MINUTES OF THE SANTA PAULA PLANNING COMMISSION

Tuesday January 28, 2014
6:30 P.M.

CALL TO ORDER: Acting Chairman John Wisda
PLEDGE OF ALLEGIANCE: Commissioner Fred Robinson
ROLL CALL:

Commissioners present: Commissioner John Wisda, Commissioner Fred Robinson, Commissioner Gail "Ike" Ikerd, and Commissioner John Demers

Absent Chairman Michael Sommer

Staff Present: City Attorney John Cotti, Deputy Planning Director Stratis Perros, Assistant Planner Anna Arroyo, 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: Acting Chairman Wisda recommended modifying the minutes to reflect comments made by Commissioner Robinson. It was moved by Commissioner Ikerd, seconded by Commissioner Robinson to approve the minutes with recommended modifications. Commissioner Demers abstained since he was not present at that meeting. All were in favor and the motion carried.

B. Minutes of the Planning Commission Meeting on September 24, 2013

ACTION: Deputy Planning Director Stratis Perros informed Acting Chairman Wisda that only two current Planning Commissioners were present at the September 24, 2013 meeting and a quorum was lacking. Acting Chairman Wisda declared to receive and file the minutes.

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 2013 meeting, the election of officers will take place at the first regular meeting in January 2014.

ACTION: Since all Planning Commissioners were not present, it was moved by Commissioner Robinson to continue the Election of Officers until the next Planning Commission meeting on February 25, 2014 seconded by Commissioner Ikerd. All were in favor and the motion carried.

PUBLIC HEARING:

A. **Project No. 13-PD-01** A request for a Planned Development Permit to construct a new two-story, single-family residence with an attached three-car garage, screened porch, and deck above the garage on an existing vacant lot. The property is located in the Hillside Residential 2 Planned Development (HR2-PD) zoning district and has a General Plan designation of Hillside Residential. Staff has determined the project to be Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines per §15303 (Class 3, New Construction).

Location:	815 Montclair Place (APN: 100-0-300-205)
Applicant:	Sonya and Randall Araiza
General Plan:	Residential
Zoning:	Hillside Residential (HR2-PD)
Environmental:	Staff has determined the ("Project") to be Categorically Exempt under the California Environmental Quality Act (CEQA) Guidelines per Section § 15303 (Class 3, New Construction).

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

Declaration of conflicts: Commissioner Ikerd recused himself because of conflict due to the proximity of his residence to the project site.

Declaration of ex parte contacts: None

Open public hearing: Acting Chairman Wisda opened the Public Hearing at 6:40 p.m. and called upon staff to present the item.

- Staff Presentation – Report, Assistant Planner Anna Arroyo
- Discussion

Public Comment: Bob Blossom, Architect on behalf of Sonya and Randall Araiza was available to answer questions.

Bob Blossom, Architect, commented that seven years ago he designed a house for this property but it was never built. He has gained some insight into grading the proposed home into the hillside's 2 to 1 slope. He stated the 7 ½ foot high retaining wall was due to the requirement of creating a flat, 15 feet deep rear yard. He stated that on the north and south sides there will be planters so the retaining wall will not be visible from the street.

Acting Chairman Wisda was favorable of the proposal and commented that he liked the split-level design. He expressed concern about the proximity of the driveway pad and dog run to the neighbors. Wisda also suggested the applicant phase in the landscaping if possible.

Assistant Planner Anna Arroyo commented that the landscaping on the west side is also a hedge that could be maintained up to 6 feet.

Bob Blossom stated that the driveway slope was not conducive to recreational vehicle parking and the owners were in support of phasing the rear landscaping.

Commissioner Robinson supported the project design and drought tolerant landscaping. He noted the higher insurance requirements for hillside homes due to wildfires danger zone.

Assistant Planner Anna Arroyo explained that there was a correction on Resolution No. 3720, on Section 1 Item D regarding the year 2013 should have been 2014.

After further discussion a motion was made.

ACTION: It was moved by Commissioner Robinson, seconded by Commissioner Demers to approve Resolution No. 3720 approving Planned Development Permit 13-PD-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:

Deputy Planning Director Stratis Perros welcomed new Planning Commissioner John Demers and also provided an update of recent development activity such as:

- Big 5 Sporting Goods opened in December 2013 in the VONS shopping center.
- Starbucks on Palm & Harvard is getting off the ground.
- Habitat for Humanity on Cemetery Road is proceeding.

- Williams Homes above the hospital are almost all complete. Williams Homes has also acquired the Hardison House on Ojai Street and are proposing a single family residential subdivision.
- East Area I & II are proceeding.
- Cal Pipe Two will be on next Planning Commission meeting in February.
- Santa Paula Housing is planning on a 8-unit senior housing project on Oak Street

Commissioner Robinson commented on the Santa Paula Housing Authority project on Santa Barbara Street near the library seems dormant.

Deputy Planning Director Stratis Perros stated that the Santa Paula Housing Authority project is resolving issues with the Library pertaining to the shared utility easement.

Acting Chairman Wisda commented if 12th Street and Harvard Boulevard would get repaved soon and if the EIR for the Foothill and Peck hillside residential project will be addressing water usage.

Deputy Planning Director Stratis Perros stated that Santa Paula Materials has a condition of approval to repave 12th Street and it will be done following completion of East Area One grading activity and the EIR for the Foothill and Peck project is being updated and will be brought back to the Planning Commission for further review.

REQUEST FOR FUTURE AGENDA ITEMS:

ADJOURNMENT: Acting Chairman Wisda adjourned the meeting at 7:25 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 February 7, 2014**. 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