

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

May 23, 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

AGENDA • MAY 23, 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

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. FINAL AGENDA

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.

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 April 25, 2017 Planning Commission Meeting

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

RECOMMENDED ACTION:

Staff recommends a motion for approval of the Minutes of the April 25, 2017 Planning Commission Meeting.

7. ORDER OF BUSINESS

A. 17-CR-02 Harvard Blvd./Laurie Ln. Retail Development Concept Review

- **Location:** Southeast corner of Harvard Blvd. & Laurie Ln.
- **APN:** 102-0-221-01, -02, -03
- **Applicant:** Cardiff Development Partners (dba Canyon Cardiff Santa Paula)
- **Zoning:** C-G (General Commercial)
- **General Plan Designation:** Commercial
- **Staff Presentation:** James Mason, Deputy Planning Director

A request to consider an application for the development of approximately 13,000 square feet of new retail space on 1.92 acres of General Commercial property at the 500 block of West Harvard Boulevard in the City of Santa Paula, California.

RECOMMENDED ACTION:

A concept review is a discussion-only meeting, whereby a project applicant or proponent seeks from the Planning Commission input and reaction to a development idea or concept. Therefore, no commitments or discretionary actions are made by the Planning Commission in a Concept Review meeting.

8. PUBLIC HEARING

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

A. 17-MM-02 Airpark Project Extension

- **Location:** 1170 Montebello St. (APN: 104-0-107-095)

- **Applicant:** Stephen Wolpin (Three Fliers, LLC)
- **Zoning:** Airpark Specific Plan/Airport Safety Zone Overlay- Inner Safety Subzone (SP-7/KS-IS)
- **General Plan Designation:** Light Industrial
- **Environmental:** An Initial Study and Mitigated Negative Declaration (IS/MND) was prepared and adopted for the project pursuant to the provisions of the California Environmental Quality Act.
- **Staff Presentation:** James Mason, Deputy Planning Director

A request for a one-year extension to the previously approved Project No. 2013-CDP-09, Santa Paula Airpark, a proposed 37-unit residential airpark condominium project on a 6.79-acre parcel located at the eastern terminus of Santa Maria Street. Absent the request, Project No. 2013-CDP-09 (the “Project”) will expire on June 24, 2017.

RECOMMENDED ACTION:

Staff recommends the Planning Commission select Alternative No. 1, adopting Resolution No. 3765 approving a one-year time extension of Project No. 2013-CDP-09, Santa Paula Airpark, a proposed 37-unit residential airpark condominium project on a 6.97-acre parcel located at the eastern terminus of Santa Maria Street, which will expire on June 24, 2017, in order for the Project applicant and City staff to make necessary refinements and clarifications to the approval documents before the project is presented to the Planning Commission and City Council for final approval.

- Close Public Hearing

9. NEW BUSINESS

10. CITY COMMUNICATIONS

A. Planning Department

Project #14-CDP-02, the Hardison House development by Williams Homes at 1226 Ojai Rd. that was previously approved by the Planning Commission, was revised as part of the legal settlement reached in the suit brought by the San Buenaventura/Santa Paula Conservancy. Revisions include downsizing the project to 36 homes, leaving the existing Hardison House and barn in place, and relocating (rather than removing) the two smaller existing outbuildings on the property. The revised project appeared before the City Council at their May 15th meeting, and was unanimously approved.

Project #16-CUP-06, the ZGlobal BESS (Battery Energy Storage System) project that appeared before the Planning Commission as a Concept Review in October 2016, is currently circulating its IS-MND for public review. The deadline for written comments is 5:00pm on Monday, June 12th.

Several Tentative Maps (Phase 2 and Phase 3) have been submitted by Limoneira-Lewis Community Builders for the ongoing Harvest at Limoneira/East Area 1 development.

B. Planning Commission

On behalf of the City of Santa Paula, the Planning Department welcomes Margaux Bangs and W. Earl McPhail, our two new Planning Commissioners. Ms. Bangs currently owns and operates a downtown small business, and will serve until July 2019. Mr. McPhail is a retired Ventura County Agricultural Commissioner, and will serve until May 2021. Both have been sworn in by the City Clerk, and met with staff last week to aid in the onboarding process.

Per the Planning Commission Rules of Procedure (Resolution No. 3497), a Chair and Vice Chair are normally selected from the five-member panel by majority vote during December of each year. The 2017 selections were tabled during the last Planning Commission meeting of 2016, until the two vacant Commission seats could be filled. Chair Ikerd and Vice Chair Robinson agreed to continue in their positions until such time. Though we have returned to a full complement of Commissioners, in light of the learning curve and projects in the pipeline, Staff suggests the current Chair and Vice Chair remain in their positions until this December's normal cycling.

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.

12. ADJOURNMENT

NOTICE: Actions by the Planning Commission on the above items cannot be appealed to the City Council after 4:30 p.m. on **June 2, 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.