

**MINUTES OF THE SANTA PAULA  
PLANNING COMMISSION  
Tuesday March 26, 2013  
6:30 P.M.**

**CALL TO ORDER:** Chairman Michael Sommer  
**PLEDGE OF ALLEGIANCE:** Commissioner John Wisda  
**ROLL CALL:**

**Commissioners present:** Chairman Michael Sommer, Vice Chairman Marilyn Appleby, Commissioner John Wisda and Commissioner Fred Robinson

**Absent** Commissioner Gail "Ike" Ikerd

**Staff Present:** Deputy City Attorney Elizabeth Calciano, Planning Director Janna Minsk, Deputy Planning Director Stratis Perros, 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 Vice Chairman Appleby, seconded by Commissioner Wisda to approve the minutes as submitted. Chairman Sommer and Commissioner Robinson abstained since they were not present at that meeting. All were in favor and the motion carried.

**B. Minutes of the Planning Commission Meeting on February 26, 2013**

**ACTION:** It was moved by Chairman Sommer, seconded by Commissioner Wisda to approve the minutes as submitted. Vice Chairman Appleby abstained since she was not present at that meeting. All were in favor and the motion carried.

**ELECTION OF OFFICERS:**

The election of the Chairperson and Vice Chairperson 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 2012 meeting, the election of officers will take place at the first regular meeting in March 2013.

**ACTION:** Vice Chairman Marilyn Appleby nominated Chairman Michael Sommer for the position of Chairman. Commissioner Robinson seconded the motion that carried a unanimous roll call vote of the members present.

Chairman Michael Sommer nominated Vice Chairman Marilyn Appleby to serve as Vice Chairman. Commissioner Robinson seconded the motion that carried by a unanimous roll call vote of the member present

**PUBLIC HEARING:**

- A. Project No. 12-CI-09 City of Santa Paula General Plan Housing Element Workshop:** The purpose of the workshop is to solicit community input for the Housing Element update. The Housing Element is one part of the City's General Plan. State law requires the City to update its Housing Element for the 2013-2021 period. The Housing Element establishes the City's policies, programs, and quantified objectives to meet the existing and projected housing needs of the City's population by ensuring the provision of sufficient housing for all income groups, preserving affordable housing stock, minimizing governmental constraints to providing housing, providing affordable housing opportunities for low- and moderate- income residents, and complying with all applicable laws and regulations relating to housing..

**Location:** Residential Projects, City-wide

**Applicant:** City of Santa Paula

**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, Planning Director Janna Minsk
- Discussion

**Public Comment:** The City's Housing Element consultant, John Douglas from John Douglas and Associates, was available to answer questions.

Ellen M. Brokaw, Representing Santa Paula House Farm Workers Committee, read a letter that she sent to Planning Commission.

Commissioner Wisda inquired about how the RHNA numbers are allocated. He also asked what numbers go into growth forecast and if they are combined with

the Housing Element. He also expressed concerns about the population trends on the Housing Needs Assessment Table II.I 1990-2012. It shows that the population for Santa Paula in 2012 was 29,882, and the Census for 2010 has Santa Paula population at 32,060. Commissioner Wisda is concerned that the numbers are not consistent and the population is being underestimated.

Consultant John Douglas indicated he would review the data and follow-up to Commissioner Wisda's inquiries.

Vice Chairman Appleby inquired about the overlay zone if there has been any interest from people in building affordable housing in the commercial light industrial zone.

Planning Director Janna Minsk indicated that inquiries have been made but no applications submitted at this time.

Commissioner Robinson commented that the numbers that are provided by the State Department of Finance in terms of the State Housing Community Development Authority are they okay with these numbers are they the point of entry in terms of all jurisdictions.

John Douglas indicated that these numbers are routinely used in housing elements.

After further discussion a motion was made.

**ACTION:** Received input from Consultant John Douglas, also received input from the community. Staff will research items that were brought up by Commissioner Wisda for accuracy, make changes to the document where needed, and include the changes in a revised draft prior to the upcoming City Council Housing Element workshop. All were in favor and the motion carried.

**B. Project 12-CI-13: Proposed Amendments to Title 16 of the Santa Paula Municipal Code ("SPMC").** SPMC Title 16 contains most of the City's land use regulations and development standards. The City of Santa Paula is proposing four draft ordinances to amend Title 16.

The proposed new Chapters are being added to: 1) Allow Farmworker Housing in the Agricultural (A-1) zone; 2) Establish development standards for Emergency Shelters; 3) Provide Reasonable Accommodation for Disabled or Handicapped Individuals from strict application of land use and building regulations; and 4) Add Transitional Housing and Supportive Housing definitions. The proposed amendments to the 2008-2014 Housing Element will be presented to the Planning Commission for consideration and recommendation to the City Council.

**Location:** Applicable Citywide  
**Applicant:** City Initiated  
**General Plan:** Applicable Citywide  
**Zoning:** Applicable Citywide  
**Environmental:** Staff has determined the ("Project") to be Categorically Exempt from the California Environmental Quality Act (CEQA) Guide lines per § 15061 (b) (3).

**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, Planning Director Janna Minsk
- Discussion

**Public Comment:** The City's Housing Element consultant, John Douglas from John Douglas and Associates, was available to answer questions.

Ellen M. Brokaw, Representing Santa Paula House Farm Workers Committee, expressed her concerns that the Farmworker Housing Amendment is proposed to be allowed in Agricultural zones by right; however there are no Agricultural zones currently within the City limits. She questioned if this would still satisfy the State Requirements.

John Douglas indicated yes, it would comply with the State Requirements.

Commissioner Wisda inquired if the vacant car dealership on Hallock Drive could be used as an emergency shelter or if emergency shelters could be allowed in different parts of the city.

Planning Director Janna Minsk indicated it would be up to the Commissioners if they wanted to include additional zones for emergency shelters; however, the change would be applicable to the zoning designation and not to an individual property.

Commissioner Robinson needed clarification on agriculture use in conjunction with designated farm working housing and if agriculture use doesn't mean it's a producing farm.

John Douglas indicated that it has to do with the definition contained in the zoning regulations.

After further discussion a motion was made.

**ACTION:** It was moved by Chairman Sommer, seconded by Vice Chairman Appleby to approve Resolution No. 3710 that recommends City Council approval for proposed Amendments to Title 16 of the Santa Paula Municipal Code (“SPMC”) for Project No. 12-CI-13 subject to the Conditions of Approval identified in the Resolution. All were in favor and the motion carried.

- C. Project No. 2013-CDP-01:** A request for a Conditional Use Permit, Design Review, and Minor Modification to establish a light industrial manufacturing use involved with the fabrication of thermoplastic pipes, valves, and fittings at an existing industrial development. No additions to the existing buildings are proposed as part of this request; however, the proposal would add exterior mechanical equipment and a total of ten new, 14-foot diameters, 48-foot tall silos.

**Location:** 126-140 W. Santa Barbara Street (APN: 105-0-070-015, -055, 065-, and -075)  
**Applicant:** Spears Manufacturing  
**General Plan:** Light Industrial  
**Zoning:** Light Industrial (LI)  
**Environmental:** Staff has determined the (“Project”) to be Categorically Exempt under the California Environmental Quality Act (CEQA). Based upon a Class 1 “Existing Facilities” (CEQA Guidelines Section §15301) 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:** Vice Chairman Appleby recused herself from the discussion because since her architectural firm is working on this project.

**Declaration of ex parte contacts:** None

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

**Public Comment:** John Kulwiec on behalf of Kulwiec and Anderson Architect was available to answer questions on behalf of the Applicant.

Lisa Bell, resident, lives on Main St., has expressed her concern about the noise level at night by the previous tenant.

Jim Meaney, real estate broker for the Applicant, commented that this project would bring jobs back to Ventura County.

Chairman Sommer stated that the parking is adequate based on the anticipated work shift levels. He also states that the building height is about 32 feet and comparable with the proposed silo height. He supports the proposed use.

Commissioner Robinson stated that the raw materials would be delivered by train and was concerned how many times a day the train would run. He expressed concern over the silo height. Overall he supports the project. Deputy Director Perros responded that about two train deliveries per week were anticipated.

Commissioner Wisda had concerns about the water usage and pollution from the exhaust. He was also concerned if there will be excessive noise when the plastic powder is being loaded into the silos. Overall he felt the proposed use was a good fit for the city.

After further discussion a motion was made.

**ACTION:** It was moved by Chairman Sommer, seconded by Commissioner Wisda to approve Resolution No. 3711 for approving Conditional Use Permit, Design Review, and Minor Modification for Project No. 13-CDP-01 subject to the Conditions of Approval identified in the Resolution. All were in favor and the motion carried.

**ORDER OF BUSINESS:** None

**NEW BUSINESS :** None

**CITY COMMUNICATIONS:**

Director Minsk updated the Commission about recent Planning related events, including the official annexation of East Area One to the City and the results of the recent LAFCO hearing which maintained the City's current Sphere of Influence.

**REQUEST FOR FUTURE AGENDA ITEMS:**

**ADJOURNMENT:** Chairman Sommer adjourned the meeting at 8:45 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 April 5, 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