

**MINUTES OF THE SANTA PAULA  
PLANNING COMMISSION  
Tuesday June 24, 2014  
6:30 P.M.**

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

**Commissioners present:** Chairman Michael Sommer, Commissioners Gail "Ike" Ikerd, John Wisda, and John Demers

**Absent** Fred Robinson

**Staff Present:** Deputy Planning Director Stratis Perros, Assistant Planner Caesar Hernandez, Assistant City Attorney Shahiedah Coates, 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 May 27, 2014**

**ACTION:** It was moved by Commissioner Wisda, seconded by Commissioner Ikerd to approve the minutes as submitted. All were in favor and the motion carried.

**PUBLIC HEARING:**

- A. Project No. 13-CDP-09:** A request for approval of 1) a Minor Modification to the approved Specific Plan; 2) Design Review Permit; 3) Affordable Housing Plan; 4) and an Addendum to the approved Mitigated Negative Declaration (MND) to construct a proposed 37-unit residential airpark condominium project on a 6.97 acre parcel located at the eastern terminus of Santa Maria Street within the specific plan boundaries. . In accordance with State CEQA guidelines, the City has directed the issuance of an Addendum to the MND for the purpose of including this supplemental documentation in the CEQA record. The Addendum has been prepared in accordance with Sections 15164 and 15162 of the State CEQA Guidelines.

**Location:** 1170 Montebello Street, APN: 104-0-107-095

**Applicant:** Three Flyers, 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

**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 – Assistant Planner Caesar Hernandez
- Discussion

**Public Comment:** Bill Lindsay, Applicant representative was available to answer questions.

Commissioner Wisda had a couple of questions regarding if they are individually owned and what is the drainage plan.

Assistant Planner Hernandez stated that they are individually owned and that Public Works is proposing a detention area to the southern portion to catch storm water run off.

Commissioner Demers had some concerns regarding the design change and the marketability of the structure.

Bill Lindsay, Applicant representative stated that from a market perspective the flexibility of providing shell units is much better because individual owners can customize their own design.

Commissioner Ikerd commented that the project is a good addition to the airport.

**ACTION:** It was moved by Chairman Sommer, seconded by Commissioner Demers to adopt Resolution No. 3727 approving Project No. 13-CDP-09 subject to the Conditions of Approval identified in the Resolution. All were in favor and the motion carried.

- B. Project No. 14-VAR-01:** A request for a Variance Permit to allow a modification or elimination of the utility service undergrounding requirement for approved Project No. 2012-CDP-05. 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. Staff determined that the proposed Project is Categorically Exempt from the requirements of CEQA, the Santa Paula Guidelines and CEQA Guidelines, §15301, (Class 1, Existing Facilities).

**Location:** 320 West Santa Maria Street, APN: 104-0-170-415  
**Applicant:** CATS Development

**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 – Assistant Planner Caesar Hernandez
- Discussion

**Public Comment:** Deputy Planning Director Perros indicated that the project had been noticed and placed on the agenda for tonight's meeting; however, staff is requesting a continuance to provide additional time for City staff and the applicant to work on the proposal.

Ron Gallagher, Applicant indicated that he has met with staff and agreed to the continuance, but wanted to note for the record that he wants to get this matter resolved as soon as possible.

Deputy Planning Director Perros stated that the Project will receive a new public hearing notice and Assistant City Attorney Shahiedah Coates clarified that project would be continued to a date uncertain.

After further discussion a motion was made.

**ACTION:** It was moved by Chairman Sommer, seconded by Commissioner Ikerd to continue Project No. 14-VAR-01 to a future Planning Commission meeting. All were in favor and the motion carried.

- C. Project No. 14-CUP-02:** A request for a Conditional Use Permit to allow on-site sale of beer and wine (Type 41 alcohol license) at a new restaurant within an existing commercial building. The property is located in the General Commercial (C-G) zoning district and has a General Plan designation of Commercial. Staff has determined the project to be Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines per §15301 (Class 1, Existing Facilities).

**Location:** 250 Harvard Blvd., APN 105-0-151-245  
**Applicant:** Misael Contreras on behalf of Jun Park

Staff Presentation – Report, Deputy Planning Director Stratis Perros

**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:** Deputy Planning Director Stratis Perros was available to answer questions.

Commissioner Ikerd commented good thing that another restaurant wants to open here.

Commissioner Wisda commented would be nice to have on Main Street, but this shopping center is a good location.

Commissioner Demers agrees with Commissioner Ikerd welcoming another Restaurant but raised concerns about the location's visibility.

After further discussion a motion was made.

**ACTION:** It was moved by Chairman Sommer, seconded by Commissioner Demers to adopt Resolution No. 3728 approving Project No. 14-CUP-02 subject to the Conditions of Approval identified in the Resolution. All were in favor and the motion carried.

**D. Project No. 13-CDP-10:** A request for a Conditional Use Permit to allow the development of a 1,444 square foot free standing helistop (helicopter landing facility) at an existing industrial development. The helistop is intended to provide the Spears Manufacturing Company with a means of helicopter flight access between its new Santa Paula facility and its corporate headquarters in Sylmar. The helistop would consist of a freestanding steel structure topped by a 38 foot by 30 foot metal "helideck" landing surface approximately 14 feet above grade. An Initial Study was prepared in accordance with the City's guidelines implementing the California Environmental Quality Act (CEQA). This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of the Initial Study, City staff has concluded that with the incorporation of mitigation measures, the project will not have a significant effect on the environment; therefore, staff has prepared a Negative Declaration.

**Location:** 140 W. Santa Barbara Street, APN 105-0-070-015, -055, -065, and -075

**Applicant:** Spears Manufacturing Company

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

**Public Comment:** Ken Ruggles, Applicant representative and Jeff Wright, Helipad Planner, were available to answer questions.

Commissioner Wisda inquired about how fast the aircraft can climb to 300 to 400 feet, also what is Mr. Spear's traffic pattern.

Jeff Wright, Helipad Planner stated that Mr. Spears could climb up to 300 feet in about 10-15 seconds and for traffic pattern Mr. Spears would typically arrive and take off towards the west.

Bruce Dickenson, resident, lives at 2317 Dickenson Dr., is in support of Spears Manufacturing and believes this helipad project and the current business would be a benefit to the city. As a pilot he explained that the flight path elevations of helicopters and airplanes are distinctly different and their flight paths would not cross.

Commissioner Demers noted that the application specifies that Mr. Spears would be doing one flight a day and inquired about the frequency usages.

Jeff Wright, Helipad Planner, stated that Mr. Spears would come into the City on average about once a week for the first year but would lessen as time goes on. No more than seven or eight times a month anticipated for the first year.

Commissioner Ikerd questioned if Mr. Spears ever crashed or had a helicopter mishap and has he ever lost his engine while piloting a helicopter.

Ken Ruggles stated to his knowledge that Mr. Spears has not ever crashed, nor had a helicopter mishap, nor ever lost engine power while piloting his helicopter.

Michelle Kolbeck, resident, lives at 533 Citrus St., is on the Unified School District Board but is not here representing the District. She appreciates residents' concerns about the location of the helipad but is more concerned about the students; it only takes one accident and one mishap. Keep students in mind when making this decision.

Bianca Castillo, residents, lives at 204 Blanchard Ave., spoke in opposition to the project, is concerned that a tragedy can happen. Please consider very carefully.

Jim Castillo, resident, lives at 204 Blanchard Ave., has lived at his residence for 15 years does not like this project. Property values will go down. There are many schools and day care center nearby.

Roger Borrego, resident, lives at 524 14<sup>th</sup> St., there is no such thing as a quiet helicopter, no need to have a helicopter pad at this location. Drove from the airport to

the plant it took 3 minutes and 50 seconds. Planning Commissioners need to ensure peace and quiet on projects that they approve.

Verne Halles, resident, lives at 2144 Pasadena Ave., has no objections to this project.

Mark Andrizzi, works at 250 March St., Vista Cove Care Center is a ninety-nine bed facility near the project site and this project would be a negative impact on the residents.

Glen Hackworth, resident, lives at 203 Blanchard, states that it would be a mistake to put this helipad near a residential neighborhood.

Candy Hackworth, resident, lives at 203 Blanchard Ave., didn't have a problem with Spears Manufacturing, but said they are making noises at 3 or 4 in the morning. She is also very concerned about the helicopters landing and taking off over nearby homes.

Gary Hackworth, resident, lives at 203 Blanchard Ave., commented that this project would be a nuisance for Santa Paula; believes there are numerous errors in the initial study. This project will have a negative impact in the neighborhood. Noise level will be much higher than studied. Let the helicopter land at the area airports.

Donna Rose, works at Santa Paula Unified School District, and raised concerns about noise levels and safety of helicopter flights over schools and if an emergency were to happen over a school.

Bonnie Flores, resident, lives at 149 Eliot St., commented if Mr. Spears has a heliport at every site he owns. Mr. Spears can have someone from his company pick him up at the Santa Paula Airport.

Tim Mason, resident, lives at 600 Teague Dr., supports the project. He states the safety level is outstanding for the proposed corporate level helicopter. There is no dust from the elevated pad because you don't want dust in the helicopter engine. Corporate helicopters are designed to be quiet and twin engine helicopters are able to land safely.

Anna Arroyo, resident, lives at 125 Staben Ct., is not in support of this project, reasons for denial of this project are it does not meet the intent of light industrial zone. Also is concerned for the safety of the residents in the area.

Commissioner Ikerd expressed concern over the location of the project, specifically noise impacts and safety because accidents do happen.

Commissioner Demers expressed concern over this project's proximity to residential development.

Commissioner Wisda doesn't feel the project is justified and has concerns over health impacts to neighbors.

After further discussion a motion was made.

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**ACTION:** It was moved by Commissioner Ikerd, seconded by Commissioner Wisda to deny Resolution No. 3729 denying Project No. 13-CDP-10. By a 3-1 vote with Chairman Sommer voting no, the motion carried.

**ORDER OF BUSINESS:** None

**NEW BUSINESS:** None

**CITY COMMUNICATIONS:**

**REQUEST FOR FUTURE AGENDA ITEMS:**

**ADJOURNMENT:** Chairman Sommer adjourned the meeting at 9:00 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 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.



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Stratis Perros  
Deputy Planning Director