MINUTES OF THE SANTA PAULA PLANNING COMMISSION

Tuesday March 25, 2014
6:30 P.M.

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

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

Absent Commissioner John Demers

Staff Present: City Attorney John Cotti, Deputy Planning Director Stratis Perros, Assistant Planner Caesar Hernandez, and Deputy City Clerk Lucy Blanco

FINAL AGENDA: Agenda final as amended.

PUBLIC COMMENT: No public comment

CONSENT CALENDAR:

A. Minutes of the Planning Commission Meeting on June 25, 2013

ACTION: Deputy Planning Director Stratis Perros informed the Planning Commission that the June 25, 2013 minutes were approved at the January 28, 2014 Planning Commission meeting and placed on this agenda in error.

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

ACTION: Deputy Planning Director Stratis Perros informed the Planning Commission that the September 24, 2013 minutes were approved at the January 28, 2014 Planning Commission meeting and place on this agenda in error.

The minutes for the January 28, 2014 Planning Commission meeting will be on the next Planning Commission agenda for approval.

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).

The Election of Officers had been postponed due to Cancellation of the December 2013 meeting and the absence of a commissioner at the January 28, 2014 meeting.

ACTION: Since two Commissioners terms are nearing the expiration of their terms, it was moved by Commissioner Robinson and seconded by Commissioner Ikerd to postpone the Election of Officers until a later date if needed. Commissioner Sommer would continue in his current position as Chairman. All were in favor and the motion carried.

PUBLIC HEARING:

A. **Project No. 14-CDP-01** A request for a CDP Permit for the expansion of an existing restaurant use onto an adjacent 6,520 square-foot vacant commercial building to establish a banquet use and expansion of an existing Type 41 alcohol license. The property is located in the Central Business District (CBD) zoning district and has a General Plan designation of Commercial Office.

Location: 1000-1008 East Main Street, APN: 101-0-214-155,-165)
Applicant: Adan Sandoval

Verification of posting notice: Chairman Sommer confirmed with the Deputy City Clerk 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/owner Adan Sandoval was available to answer questions.

Jaime Sandoval, 600 E. Santa Barbara St. representing La Terraza Restaurant was available to answer questions.

Pedro Garcia, 211 W. 7th Street the designer for La Terraza Restaurant project was available to answer questions.

Cathy Hicks, 560 Howie Court, spoke in opposition to the project. She expressed concerns with the proposed late hours of operation; possible problems with loud music and the limited parking avaiable.

Patty Kodenko, 505 Monte Vista Drive, spoke in opposition to the project. She owns the auto repair on Ojai Road and expressed great concern with regards to the limited parking in the area.

ACTION: It was moved by Chairman Sommer and seconded by Commissioner Ikerd to adopt Resolution No. 3721 approving the CDP Permit No. 14-CDP-01 subject to the following amended conditions of approval:

- Hours of operation – Business shall close no later than 12:30 am each night with added provision that alcohol sales end 60 minutes prior to closing and music end 30 minutes prior to closing.
- Eliminate conditions #17 (pertaining to the paving improvement of the parking lot at the northwest corner of Main and Ojai Streets) and #48 (pertaining to the lease agreement for the parking lot at the northwest corner of Main and Ojai Streets)
- Staff must provide a project status update to the Planning Commission after one year of operation to evaluate and, if necessary, amend the conditions of approval.

B. **Project No. 14-CI-01: Proposed Amendments to the Land Use Element and Safety Element of the City's General Plan as part of the recent Housing Element update.** In accordance with State Law, the City recently updated its Housing Element for the 2013-2021 planning period. In conjunction with that action, the City is proposing minor technical amendment to Land Use Element and Safety Element that are also in accordance with State Law.

Location: Citywide
Applicant: City of Santa Paula

Verification of posting notice: Chairman Sommer confirmed with the Deputy City Clerk 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 7:30 p.m. and called upon staff to present the item.

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

ACTION: It was moved by Chairman Sommer and seconded by Commissioner Ikerd to adopt Resolution No. 3722 recommending the City Council approve the proposed General Plan Amendments. All were in favor and the motion carried.

ORDER OF BUSINESS: None

NEW BUSINESS : None

CITY COMMUNICATIONS:

Deputy Planning Director Stratis Perros expressed his appreciation to the Planning Commissioners and thanked them for their efforts with all the issues presented. He informed them that the next regularly scheduled Planning Commission meeting will be April 22, 2014.

Commissioner Wisda, applauded the City Council for their encouragement to recommend the 15% decrease in water use. He also expressed that in his opinion the Santa Paula Water Report is incorrect and that staff should provide a new unbiased report.

REQUEST FOR FUTURE AGENDA ITEMS:

ADJOURNMENT: Chairman Sommer adjourned the meeting at 7:55 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 4, 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