

# 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

June 27, 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 • JUNE 27, 2017

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**Regular Meeting**

**Council Chambers**

**6:00 PM**

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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.

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**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 May 23, 2017 Planning Commission Meeting**

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

**RECOMMENDED ACTION:**

**Staff recommends a motion for approval of the Minutes of the May 23, 2017 Planning Commission Meeting.**

**7. ORDER OF BUSINESS**

**A. 17-CI-09 Finding of Consistency for SPUSD Acquisition of Palm Court Site**

- **Location:** 35 Palm Court (APN: 100-0-154-085)
- **Applicant:** Santa Paula Unified School District
- **Representative:** Donna Rose, Assistant Superintendent
- **Zoning:** R-1 (Single-Family Residential)
- **General Plan Designation:** Single Family Residential
- **Environmental:** Staff has determined the project to be exempt from the California Environmental Quality Act (CEQA) Guidelines per § 15262
- **Staff Presentation:** James Mason, Deputy Planning Director

**A request for review and General Plan Conformity Finding to Public Resources Code Section 21151.2 for the Santa Paula Unified School District School Site at 35 Palm Court, Santa Paula, CA 93060.**

**RECOMMENDED ACTION:**

**Staff recommends that the Planning Commission direct the Planning Director to send a letter to the Santa Paula Unified School District stating the proposed acquisition of a 0.11-acre site at 35 Palm Court for future expansion of Santa Paula High School campus per their Facilities Master Plan is in conformity with the City of Santa Paula General Plan.**

**8. PUBLIC HEARING**

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

**A. 53L-6000-1 and 53K-6001-1 Phase II and Phase III Vesting Tentative Tract Map Nos. 6000 and 6001 (Original Approval Project No. 2006-CDP-02 East Area 1 SP-3) Approval**

- **Location:** Within the 501 acres situated east of Santa Paula Creek, north of Telegraph Road, west of Haun/Orcutt Creek on the eastern edge of the City.
- **APNs:** 040-0-180-435; 040-0-180-565; 107-0-200-115; 107-0-045-015
- **Applicant:** Limoneira Lewis Community Builders, LLC
- **Representative:** Tim Jones, Regional Project Manager
- **Zoning:** East Area 1 Specific Plan (SP-3)
- **General Plan Designation:** East Area 1 Specific Plan
- **Environmental:** This project is exempt from further environmental review per Section 15162 of the California Environmental Quality Act. The environmental clearance for the project was originally approved on February 17, 2015, for the larger project area which included Vesting Master Tentative Map No. 5854.
- **Staff Presentation:** Trayci Nelson, Senior Contract Planner

**A request to subdivide 140.65 total acres within the approved East Area 1 Specific Plan area, into 2 Vesting Tentative Tract Maps (VTTM) for a total of 525 lots; 483 lots for residential development, and 42 lettered lots for streets, parks, and paseos. The residential lots range in size from 3,460 square feet to 361,300 square feet to accommodate the varied, residential product mix anticipated.**

**RECOMMENDED ACTION:**

**Staff recommends the Planning Commission select Alternative No. 1, adopting Resolution No. 3766 recommending that the City Council approve Project No. 2006-CDP-02 for Vesting Tentative Tract Map Nos. 5985-5992 allowing the creation of 483 residential lots and 42 lettered lots for streets, parks, and paseos, subject to the conditions of approval.**

- Close Public Hearing

**9. NEW BUSINESS**

**10. CITY COMMUNICATIONS**

**A. Planning Department**

**B. Planning Commission**

**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 **July 7, 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.