

ACTIONS BY THE SANTA PAULA PLANNING COMMISSION

JUNE 27, 2017

6:00 P.M.

Commissioners Present: Vice Chairman Fred Robinson, Commissioner Margaux Bangs and Commissioner Michael Sommer

Commissioners Absent: Chairman Gail "Ike" Ikerd, Commissioner W. Earl McPhail

Staff Present: Planning Director Janna Minsk, Deputy Planning Director James Mason, Planning Technician Tom Tarantino, Senior Contract Planner Trayci Nelson and Assistant City Attorney Gregg W. Kettles

Staff Absent: None

CONSENT CALENDAR:

A. Minutes of the Planning Commission Meeting on May 23, 2017

ACTION: Commissioner Sommer moved to approve the Minutes of the May 23, 2017 Planning Commission Meeting as submitted. Commissioner Bangs seconded the motion. All were in favor and the motion carried.

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.

ACTION:

Vice Chairman Robinson moved to direct the Planning Director to send a letter to the Santa Paula Unified School District stating that 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. Commissioner Sommer seconded the motion. All were in favor under roll call vote, and the motion carried.

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.

ACTION:

Commissioner Sommer moved to 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. Commissioner Bangs seconded the motion. All were in favor under roll call vote, and the motion carried.

NEW BUSINESS: None.

ADJOURNMENT: 6:38 p.m.

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