

# City of Santa Paula

## *Planning Commission Agenda*

CHAIRPERSON MARGAUX BANGS  
VICE CHAIRPERSON W. EARL MCPHAIL  
COMMISSIONER JASON HERBER  
COMMISSIONER GAIL "IKE" IKERD  
COMMISSIONER ELYSSA VASQUEZ



Regular Meeting of the  
SANTA PAULA PLANNING COMMISSION

December 18, 2018

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 Community Development Department office and are available for public inspection. If you have any questions regarding any agenda item, contact the Community Development 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 Community Development 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 East 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 Public Comment Form noting your name and address and submit the form to the meeting 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 matters that you identify during Public Comment to 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 precede their comments with their full legal name and home address); 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 and precede their comments with their full legal name and home address); 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 90-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 Community Development 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 Community Development Department office.



**CITY OF SANTA PAULA**  
**PLANNING COMMISSION**  
**AGENDA • DECEMBER 18, 2018**

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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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**CALL TO ORDER**

**FLAG SALUTE**

**ROLL CALL**

**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 meeting clerk 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.

**APPROVAL OF FINAL AGENDA**

**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.

2. [Approval of Minutes of the 10/23/2018 Planning Commission Meeting](#)

**RECOMMENDATION:**

Staff recommends a motion for approval of the Minutes of the October 23, 2018 Planning Commission meeting by a commissioner in attendance at that meeting.

**PUBLIC HEARING**

- Verification of Legal Notice Requirements for Public Hearing
- Declaration of Conflicts
- Declaration of Ex Parte Contacts
- Open Public Hearing
- Staff Presentation
- Discussion and Action
- Close Public Hearing

3. [13-CDP-04 Santa Paula West Business Park Specific Plan](#)

**RECOMMENDATION:**

To approve the Project, the Planning Commission must take the following actions after public hearings:

- Approve Resolution No. 3792 recommending that the City Council would approve the Water Supply Assessment/Water Supply Verification prepared for the Project;
- Approve Resolution No. 3793 recommending that the City Council would certify the Final Environmental Impact Report, adopt findings and statements of overriding considerations, and mitigations and monitoring reporting program;
- Approve Resolution No. 3794 recommending that the City Council approve the Pre-zoning, Annexation for the Project, General Plan Amendment, Specific Plan, and Master Vesting Tentative Map.

**Presented by:** N.D. Doberneck, Associate Planner

4. [18-CDP-01 Santa Paula Self-Storage Too](#)

**RECOMMENDATION:**

Staff recommends that the Planning Commission:

(1) Select Option No. 1, adopting Resolution No. 3791 approving a Community Development Permit (Variance, Conditional Use Permit - Major, Landscape Review, Sign Review) to allow construction of a new self-storage building complex at two unaddressed lots on Santa Maria Street within the unfinished Santa Maria Industrial Park, subject to the Conditions of Approval listed in the resolution.

**Presented by:** N.D. Doberneck, Associate Planner

**ORDER OF BUSINESS**

**5. Election of New Planning Commission Officers**

The Planning Commission has adopted procedural rules for the election of Chairperson and Vice Chairperson, "Rules of Procedure":

**Under Rule 10.2, the following is the process for election of the Chairperson:**

1. The election of the Chairperson will be conducted by the Secretary or an appointed Deputy Secretary (collectively "Secretary").
2. The Secretary will state the procedures for electing the Chairperson and Vice Chairperson.
3. The Secretary will declare that the office of the Chairperson is vacant and that nominations are open.
4. Any member of the Planning Commission may nominate any member of the Planning Commission as Chairperson, including him or herself. A second to the motion is not required.
5. Any member of the Planning Commission may move to close the nominations at any time after all Commissioners have had the opportunity to make a nomination. The motion requires a second and must receive a vote of a majority of the Planning Commission to pass.
6. After nominations have been closed, the Secretary will call for the vote on the election of the Chairperson.

7. The nominees will be voted on in the order the nominations were made.
8. The first Commissioner receiving the vote of a majority of the Planning Commission is the Chairperson and the election will be closed.
9. If no member of the Planning Commission receives a majority vote, the Secretary will re-open the nominations and conduct a new election until a Chairperson is Elected

**Under Rule 10.3, the following is process for election of the Vice Chairperson:**

1. The election of the Vice Chairperson will be conducted in the same manner as the election of the Chairperson, except that the Chairperson, rather than the Secretary, will conduct the election.
  - o **Staff Presentation:** Gregg Kettles, Assistant City Attorney

**CITY COMMUNICATIONS**

- **Community Development Department**
- **Planning Commission**

**ITEMS FOR FUTURE AGENDAS**

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 Community Development Director has discretion as to when the item will be placed on the Agenda, unless otherwise directed by the Planning Commission.

**ADJOURNMENT**

**NOTICE:** Actions by the Planning Commission on the above items cannot be appealed to the City Council after 4:30 p.m. on **Friday December 28th, 2018**. 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.