

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

October 24, 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 • OCTOBER 24, 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 June 27, 2017 Planning Commission Meeting

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

RECOMMENDED ACTION:

Staff recommends a motion for approval of the Minutes of the June 27, 2017 Planning Commission Meeting, by a Commissioner in attendance at that meeting.

B. Approval of Minutes for the September 26, 2017 Planning Commission Meeting

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

RECOMMENDED ACTION:

Staff recommends a motion for approval of the Minutes of the September 26, 2017 Planning Commission Meeting, by a Commissioner in attendance at that meeting.

7. PUBLIC HEARING

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

A. 15-CUP-03 Verizon Wireless/Trinity Lutheran Cell Tower @ Laurie Ln.

- **Location:** 505 W. Harvard Blvd. (APN: 102-0-160-235)
- **Applicant:** Verizon Wireless
- **Representative:** Laura Katke, Network Real Estate
- **Zoning:** C-G (General Commercial)
- **General Plan Designation:** Commercial
- **Environmental:** Staff has determined the project to be Categorically Exempt from the California Environmental Quality Act (CEQA) per § 15303 (New Construction or Conversion of Small Structures)
- **Staff Presentation:** N.D. Doberneck, Associate Planner

A request for a Conditional Use Permit to authorize Verizon Wireless to erect a new 289-sf (17-ft x 17-ft) wireless telecommunications facility, disguised as a 54-

ft high church steeple, in the front of the Trinity Lutheran Church. The General Plan land use designation for the property is Commercial and the zoning district is General Commercial (C-G). This project is Categorically Exempt from the California Environmental Quality Act (CEQA) per § 15303 [New Construction or Conversion of Small Structures] of the CEQA Guidelines.

RECOMMENDED ACTION:

Staff recommends that the Planning Commission select Alternative No. 1, approving a Conditional Use Permit for Verizon Wireless to erect a new 289-sf (17-ft x 17-ft) wireless telecommunications facility, disguised as a 54-foot high church steeple, in the front of the Trinity Lutheran Church, subject to the conditions of approval listed in the resolution.

B. 17-MM-07 Sparkuhl Ranch Tract Map No. 5308 Time Extension

- **Location:** East of terminus of Cliff & Forest Drives (APN: 040-0-200-805)
- **Applicant:** Ernie Mansi, Oaks Development LLC
- **Representative:** Ruth Mansi
- **Zoning:** R-A 20 Rural Residential (max 2-du/ac; min. 20,000-sf lot size)
- **General Plan Designation:** Single Family Residential
- **Environmental:** Staff has determined that no subsequent environmental review is necessary for the project pursuant to California Environmental Quality Act (CEQA) Guidelines §15162 (Criteria for Subsequent EIRs and Negative Declarations are not met). The prior CEQA document for the originating project 2004-TM-01 (Sparkuhl Ranch Subdivision) was a Mitigated Negative Declaration (State Clearinghouse No. 2005041166).
- **Staff Presentation:** James Mason, Deputy Planning Director

A request for a Minor Modification to allow for a one-year time extension for Tentative Tract Map No. 5308, which will expire on November 07, 2017. Tentative Tract Map No. 5308 was originally approved in 2005 pursuant to 2004-TM-01, per City Council Resolution No. 6201. Tentative Tract Map No. 5308 is for the subdivision of an undeveloped 11.78-acre parcel into 20 lots (19 residential). No subsequent environmental review is necessary for the project pursuant to California Environmental Quality Act (CEQA) Guidelines §15162 (Criteria for Subsequent EIRs and Negative Declarations are not met).

RECOMMENDED ACTION:

Staff recommends that the Planning Commission select Alternative No. 1 and approve a one-year extension of Tentative Tract Map No. 5308 associated with Project 2004-TM-01. All 92 Conditions of Approval for Project 2004-TM-01 remain in full force and effect.

C. 17-CI-13 Ordinance Amending Title 16 of the Santa Paula Municipal Code Regarding Cannabis

- **Location:** Citywide
- **Applicant:** City of Santa Paula
- **Environmental:** Staff has determined the project to be exempt from the California Environmental Quality Act (CEQA) Guidelines per § 15061 (b)(3).
- **Staff Presentation:** Gregg Kettles, Assistant City Attorney

A request for the Planning Commission to consider an amendment to Title 16 of the Santa Paula Municipal Code prohibiting all commercial cannabis activities and cannabis cultivation in in all zones and imposing reasonable regulations, and a permit required for the indoor personal cultivation of up to six cannabis plants as authorized under State law.

RECOMMENDED ACTION:

Staff recommends that the Planning Commission select Alternative No. 1 and recommend that the City Council amend Title 16 of the Santa Paula Municipal Code prohibiting all commercial cannabis activities and cannabis cultivation in in all zones and imposing reasonable regulations, and permit requirements for the indoor personal cultivation of up to six cannabis plants as authorized under State law.

D. 13-CDP-09 Minor Modification to Approved Airpark Specific Plan

- **Location:** Properties bounded by 12th Street, Santa Maria Street, Santa Clara Street and the Santa Clara River
- **APNs:** 104-0-105-015, 104-0-105-025, 104-0-105-035, 104-0-105-045, 104-0-105-055, 104-0-105-065, 104-0-105-085, 104-0-105-095, 104-0-105-105, 104-0-105-115, 104-0-105-125, 104-0-105-145, 104-0-105-155, 104-0-105-165, 104-0-105-175, 104-0-107-018, 104-0-107-045, 104-0-107-055, 104-0-107-095, 104-0-107-105, 104-0-107-115, 104-0-107-125, 104-0-107-135, 104-0-107-145, 104-0-107-155

- **Applicant:** Mr. Stephen Wolpin (Three Flyers LLC)
- **Zoning:** Airpark Specific Plan (SP-7)
- **General Plan Designation:** Light Industrial
- **Environmental:** A Mitigated Negative Declaration and two (2) Addendums have been prepared along with a Mitigation Monitoring and Reporting Plan (MMRP).
- **Staff Presentation:** James Mason, Deputy Planning Director

A request for a minor modification to the Air Park Specific Plan to incorporate mixed use residential, light industrial and or aviation related business and a height change into a 37-unit airplane hangar project. The project request also seeks approval of an amended Tentative Tract Map No. 5819 and updated Affordable Housing Plan. The General Plan designation for the property is Light Industrial and the zoning is Airpark Specific Plan (SP-7). An Addendum No. 2 has been prepared per California Environmental Quality Act (“CEQA”) Guidelines Sections 15164 and 15162, as the original project received approval for a Mitigated Negative Declaration including a Mitigation Monitoring and Reporting Program (MMRP).

RECOMMENDED ACTION

Staff recommends that the Planning Commission select Alternative No. 1 and recommend the City Council approve the minor modification to the Airpark Specific Plan, Affordable Housing Plan, Tentative Tract Map No. 5819 and Addendum No. 2 to the Mitigated Negative Declaration.

- Close Public Hearing

8. NEW BUSINESS

9. CITY COMMUNICATIONS

A. Planning Department

B. Planning Commission

10. 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.

11. ADJOURNMENT

NOTICE: Actions by the Planning Commission on the above items cannot be appealed to the City Council after 4:30 p.m. on **November 3, 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.