



CITY OF SANTA PAULA
PLANNING COMMISSION
MINUTES • JUNE 27, 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

Chairman Ikerd was unavailable for tonight's meeting, so, per Planning Commission bylaws, Vice Chairman Robinson assumed the Chair role in his absence.

Vice Chairman Robinson called the meeting to order at 6:00 PM.

2. PLEDGE OF ALLEGIANCE

Commissioner Bangs led the Pledge of Allegiance.

3. ROLL CALL

| Attendee Name | Title | Status | Arrived |
|------------------|--------------------------|---------|---------|
| Fred W. Robinson | Vice Chairman | Present | 6:00 PM |
| Michael Sommer | Commissioner | Present | 6:00 PM |
| Gail Ikerd | Chairman | Excused | |
| Margaux Bangs | Commissioner | Present | 6:00 PM |
| W. Earl McPhail | Commissioner | Excused | |
| Janna Minsk | Planning Director | Present | 6:00 PM |
| James Mason | Deputy Planning Director | Present | 6:00 PM |
| Tom Tarantino | Planning Technician | Present | 6:00 PM |
| Trayci Nelson | Senior Contract Planner | Present | 6:00 PM |
| Gregg Kettles | Assistant City Attorney | Present | 6:00 PM |

Chairman Ikerd and Commissioner McPhail were unavailable for this meeting due to schedule conflicts and were thus excused from attending. Vice Chairman Robinson assumed Chair duties for the meeting, and a quorum was maintained with the presence of Commissioners Sommer and Bangs.

4. FINAL AGENDA

Agenda final as submitted.

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.

No public comment.

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.

Commissioner Sommer moved to adopt 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.

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.

Deputy Director Mason presented the item to the Planning Commission.

Pamela Murphy, resident of Santa Paula, spoke regarding the "proposed demolition of this house and the rest of the neighborhood on Palm Court." Ms. Murphy asked if any studies have been done by the City of Santa Paula or Santa Paula Unified School District (SPUSD) regarding population and student enrollment trends in California, specifically regarding declining school enrollment and its effect on the tax structure of schools, etc. Ms. Murphy questioned the concept of "destroying Palm Court" to expand Santa Paula High School to accommodate student population growth which may not materialize.

Gabriel Zamora, resident at 967 E. Virginia Terrace, requested the Planning Commission and City ask more of SPUSD in their design proposals. Mr. Zamora stated Santa Paula High School is encroaching on Palm Court based on past growth plans involving additional student populations from the East Area 1 buildout and what is now Renaissance High School. Mr. Zamora stated this has created increased pressures on parking, traffic, and public safety; all of which have previously been brought before both Planning Commission and City Council. Mr. Zamora stated he is a member of the "design profession and design community" and therefore has a keen understanding of plans that are legal, but not necessarily "good and beneficial." Mr. Zamora stated he is particularly concerned because he lives in a historic home directly across from McKeveitt Elementary, and allowing SPUSD to demolish a historic neighborhood for a campus expansion will, in his opinion, set a dangerous precedent. Mr. Zamora continued that he is also quite concerned about

the home at 41 Palm Court - the Robert Clunie house - which is also slated for demolition and conversion to a parking lot. Mr. Zamora stated the "ordinary" home of this "world-renowned California Impressionist" from Santa Paula, whose works hang in City Hall and the high school, should be preserved, especially as an example of success for Santa Paula High School students who may be told they, too, are "ordinary."

Douglas Henning, representing SPUSD, clarified that the Clunie House is actually 40 Palm Court, not 41 Palm Court, as Mr. Zamora stated, and that the school district does not own the Clunie House property, though it is noted in the SPUSD Master Plan as a property slated for acquisition.

Commissioner Sommer stated the concerns of Ms. Murphy and Mr. Zamora are not in the jurisdiction of the Planning Commission, and should instead be brought before the City Council. Commissioner Sommer continued that, should a property owner wish to sell to a school district or other interested party for a profit, it is their right to do so.

Vice Chairman Robinson reiterated that these matters are not under the jurisdiction of the Planning Commission, and should instead be directed to the SPUSD Board, though they have previously been heard several times. Vice Chairman Robinson also stated that student population at the high school will increase due to East Area 1. Vice Chairman then asked Mr. Henning to return to the podium.

Mr. Henning stated SPUSD plans to acquire 11 properties in the expansion area, and already owns Lots 31, 34, 36, 41 and 42. Lot 35 would be the 6th property acquired of the proposed 11. Lots 32, 33 and 40 (the Robert Clunie House) are not yet owned by SPUSD, nor are the two lots with large backyards on Santa Paula Street.

Vice Chairman Robinson reflected on his growing up in Santa Paula and attending a much smaller Santa Paula High School, whose western edge, at that time, was the very quiet, tree-lined, ideal residential neighborhood in Palm Court. Expansion and growth in activities at the school since that time, he said, has changed the neighborhood. Vice Chairman Robinson stated he now questions why anyone would want to live right in the middle of all that activity.

Vice Chairman Robinson continued that the question at this meeting is solely regarding whether the SPUSD proposal being presented is in compliance with the City's General Plan; which, in his opinion, it is.

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.

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| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | Fred W. Robinson, Vice Chairman |
| SECONDER: | Michael Sommer, Commissioner |
| AYES: | Robinson, Sommer, Bangs |

8. PUBLIC HEARING

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

Vice Chairman Robinson opened the Public Hearing at 6:17 PM and confirmed there were no Conflicts of Interest or Ex Parte Contacts for the Commissioners regarding this item.

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.

Director Minsk introduced the item to the Planning Commission, followed by a presentation by Senior Contract Planner Nelson.

Commissioner Sommer asked who would be responsible for maintaining the landscape areas of the parks noted in the maps presented.

Senior Contract Planner Nelson responded that the onsite homeowner's association would be responsible for maintenance.

Tim Jones, representative from Limoneira Lewis Community Builders (LLCB), clarified that they normally would have waited another year before presenting these Tentative Maps; however, the State of California requires evidence that there actually will be 1,500 homes in the project in order to secure school funding. Mr. Jones said LLCB also needs to "get pretty close" to 1,500 homes in order to have the project pencil out, considering all the infrastructure improvements required, etc. LLCB thus spent a great deal of time ensuring these maps meet the requirements of the Specific Plan.

Commissioner Sommer challenged LLCB's proposed use of Buffalo Grass in the parks of the Landscape Plan, as turf is his expertise and Bermuda Grass is likely a better choice in terms of water consumption and durability.

Mr. Jones thanked Commissioner Sommer for his recommendation and said Senior Contract Planner Nelson will take it under advisement for the Landscape Plan.

Vice Chairman Robinson asked if these maps would get the project to 1,500 homes.

Director Minsk responded yes, this will get them to 1,500 homes.

Vice Chairman Robinson stated he is pleased to see the project progressing and thanked Mr. Jones and LLCB for their foresight in coordinating with SPUSD and the State to ensure adequate school funding will be provided.

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.

Vice Chairman Robinson closed the Public Hearing at 6:34 PM.

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| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | Michael Sommer, Commissioner |
| SECONDER: | Margaux Bangs, Commissioner |
| AYES: | Robinson, Sommer, Bangs |

- Close Public Hearing

9. NEW BUSINESS

None.

10. CITY COMMUNICATIONS

A. Planning Department

Director Minsk stated the new City Manager, Michael Rock, started yesterday.

Director Minsk stated the City Council approved moving forward with annexation into the Ventura County Fire Protection District, and is now entering the LAFCo review/approval process, which may take several months.

Director Minsk stated the Design Assistance Committee (DAC) will meet this Thursday, and asked Deputy Director Mason for further details, including a possible update of the City's historic ordinances.

Deputy Director Mason stated the DAC will be discussing landscape and irrigation improvements at Ebell Park, and recruitment for committee membership. Director Minsk further clarified that many current committee members' terms have expired, and they will need to reapply, etc.

B. Planning Commission

None.

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.

None.

12. ADJOURNMENT

Vice Chairman Robinson adjourned the meeting at 6:38 PM.

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.