

**MINUTES OF THE SANTA PAULA
PLANNING COMMISSION
Tuesday May 28, 2013
6:30 P.M.**

CALL TO ORDER: Chairman Michael Sommer
PLEDGE OF ALLEGIANCE: Commissioner Gail "Ike" Ikerd
ROLL CALL:

Commissioners present: Chairman Michael Sommer, Vice Chairman Marilyn Appleby, Commissioner John Wisda, Commissioner Gail "Ike" Ikerd and Commissioner Fred Robinson

Absent

Staff Present: Deputy City Attorney Elizabeth Calciano, Planning Director Janna Minsk, Deputy Planning Director Stratis Perros, Assistant Planner Caesar Hernandez, and Planning Secretary Jean Winbush

FINAL AGENDA: Agenda final as submitted

PUBLIC COMMENT:

Mr. Tony Morgan, Ground Water Department Manager of United Water Conservation District was invited by Commission John Wisda to address the status of the ground water conditions in the Santa Paula basin. Mr. Morgan gave a brief overview of the Santa Paula basin ground water conditions.

Commissioner Wisda inquired about a recent newspaper article that Lake Piru would be shut off in September 2013.

Mr. Morgan stated that the last 2 years, rainfall in Ventura County has not been good, especially to the areas that feed into Lake Piru. Lake Piru's function is to hold that precipitation that runs off and then United Water Conservation District releases that at a prescribed time during the year. United Water Conservation District engineers that release, some of the water goes back into each of the ground water basins along the Santa Clara river recharge.

CONSENT CALENDAR:

A. Minutes of the Planning Commission Meeting on January 22, 2013

ACTION: It was moved by Vice Chairman Appleby, seconded by Commissioner Robinson to approve the minutes with a minor correction. Chairman Sommer

abstained since he was not present at that meeting. Under roll call vote all were in favor and the motion carried.

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

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

PUBLIC HEARING:

A. Project No. 13-CI-01: A review of the 2013-2014 Capital Improvement Program for Consistency with the City's General Plan and recommendation to the City Council.

Location: Various locations Citywide
Applicant: City Initiated

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 Item A, at 6:40 p.m. read the project description as stated above, and called upon staff to present the item.

- Staff Presentation – Report, Interim Public Works Director Brian J. Yanez
- Discussion

Public Comment: Interim Public Works Director Brian J. Yanez, was available to answer questions.

Commissioner Robinson inquired about if the projects that are listed have been completed. Brian Yanez stated that while some projects are funded, other projects are not funded so their completion is still to be determined.

Commissioner Wisda stated that the City just sold the former wastewater treatment plant and is any of that money going to Public Works. Brian Yanez stated that he does not know at this time.

After further discussion a motion was made.

ACTION: It was moved by Commissioner Robinson, seconded by Vice Chairman Appleby to approve Resolution No. 3713 documenting conformance of the

FY 2013-2014 Capital Improvement Program with the General Plan. All were in favor and the motion carried.

- B. Project No. 12-CI-09 City of Santa Paula General Plan Housing Element Workshop:** The draft Housing Element establishes the City's policies, programs, and quantified objectives to meet existing and projected housing needs for the 2013-2021 period. On May 14, 2013 a letter was issued by the California Department of Housing and Community Development finding that the draft Housing Element addresses the requirements of state law. The Planning Commission will consider recommending final adoption of the Housing Element by the City Council.

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

- 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.

Commissioner Wisda commented that in the last meeting he compared the 2010 census which had higher population numbers, higher rental numbers, and just higher numbers all the way around. Planning Director Minsk and City consultant John Douglas explained the differences were from the different data sources and the times each estimate was made.

After further discussion a motion was made.

ACTION: It was moved by Commissioner Wisda to deny the staff recommendation for approval based on what he described as inaccurate data. The motion failed due to lack of a second.

ACTION: It was moved by Commissioner Robinson, seconded by Chairman Sommer to approve Resolution No. 3715 recommending that the City Council approve the 2013 – 2021 Housing Element and CEQA findings. Under roll call vote the motion carried by a 4-1 vote with Commissioner Wisda voting against the motion.

- C. Project No. 12-CDP-05:** A request for a Modification of an Approved Tentative Parcel Map from 10 lots to nine lots, Conditional Use Permit to construct an Industrial subdivision, Planned Development Permit, and Design Review on a vacant 25-acre parcel. The property is located in the Industrial (I) Zone, Industrial Park Overlay (IP), Airport Safety Zone Overlay-Outer Safety Subzone (KS-OS), Planned Development Overlay; and has a General Plan land use designation of Industrial Park. 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 project, as mitigated, will not have a significant impact on the environment and, therefore, has prepared a Negative Declaration (ND).

Project Location: 324 West Santa Maria Street (APN: 104-0-140-415).

Applicant: Ron Gallagher/CATS Development

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

Public Comment: Ron Gallagher/CATS Development was available to answer questions.

Commissioner Ikerd commented on the agenda about the 10 lots to eight lots. Caesar Hernandez stated that it was a typo and that the proposal was to reduce the number of overall lots from ten to nine.

Commissioner Wisda inquired if this project is going to be managed as an entire Industrial project. Caesar Hernandez stated that the applicant could sell each lot separately, but the project would be managed as a single operation.

Vice Chairman Appleby had a question regarding the conditions of approval. Hernandez clarified about the timing and when certain conditions would apply.

After further discussion a motion was made.

ACTION: It was moved by Chairman Sommer, seconded by Commissioner Ikerd to approve Resolution No. 3714 approving Conditional Use Permit No. 12-CDP-05 subject to the Conditions of Approval identified in the Resolution.

- D. Project No. 12-CDP-08:** A request for a Tentative Parcel Map, Conditional Use Permit to allow a two-unit residential condominium, Variance to allow a front and rear yard setback reduction, Design Review, and a Growth Management Allocation. The property is located in the Medium-High Density Residential (R-3) zone and has a General Plan land use designation of Medium-High Density Residential. Staff has determined the project to be Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines per §15303 (Class 3, New Construction or Conversion of Small Structures).

Location: Larmon Loop/Santa Ana Street (APN: 105-0-103-095)
Applicant: Habitat for Humanity

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

Public Comment: John Kisler, Habitat for Humanity, was available to answer questions.

Commissioner Robinson commented that he is a big fan of Habitat for Humanity.

Vice Chairman Appleby commented great project, but was concerned that the walk in closet was too big and the downstairs area very small. John Kisler stated that it was built to suit the lot.

Chairman Sommer commented that it was an excellent job into fitting into the lot.

Commissioner Wisda commented that he liked the project and how each unit had a washer and dryer.

Commissioner Robinson commented that he would like an invitation to the grand opening.

After further discussion a motion was made.

ACTION: It was moved by Commissioner Robinson, seconded by Chairman Sommer to approve Resolution 3712 approving Conditional Use Permit No. 13-CDP-08 subject to 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 8:25 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 June 7, 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