MINUTES OF THE SANTA PAULA PLANNING COMMISSION

Tuesday June 25, 2013
6:30 P.M.

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

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

Absent Vice Chairman Marilyn Appleby

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 June 25, 2013

ACTION: Commissioner Wisda recommended some modifications regarding the minutes for May 28, 2013 pertaining to comments made by Tony Morgan, Ground Water Department Manager of United Water Conservation District. Commissioner Wisda indicated Mr. Morgan made the following statements: 1) Piru typically releases water all year long, but for the first time since 1990 that practice has been stopped; 2) Aquifer is in state of decline; 3) Decline of basin would be accelerated if unused water allocation is designated to new development; and 4) It would take 20 inches of annual rainfall to replenish basin. It was moved by Commissioner Ikerd, seconded by Chairman Sommer to approve the minutes with the recommended corrections. All were in favor and the motion carried.

PUBLIC HEARING:

A. Project No. 13-CDP-03: A request for a Conditional Use Permit to allow a drive-through facility, Variance to allow a reduction in the minimum lot size requirement for the drive through from 20,000 square feet to 15,682 square feet, Minor Modification for a reduction in required parking and Design Review to construct a 1,798 square-foot commercial building. The property is located in

the General Commercial (C-G) zone and has a General Plan land use designation of Commercial. 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: 310 South Palm Avenue (APN: 105-0-101-225)
Applicant: Tom Davies

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: Applicant Tom Davies on behalf of Canyon Cardiff of Santa Paula, LLC., and Architect Scott Boydstun of Rasmussen & Associates were available to answer questions.

Chairman Sommer inquired about modifying hours of construction.

Assistant Planner Caesar Hernandez stated that the applicant is requesting to have the hour start an hour sooner at 7:00 am for staging purposes. However, the applicant was reminded that the noise ordinance will still need to be complied with.

The Applicant indicated that Starbucks has been looking forward to coming to Santa Paula for many years and have finally found the right location.

Commissioner Robinson has concerns about the area, already has a lot of traffic and would anticipate the morning commute will bring a large influx of vehicles circling in and out of the area. He also states if the main access will be from Palm Avenue and not Santa Anna Street.

Commissioner Ikerd commented that he is happy to see this improvement for that corner and commented that it provides a desired service for the community. He also commented about potential traffic issues.

Andre Van Der Valk, owner and operator of the old Texaco station 206 E. Harvard has been in business for 15 years and supports the project. Nice en-

hancement to have a Starbucks across the street and that is great for the community.

Commissioner Wisda stated it is a great project.

After further discussion a motion was made.

ACTION: It was moved by Commissioner Wisda, seconded by Commissioner Robinson to approve Resolution No. 3716 approving Conditional Use Permit, Variance, Minor Modification, and Design Review No. 13-CDP-03 subject to the Conditions of Approval identified in the Resolution. All were in favor and the motion carried.

B. **Project No. 13-CDP-02:** A request for a Tentative Map to subdivide an existing 35,895 vacant parcel into eight lots, Planned Development Permit to construct eight single family residences, and Growth Management Allocations for seven units. The property is located in the Medium Density Residential/Planned Development Overlay (R-2/PD) zone and has a General Plan land use designation of Residential Medium Density. 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 will not have a significant impact on the environment and, therefore, has prepared a Negative Declaration (ND).

Location: Southwest corner of Santa Paula Street and Cemetery Road (APN: 102-0-301-015)

Applicant: Habitat for Humanity

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, Deputy Planning Director Stratis Perros
- Discussion

Public Comment: Steve Dwyer, Executive Director with Habitat for Humanity, and David Kesterson, Architect with Lauterbach and Associates, were available to answer questions.

Commissioner Wisda inquired if Cemetery Road is going to go all the way through to Steckel Drive and Main Street or end at the last lot of the project. He is also concerned about the trees that need to be removed and who will pay for their removal. He also commented on the window placement on the residences.

Deputy Planning Director Perros stated that Cemetery Road will be improved and widened across the entire length of the applicant's frontage. Cemetery Road presently is not a standard public city street and looks like an alley since it is only 15 to 20 feet wide. Curbs and gutters currently do not exist and will be provided as part of this project. A condition of approval requires the applicant is responsible to remove the existing Eucalyptus trees in the area where the street is to be widened.

Chairman Sommer stated that all the windows upstairs go from front to back there are no left to right. When you are looking out the bedroom window you are looking out towards the street or to the rear at the church.

Steve Dwyer, Executive Director for Habitat for Humanity commented that they are looking forward to this project.

Architect David Kestersen provided a brief statement of the project.

Chairman Sommer inquired about the design of the restroom downstairs that it might be a little small and suggested a pocket door to improve access.

Commissioner Robinson stated that he is glad to see something come forward for this odd piece of property. He also commented that he has done a lot of volunteer work with Habitat for Humanity over the years, and that they are providing good housing for a lot of people. He was also concerned about the one restroom and four bedrooms upstairs that it might be a little crowded.

Commissioner Ikerd appreciates the fact that Habitat for Humanity to put only eight houses on the site and thinks it is going to be a nice development and that future residents will really appreciate living at that location. He noted that it was good to see new improvements on the Barranca side. He also commented about there only being one upstairs bathroom for the four bedrooms, but he believes it will be sufficient.

Commissioner Wisda stated it is a good project and that Habitat for Humanity works with returning Veterans and it is going to be a good addition.

After further discussion a motion was made.

ACTION: It was moved by Chairman Sommer, seconded by Commissioner Ikerd to adopt Resolution No. 3717 approving Tentative Map, Planning Development Permit, and Growth Management Allocations No. 13-CDP-03 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:

Deputy Planning Director Perros advised that there are no certain items up for the next Commission meeting in July, and therefore a possibility of no meeting. Also, noted that Vice Chairman Appleby's term is ending in June and potentially there is an upcoming vacancy on the Planning Commission if she does not reapply.

Commissioner Ikerd inquired about the development to East Area One.

Deputy Planning Director Perros stated that he does not have an exact date for construction and the City is still waiting for subdivision maps to be submitted.

Commissioner Wisda commented that until we have substantial rainfall, our aquifer is going to continue to be in decline. He stated that there are going to be meetings where projects are going to require water and mitigation plans will need to be feasible. He would like to see United Water come before the City Council with a full presentation so as we move forward with new developments we know the reality of the water situation.

Commissioner Robinson commented that he is also concerned about the water supply and he used to be the City's representative to most of the water agencies. Santa Paula does self-supply its own water and does not need to import water. Santa Paula basin contains a lot of water, but it is not limitless and conservation is important. He also suggested United Water to make a presentation to the City Council.

REQUEST FOR FUTURE AGENDA ITEMS:

ADJOURNMENT: Chairman Sommer adjourned the meeting at 7:40 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 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