

**MINUTES OF THE SANTA PAULA  
PLANNING COMMISSION  
Tuesday May 27, 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, Commissioners Gail "Ike" Ikerd, Fred Robinson, John Wisda, and John Demers

**Absent**

**Staff Present:** Deputy Planning Director Stratis Perros, Assistant Planner Caesar Hernandez, Interim Public Works Director Brian Yanez, Assistant City Attorney Greg Kettles, 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 January 28, 2014**

**ACTION:** It was moved by Commissioner Robinson, seconded by Commissioner Ikerd to approve the minutes as submitted. Chairman Sommer 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 March 25, 2014**

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

**PUBLIC HEARING:**

**A. Project No. 14-CI-02:** 2014-2015 Capital Improvement Plan in Conformity with the Santa Paula General Plan Pursuant to Government Code § 65401

**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, at 6:40 p.m. 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 Wisda addressed his concerns for the priority of the street improvements and also expressed concerns about the proposed well improvements regarding their demand and capacity. Brian Yanez stated that he is working from a past list from Administration and will take his concerns into consideration and for the well improvements he will have to research it and get back to him.

Commissioner Ikerd had a question regarding if these projects are prioritized. Brian Yanez stated that there is no prioritization,

Commissioner Robinson inquired about cameras in the park. Brian Yanez stated that a couple of cameras have been installed in Las Piedras, Mill Park and the Skate Park.

Commissioner Demers commented has the City considered Alternate fuel vehicles. Brian Yanez stated that they are looking into alternate fuel vehicles.

After further discussion a motion was made.

**ACTION:** It was moved by Commissioner Robinson, seconded by Commissioner Ikerd to approve Resolution No. 3723 documenting conformance of the FY 2014-2015 Capital Improvement Program with the General Plan. Under roll call vote the motion carried by a 4-1 vote with Commissioner Wisda voting against the motion.

**B. Project No. 14-PD-01:** A request for a Planned Development Permit and a Design Review Permit for a proposed 1,825 square-foot single-family dwelling unit on a vacant lot at 3615 Ojai Road in the Single Family Residential/Planned Development Overlay (R-1/PD) zoning district. 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:** 3615 Ojai Road, APN: 038-0-122-295

**Applicant:** Cenisisters Investments, LLC

**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, Assistant Planner Caesar Hernandez
- Discussion

**Public Comment:** Assistant Planner Caesar Hernandez was available to answer questions.

Chairman Sommer commented floor plan had a typo and color is appalling if applicant would reconsider color.

Commissioner Demers commented nice design.

Commissioner Wisda inquired about how deep is the back yard to the fence. Assistant Planner Caesar Hernandez stated that the back yard is 106 feet.

After further discussion a motion was made.

**ACTION:** It was moved by Commissioner Wisda, seconded by Commissioner Demers to adopt Resolution No. 3724 approving Project No. 14-PD-01 subject to the Conditions of Approval identified in the Resolution. All were in favor and the motion carried.

**C. Project No. 13-CDP-05:** A request for Conditional Use Permit and Design Review in order to construct a new 45,000 square foot industrial building to accommodate a large scale manufacturing use. The property is located in the Industrial (I) zone and has a General Plan land use designation of Industrial. A Mitigated Negative Declaration (MND) was certified by the City Council on November 7, 2011 in accordance with the California Environmental Quality Act (CEQA) for the project. The MND found that the proposed development would not have a significant effect on the environment. In accordance with CEQA Guidelines § 15164, the Planning Commission will also consider an Addendum to the certified MND prepared for the project.

**Location:** The subject parcel is located at the northeast corner of Calpipe Road and Todd Lane (APN: 099-0-030-645).

**Applicant:** Bender Realty Ltd.

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

**Public Comment:** Ilan Bender, Bender Realty Ltd., was available to answer questions.

Commissioner Wisda inquired about the water replenishment underneath the asphalt and has some concerns over emissions. Deputy Planner Stratis Perros stated that this project and all new development cannot send water out to the street; it has to be 100% retained on site. Regarding emissions, Calpipe II is more of a bending operation and threading of the pipes.

Commissioner Ikerd commented that it was a good project.

Commissioner Robinson commented he supports the overall Calpipe development.

Rick Bratcher, resident, lives at 15622 W. Telegraph Road., has no doubts that Calpipe will benefit city but has concerns about Todd Lane being opened up to the Public. Deputy Planning Director Stratis Perros stated that traffic is being directed towards Peck Road and will not be going through Mr. Bratcher's property which is located near Telegraph Road.

Larry Diamond, resident, lives at 252 S. Hallock Dr., expressed concerns regarding traffic and if Corporation Street and Corporation Alley could adequately handle the additional traffic generated by Calpipe Two. Deputy Planning Director Stratis Perros explained that based on the traffic study, the existing street network can accommodate the proposed development. Furthermore, Peck Road and the remainder of Calpipe Road will be completed when additional development occurs in the area.

After further discussion a motion was made.

**ACTION:** It was moved by Chairman Sommer, seconded by Commissioner Ikerd to adopt Resolution No. 3719 approving Project No. 13-CDP-05 subject to the Conditions of Approval identified in the Resolution. All were in favor and the motion carried.

**D. Project No. 14-CUP-01:** A request for a Conditional Use Permit to allow multiple outdoor storage uses on City owned parcels located in the Light Industrial/Airport Safety Zone Overlay – Inner Safety Subzone (LI/KS-IS) zoning district. No new development is proposed as part of this request. Staff has determined the project to be Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines per § 15301 (Class 1 Existing Facilities)

**Location:** 436 Palm Avenue, APN: 104-0-195-015, 104-0-195-025, 104-0-195-035, 104-0-195-045, 104-0-065-185, 104-0-065-195, 104-0-065-205, 104-0-065-215, 104-0-065-235, 104-0-065-245, 104-0-193-045, 104-0-193-055, 104-0-193-085, 104-0-193-095, 104-0-194-025, 104-0-194-035, 104-0-194-045, and 104-0-194-055

**Applicant:** City of Santa Paula

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

**Public Comment:**

Commissioner Robinson questioned if the entire parcel is in the flight path of the airport. Deputy Planning Director Stratis Perros stated that the majority of the parcel is within the Inner Safety Overlay Zone which limits the types of uses that can occur on the property.

After further discussion a motion was made.

**ACTION:** It was moved by Chairman Sommer, seconded by Commissioner Robinson to adopt Resolution No. 3725 approving Project No. 14-CUP-01 to allow multiple outdoor storage uses on City owned parcels 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 Assistant City Attorney Greg Kettles. He informed the Commission that the Starbucks Coffee drive through development opened up last week.

Commissioner Ikerd commented about end dates of the Commissioners serving. Deputy Planning Director Perros responded that Commissioner Robinson's term ends in June and Chairman Sommer's ends in November. The City Clerk will begin advertising the Commission opening soon.

**REQUEST FOR FUTURE AGENDA ITEMS:**

**ADJOURNMENT:** Chairman Sommer adjourned the meeting at 8:48 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 6, 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.