

MINUTES OF THE CITY OF SANTA PAULA
PLANNING COMMISSION
Tuesday, January 27, 2015
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, John Wisda, Fred Robinson and John Demers

Absent None

Staff Present: Deputy Planning Director Stratis Perros, Assistant City Attorney Gregg Kettles, and Planning Assistant Tom Tarantino

FINAL AGENDA: Agenda final as submitted

PUBLIC COMMENT: No public comment

CONSENT CALENDAR:

A. Minutes of the Planning Commission Meeting on June 24, 2014

ACTION: It was moved by Commissioner Demers, seconded by Commissioner Ikerd to approve the minutes as submitted. Commissioner Robinson abstained due to his absence from that meeting; remaining Commissioners were in favor and the motion carried.

ELECTION OF OFFICERS:

The Planning Commission previously adopted procedural rules for the election of Chairman and Vice Chairman, "Rules of Procedure." Under Rule 10.1, elections are normally held on the first regular Planning Commission meeting of December. This being the first regular meeting held since June 24, 2014, an election for Chairman and Vice Chairman was held. Deputy Planning Director Perros read the election procedures to the dais, and the results were as follows:

ACTION: Commissioner Wisda nominated Commissioner Ikerd for Chairman. No other Commissioners were nominated, and Commissioner Wisda moved nominations for Chairman be closed, seconded by Commissioner Demers. All were in favor, and Com-

Commissioner Ikerd was elected Chairman for the 2015 calendar year. Commissioner Wisda nominated Commissioner Demers for Vice Chairman. Chairman Ikerd then nominated Commissioner Robinson for Vice Chairman. Commissioner Wisda moved nominations for Vice Chairman be closed, seconded by Commissioner Sommer. Commissioner Robinson was elected Vice Chairman for the 2015 calendar year by a 3-2 vote, with Commissioners Sommer, Ikerd, and Robinson voting for Robinson and Demers and Wisda voting for Demers.

• **Chairman (2015): Gail “Ike” Ikerd** • **Vice Chairman (2015): Fred Robinson**

PUBLIC HEARING:

A. Project No. 13-CDP-06: A request for Conditional Use Permit and Design Review in order to construct a pair (19,687-sf and 16,023-sf) of multi-tenant commercial/light industrial buildings on an existing 2.34-ac vacant lot.

- **Location:** 100 and 106 Calavo St., APN: 097-0-040-185
- **Applicant:** Michael Perrett
- **General Plan:** Mixed Use Commercial / Light Industrial
- **Zoning:** Commercial / Light Industrial (C/LI)
- **Environmental:** A Negative Declaration (ND) was certified by the City Council on June 23, 2009 for the multi-phased project area, in accordance with the California Environmental Quality Act (CEQA). The ND found that the proposed development would not have a significant effect on the environment. This project is the second phase covered by the ND.

Verification of posting notice: Chairman Ikerd confirmed with the Planning Assistant 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 Ikerd opened the Public Hearing at 6:40 p.m. and called upon staff to present the item.

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

Public Comment: Neal Subic, Applicant representative was available to answer questions, along with Deputy Planning Director Perros.

Commissioner Wisda questioned whether signage would be allowed on Telegraph Rd.

Deputy Planning Director Perros stated there is a Master Sign Program in effect and that signage is permitted facing Telegraph Rd.

Neal Subic stated there is a set dimension for signage, and tenants have removable appliques that are attached to the signage. Set dimensions of signs do not change. Commissioner Wisda questioned whether the signage would be illuminated.

Neal Subic replied that the signage would not be illuminated.

Deputy Planning Director Perros stated that the design of the building signage was a compromise, since commercial tenants usually prefer to face out to the street, and tenants in these buildings generally face inward.

Commissioner Demers questioned whether the original intent of the project in 2009 was to build out all four buildings, and if construction had paused due to the economic downturn.

Deputy Planning Director Perros stated first two buildings were rented out fairly quickly when Phase 1 was built, but second phase was delayed both by the state of the economy and by the choice of the Applicant.

Commissioner Demers asked if there were any identified tenants or pre-leasing activities and if developers were confident the units would be leased quickly. Commissioner Demers also expressed concern that there are several similar properties sitting vacant in town.

Deputy Planning Director Perros stated that these buildings are desirable because they are new and have available parking, unlike other parts of town, and that the combination of commercial and light-industrial spaces in this development are very attractive to a wide range of businesses. Deputy Planning Director Perros said no early tenants have been identified, but he does not anticipate any problem getting the units rented.

Vice Chairman Robinson questioned the stated use of "vehicle sales" at the site and asked for clarification.

Deputy Planning Director Perros responded the "vehicle sales" use typically refers to internet sales, not traditional vehicle sales lots, and that all activities are required to be done inside of the buildings.

Neal Subic stated this development is family-done; all units will be leased, not sold; design will be tasteful; signage is minimal and at specific points on the buildings; construction phasing has been affected by the economy, but phases have been very successful. First two buildings were on separate parcels. Last two are on same parcel. He also foresees classic car shops possibly in the units.

Commissioner Wisda stated that success breeds success, and that Phase 1 and 2 are really good; he shops at the secondhand store there frequently; he is okay with illuminated signs; diversity in the complex will draw customers and reduce vacancies; and he feels it is a great project.

ACTION: Vice Chairman Robinson moved to adopt Resolution No. 3718 approving Project No. 13-CDP-06 subject to the Conditions of Approval identified in the Resolution, seconded by Commissioner Demers. All were in favor and the motion carried.

ORDER OF BUSINESS: None

CONTINUED BUSINESS: None

NEW BUSINESS: None

CITY COMMUNICATIONS:

Deputy Planning Director Perros:

Welcomed Planning Assistant Tom Tarantino and thanked him for his hard work.

Stated the next Planning Commission Meeting would be a special joint session with City Council on February 17th regarding East Area 1 Specific Plan Amendment.

Stated the next regularly scheduled meeting for February 24th is still on track and we should have sufficient Commissioners in attendance for a quorum.

Stated that Assistant Planner Caesar Hernandez moved to Public Works Dept. and was replaced by Assistant Planner Dante Doberneck, who has since moved on to the County of Santa Barbara

Stated staff approved a new 8-unit affordable senior housing project on Oak St. by Santa Paula Housing Authority. The project did not come to the Planning Commission because it is in the R-3 zone and apartments are allowed by right. Project met design review and development requirements and conditions of approval. Vacant building on site will be demolished.

Calpipe 2 building is nearly complete. Mr. Bender, property owner, is already considering proposing and constructing Calpipe 3 building.

Phase 1 of Applied Silicone development on east end of town was approved and building is up and running.

El Pollo Loco is up and running.

Currently vacant Carrows Restaurant will be replaced with a Denny's.

Taka Sushi restaurant by DMV opened and has been very successful.

Chicky Weedys restaurant is undergoing an extensive remodel and will be a BBQ cafe.

Location of next Planning Commission meeting will be at City Hall, in council chambers, unless otherwise advised.

Chairman Ikerd thanked Commissioner Sommer for his years of service as Chairman.

REQUEST FOR FUTURE AGENDA ITEMS:

ADJOURNMENT: Chairman Ikerd adjourned the meeting at 7:05 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 6, 2015**. 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