:**

**ADJOURNMENT:** Chairman Sommer adjourned the meeting at 7:33 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 March 8, 2013**. 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