

City of Santa Paula

Planning Commission Agenda

CHAIRMAN GAIL "IKE" IKERD
VICE CHAIRMAN FRED ROBINSON
COMMISSIONER MARGAUX BANGS
COMMISSIONER W. EARL MCPHAIL
COMMISSIONER MICHAEL SOMMER



Regular Meeting of the
SANTA PAULA PLANNING COMMISSION

April 25, 2017

6:00 PM – Regular Meeting

SANTA PAULA CITY HALL
970 VENTURA STREET
SANTA PAULA, CA 93060

Copies of staff reports or other written documentation relating to each item of business referred to on this agenda are on file in the Planning Department office and are available for public inspection. If you have any questions regarding any agenda item, contact the Planning Department at (805) 933-4214.

WELCOME TO THE CITY OF SANTA PAULA PLANNING COMMISSION MEETING

You are invited to attend all Planning Commission meetings. Agendas are posted in the front of City Hall in advance of the scheduled meetings. Information for meetings may be obtained by contacting the Planning Department Office. The Santa Paula Planning Commission's regular meetings start at 6:00 p.m. the fourth Tuesday of each month in the City Hall Council Chambers located at 970 Ventura Street in Santa Paula.

BRINGING ITEMS BEFORE THE PLANNING COMMISSION

If you wish to speak at a Planning Commission meeting, please fill out a yellow Public Comment Form noting your name and address and submit the form to the City Clerk. Include the Agenda Item number, when appropriate.

1. Items Not on the Agenda: If you wish to discuss an item which is not scheduled on the Agenda, you may address the Planning Commission during *Public Comment*. Please realize that due to the limitations placed on the Planning Commission by provisions of the *California Government Code*, the Planning Commission ordinarily cannot take action on any item that is not on the agenda. Because of these restrictions, expect that matters that you identify during public comment will be referred to staff or considered on a future agenda.

2. Agenda Items: Items being considered by the Planning Commission may appear on the Consent Calendar, as an Order of Business, or as a Public Hearing. Public comments on each type of item are handled differently, as explained below:

- a. For items appearing on the Consent Calendar, please submit a Public Comment Form before the Commission takes action on the Consent Calendar. Items that receive a Public Comment Form may be pulled from the Consent Calendar by the Chairperson and discussed separately by the Planning Commission.
- b. For items appearing as an Order of Business, the Chairperson will announce the Agenda Item and request the staff report; the staff member responsible will give a brief summary of the report; the Planning Commission will have an opportunity to ask questions of staff; members of the public will be given an opportunity to comment on the item and ask additional questions (all members of the public should speak directly into the microphone at the speaker's platform); and the Planning Commission will discuss the item and then take appropriate action.
- c. For items on which a Public Hearing is scheduled, the Chairperson will open the public hearing and receive the staff report; members of the public will be given an opportunity to comment on the item and ask additional questions (all members of the public should speak directly into the microphone at the speaker's platform); the Planning Commission will discuss the item; and the Chairperson will close the public hearing after Planning Commission action.

PLEASE NOTE: *Be advised that if you bring a legal challenge to an action, you may be limited to raising only those issues you or someone else raised at the meeting described in this Agenda, or in written correspondence delivered to the Planning Commission at or before the meeting. Any action is subject to the ninety-day time period set forth in Code of Civil Procedure § 1094.6.*

In compliance with the **Americans with Disabilities Act**, if you need special assistance to participate in this meeting, please contact the Planning Department at (805) 933-4214. Notification 48 hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35, 102-35.104 ADA Title II.) Written materials distributed to the Planning Commission within 72 hours of the Planning Commission meeting are available for public inspection immediately upon distribution in the Planning Department's office.



CITY OF SANTA PAULA
PLANNING COMMISSION
MINUTES • APRIL 25, 2017

Regular Meeting **Council Chambers** **6:00 PM**

All exhibits, petitions, photos, and other materials submitted to the Commission in conjunction with any item on this Agenda become a part of the City of Santa Paula's records and are not returnable.

1. CALL TO ORDER

Chairman Ikerd called the meeting to order at 6:00pm.

2. PLEDGE OF ALLEGIANCE

Chairman Ikerd led the Pledge of Allegiance.

3. ROLL CALL

Attendee Name	Title	Status	Arrived
Fred W. Robinson	Vice Chairman	Present	6:00 PM
Michael Sommer	Commissioner	Present	6:00 PM
Gail Ikerd	Chairman	Present	6:00 PM
James Mason	Deputy Planning Director	Present	6:00 PM
John Ilasin	Interim Public Works Director	Present	6:00 PM
Tom Tarantino	Planning Technician	Present	6:00 PM
Gregg Kettles	Assistant City Attorney	Present	6:00 PM

4. FINAL AGENDA

Agenda final as submitted. Adherence to applicable portions of the Ralph M. Brown Act confirmed by the Planning Technician.

5. PUBLIC COMMENT

REMINDER: in order to minimize distractions during public meetings, all personal communication devices should be turned off or put in a non-audible mode.

At this time, members of the public may comment on any item not appearing on the agenda that is within the subject-matter jurisdiction of the Planning Commission. A Public Comment Form must be submitted to the Secretary before the beginning of the Public Comment period in order to be recognized to speak. Individuals submitting Public Comment Forms after the beginning of the Public Comment period will not be allowed to speak at this time, but may be recognized to speak by the Chair at the conclusion of the meeting. Individual Commissioners may briefly respond to Public Comments or ask questions for clarification. The Planning Commission may direct staff to report to the Planning Commission on the item at a later meeting. For items appearing on the

Agenda, the public will be invited to make comments at the time the item comes up for Planning Commission consideration. If a member of the public wishes to address a Consent Calendar item, please submit a Public Comment Form for that item. It may then be discussed separately by the Commission, and the public will be invited to make comments at that time. At all times, please use the microphone and write your name and address on the Public Comment Form provided.

No public comment.

6. CONSENT CALENDAR

Information has been provided to the Planning Commission on all matters listed under the Consent Calendar. These items are considered to be routine, and are normally approved by one motion. If discussion is requested by a Commissioner on any item, or a member of the public wishes to comment on an item, that item may be removed from the Consent Calendar for separate action.

A. Approval of Minutes for the February 28, 2017 Planning Commission Meeting

- **Staff Presentation:** Tom Tarantino, Planning Technician

RECOMMENDED ACTION:

Staff recommends a motion for approval of the Minutes of the February 28, 2017 Planning Commission Meeting.

Vice Chairman Robinson moved to adopt the Minutes of the February 28, 2017 Planning Commission meeting as submitted. Commissioner Sommer seconded the motion. All were in favor and the motion carried.

7. ORDER OF BUSINESS

A. General Plan Conformance Review of the Fiscal Year 2017-2018 Capital Improvement Program

- **Location:** Citywide
- **Applicant:** City of Santa Paula
- **Representative:** John L. Ilasin, Interim Public Works Director/City Engineer
- **Zoning:** Not Applicable
- **General Plan Designation:** Not Applicable

- **Environmental:** Most of the projects in the Capital Improvement Program are considered to be ministerial under California Environmental Quality Act (CEQA). Other projects are exempt from CEQA review under certain specific exemption categories. Projects that are not exempt from CEQA would require review for potential environmental impacts before being implemented. Such environmental review would be accomplished on a project-by-project basis after complete project descriptions are available following preliminary design.
- **Staff Presentation:** John Ilasin, Interim Public Works Director

A request for General Plan Conformance review of the Fiscal Year 2017-2018 Capital Improvement Program.

RECOMMENDED ACTION:

Staff recommends the Planning Commission select Alternative No. 1, adopting Resolution No. 3763 documenting conformance of Fiscal Year 2017-2018 Capital Improvement Program with the General Plan.

Interim Public Works Director Ilasin presented the item to the Commission, and recommended approval.

No questions were asked by the Commissioners.

Commissioner Sommer moved to select Alternative No. 1, adopting Resolution No. 3763 documenting conformance of Fiscal Year 2017-2018 Capital Improvement Program with the General Plan. Vice Chairman Robinson seconded the motion. All were in favor and the motion carried.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Sommer, Commissioner
SECONDER:	Fred W. Robinson, Vice Chairman
AYES:	Robinson, Sommer, Ikerd

B. Intent to Vacate an Offer to Dedicate 79 Acres of Property Offered by the Limoneira Company

- **Location:** East Area 1 / Harvest at Limoneira Development
- **Applicant:** City of Santa Paula
- **Representative:** James Mason, Deputy Planning Director
- **Zoning:** Not applicable
- **General Plan Designation:** Not applicable

- **Environmental:** No environmental review has been initiated. Pursuant to Section 15061(b)(3) of the CEQA Guidelines, vacation of this easement is not a project within the meaning of the California Environmental Quality Act because it has no potential for causing a significant effect on the environment.
- **Staff Presentation:** James Mason, Deputy Planning Director

A request to adopt a resolution approving the summary vacation of an offer to dedicate 79 acres of property for an open space preserve within the East Area 1 development thereby allowing the conveyance of that property to the eventual East Area 1 Homeowner's Association for preservation and maintenance.

RECOMMENDED ACTION:

Staff recommends the Planning Commission select Alternative No. 1, adopting Resolution No. 3764 approving the summary vacation of an offer to dedicate 79 acres of property for an open space preserve within the East Area 1 development thereby allowing the conveyance of that property to the eventual East Area 1 Homeowner's Association for preservation and maintenance.

Deputy Director Mason presented the item to the Commission, and recommended approval.

Vice Chairman Robinson asked if, by the City vacating the offer of 79 acres and instead transferring the property to the onsite homeowners association, there would be an opportunity for the land to be used for something besides open space.

Deputy Director Mason replied that a restriction would be in place that the property be maintained as open space.

Vice Chairman Robinson asked for clarity on whether the homeowners association would maintain the area as open space through fees they charge on their membership.

Deputy Director Mason deferred his response to Tim Jones, project representative from the Lewis Companies in attendance at this meeting.

Mr. Jones responded that yes, the open space in question would have a deed restriction filed against it ensuring it remains open space. Mr. Jones continued that this process is more of a formality, as the project's Development Agreement requires the land be maintained as open space "by somebody" and first to be offered as a dedication to the City for it to maintain if so desired. The City expressed no interest in maintaining the land, thereby triggering the deed of the land to the homeowners association, for them to maintain at their cost, under the restriction the land remain open space.

Commissioner Sommer asked Mr. Jones to reconfirm the "open space" in question would be open to everyone.

Mr. Jones replied yes, as it is spelled out that the land remain open space, and though there will be hiking trails, etc. constructed, no actual development will be allowed.

Sheryl Hamlin, resident at 830 Teague Dr., stated she was excited to see this item on the docket, as it may provide an opportunity to incorporate the new "agrihood" development model. Agrihoods, Ms. Hamlin explained, are neighborhoods constructed that include shared agricultural components. Several builders are now specializing in such developments, with successful construction of a number of these communities in Arizona. Produce grown in these communities is consumed by its residents, and excess crop is sold, with proceeds going back to the homeowners association. Homes in such communities, Ms. Hamlin stated, often sell for between \$500,000-\$700,000.

Vice Chairman Robinson moved to select Alternative No. 1, adopting Resolution No. 3764 approving the summary vacation of an offer to dedicate 79 acres of property for an open space preserve within the East Area 1 development thereby allowing the conveyance of that property to the eventual East Area 1 Homeowner's Association for preservation and maintenance. Commissioner Sommer seconded the motion. All were in favor and the motion carried.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Fred W. Robinson, Vice Chairman
SECONDER:	Michael Sommer, Commissioner
AYES:	Robinson, Sommer, Ikerd

8. PUBLIC HEARING

- Verification of Legal Notice Requirements for Public Hearing
- Declaration of Conflicts
- Declaration of Ex Parte Contacts
- Open Public Hearing

Chairman Ikerd opened the Public Hearing at 6:11pm.

Chairman Ikerd confirmed with the Planning Secretary that no Public Hearing items were scheduled for this meeting, and thus no legal noticing was required.

Chairman Ikerd closed the Public Hearing at 6:11pm.

- Close Public Hearing

9. NEW BUSINESS

None.

10. CITY COMMUNICATIONS

A. Planning Department

Deputy Director Mason updated the Commissioners on the status of the City Manager search, stating the current start date target for the new City Manager is the end of May or beginning of June. Fire Chief Rick Araiza has been appointed Interim City Manager "until the baton is passed."

B. Planning Commission

Deputy Director Mason informed the Commissioners that the City Council has one more candidate to interview next week for the vacant Planning Commissioner seats, after which the Council will select their two finalists, hopefully within the next several weeks.

Commissioner Sommer asked if there were items ready for May 23, 2017 Planning Commission meeting, as he may have a potential conflict on that date, thus affecting a quorum.

Planning Technician Tarantino responded that several projects are currently underway, but nothing has yet been formally declared for May 23rd. Two projects will be going to City Council on May 15th, which may also impact the May 23rd Planning Commission meeting. Staff will update the Commissioners as soon as more information becomes available.

11. REQUEST FOR FUTURE AGENDA ITEMS

Any Planning Commissioner may make a motion only to place an item on a future Agenda. Members may discuss whether or not the item should be placed on the agenda and the description of the item. The motion is non-debatable. Placement of an item on a future Agenda requires a majority vote. The Planning Director has discretion as to when the item will be placed on the Agenda, unless otherwise directed by the Planning Commission.

None.

12. ADJOURNMENT

Chairman Ikerd adjourned the meeting at 6:15pm.

NOTICE: Actions by the Planning Commission on the above items cannot be appealed to the City Council after 4:30 p.m. on **May 5, 2017**. 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.