

# City of Santa Paula

## *Joint City Council/Planning Commission Agenda*

MAYOR JOHN PROCTER

VICE MAYOR MARTIN HERNANDEZ

COUNCILMEMBER JENNY CROSSWHITE

COUNCILMEMBER GINGER GHERARDI

COUNCILMEMBER JAMES A. TOVIAS

CHAIRMAN GAIL "IKE" IKERD

VICE CHAIR FRED ROBINSON

COMMISSIONER JOHN DEMERS

COMMISSIONER MICHAEL SOMMER

COMMISSIONER JOHN D. WISDA



A JOINT MEETING OF THE  
SANTA PAULA CITY COUNCIL & PLANNING COMMISSION

**TUESDAY, FEBRUARY 17, 2015**  
**6:30 P.M.**

SANTA PAULA CITY HALL  
970 VENTURA STREET  
SANTA PAULA, CA 93060

JUDY RICE, CITY CLERK  
JAIME M. FONTES, CITY MANAGER  
JOHN C. COTTI, CITY ATTORNEY

Spare copies of staff reports or other written documentation relating to each item of business referred to on this agenda are on file in the Office of the City Clerk and are available for public inspection. If you have any questions regarding any agenda item, contact the City Clerk at (805) 933-4208.



**REMINDER:** In order to minimize distractions during public meetings, all personal communication devices should be turned off or put in a non-audible mode. Thank you.

## WELCOME TO THE CITY OF SANTA PAULA CITY COUNCIL MEETING

You are invited to attend all City Council, commission, and board meetings. Agendas are posted in the front of City Hall in advance of the scheduled meetings. Information for commission and board meetings may be obtained by contacting the City Clerk's Office. The Santa Paula City Council's regular meetings start at 6:30 p.m. the first and third Monday of each month in the City Hall Council Chambers located at 970 Ventura Street in Santa Paula.

### BRINGING ITEMS BEFORE THE CITY COUNCIL

If you wish to speak at a City Council 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 City Council during *Public Comment*. Please realize that due to the limitations placed on the City Council by provisions of the *California Government Code*, the City Council 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 City Council 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 Council takes action on the Consent Calendar. Items that receive a Public Comment Form may be pulled from the Consent Calendar by the Mayor and discussed separately by the City Council.
  - b. For items appearing as an Order of Business, the Mayor will announce the Agenda item and request the staff report, the staff member responsible will give a brief summary of the report; the City Council 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 City Council will discuss the item and then take appropriate action.
  - c. For items on which a Public Hearing is scheduled, the Mayor 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 City Council will discuss the item; and the Mayor will close the public hearing after City Council action.

Your Participation in this meeting is in the public domain; meetings are cablecast; minutes of this meeting will reflect your participation in this meeting and are posted on the city's website.

**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 City Council 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 City Clerk at (805) 933-4208. 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 City Council within 72 hours of the City Council meeting are available for public inspection immediately upon distribution in the City Clerk's office.

SANTA PAULA CITY COUNCIL & PLANNING COMMISSION  
AGENDA  
TUESDAY, FEBRUARY 17, 2015  
6:30 P.M. - COUNCIL CHAMBERS

1. **TO ORDER**

2.

3. **SALUTE**

4. **CALL**

5. **COUNCIL, PLANNING COMMISSION, STAFF COMMUNICATIONS**

6. **OF FINAL AGENDA**

7. **PUBLIC COMMENT**

Speakers must complete Public Comment Cards to be recognized during the public comment period. Public Comment Cards will be accepted until the beginning of each public comment period. No cards will be accepted after the public comment period at each meeting begins.

8.

A. **Proclamation Presentation to the Morris Family for the Fillmore Area Transit Company's (FATCO) Years of Service to the Community.**

9. **CALENDAR**

A. **of Memorandum of Understanding (MOU) with the Santa Paula Unified School District for the Funding of a Traffic Study** – It is recommended that the City Council: (1) authorize the City Manager to execute the Memorandum of Understanding between the City and District relative to the funding of a Traffic Study addressing access, circulation and parking in the area surrounding Santa Paula High School; and (2) take such additional, related action that may be desirable. City Manager Jaime M. Fontes' report dated February 5, 2015.

10. **PUBLIC HEARING**

- Verification of posting notice by City Clerk
- Declaration of conflicts (if any)
- Declaration of ex parte contacts (if any)
- Open public hearing
- Staff presentation
- Discussion and action
- Close public hearing

A. **Adopting Procedural Rules** – Adopt **JOINT CITY COUNCIL RESOLUTION NO. 6905 / PLANNING COMMISSION RESOLUTION NO. 3731**, a joint resolution establishing procedural rules for conducting joint City Council and Planning Commission meetings for Project No. 2006-CDP-02 (East Area 1 Specific Plan Amendment Project) in accordance with Government Code Section §36813.

B. **Project No. 2006-CDP-02 (East Area 1 Specific Plan Amendment, Vesting Master Tentative Map and First Amended and Restated Development Agreement)**: The Project amends the previously approved East Area 1 Specific Plan and is referred to as East Area 1 Specific Plan Amendment (EA 1 SPA). The EA1 SPA is an amendment to the East Area 1 Specific Plan (EA1 SP-3) that was approved by the City Council and Santa Paula electorate in 2008. If approved, the EA1 SPA would reconfigure planning areas; leave the number of residential units unchanged (1,500); and reduce the amount of light industrial and commercial areas. The intensity of allowed light industrial and commercial uses will be reduced from a combined total of 435,000 square feet to a combined total of 240,000. Minor modifications of the land plan reconfigure the EA1 SP-3 to provide for three distinct planning areas that accommodate the residential neighborhoods, light industrial and commercial, and civic centers. Open space districts, including parks, greenways, and open space are also created. Development standards and design guidelines are updated, as are plans for utility infrastructure, internal traffic circulation, flood control features, and public services that account for the reconfigured land plan and Vesting Master Tentative Map. Action is also requested on the First Amended and Restated Development Agreement.

- **Location:** The Project is located east of Santa Paula Creek, north of Telegraph Road, west of Haun/Orcutt Creek on the eastern edge of the City of Santa Paula. The Project consists of 501 acres of land. APN Nos. 040-0-180-435; 040-0-180-565; 107-0-200-115; 107-0-045-015.
- **Applicant:** The Limoneira Company

- **Environmental:** A Final Supplemental Environmental Impact Report (FSEIR), Findings of Fact, Statement of Overriding Considerations, and adoption of a Mitigation Monitoring Program was prepared pursuant to California Environmental Quality Act (CEQA) Guidelines per §15303.

Staff Presentation – Janna Minsk, Planning Director

**PLANNING COMMISSION RECOMMENDED ACTIONS:** It is recommended that the Planning Commission consider taking the following actions:

- A. Adopt Resolution No. 3730 recommending that the City Council certify the Final Supplemental Environmental Impact Report; adopt Findings of Fact and a Statement of Overriding Considerations; and approve a Mitigation Monitoring and Reporting Program; approve a Vesting Master Tentative Map; and First Amended and Restated Development Agreement for the East Area 1 Project subject to the Conditions of Approval in the Resolution.

**CITY COUNCIL RECOMMENDED ACTIONS:** It is recommended that the City Council consider taking the following actions:

- B. Adopt Resolution No. 6906 certifying the Final Supplemental Environmental Impact Report (“FSEIR”); adopt Findings of Fact and Statement of Overriding Considerations; and adopt a Mitigation Monitoring and Reporting Program; and
- C. Adopt Resolution No. 6907 the Vesting Master Tentative Map for the East Area 1 Specific Plan Amendment Project 06-CDP-02 subject to the Conditions of identified in the Resolution; and
- D. Introduce and waive first reading of Ordinance No. 1255 approving the amended East Area 1 Project including, without limitation, the East Area 1 Specific Plan Amendment and First Amended and Restated Development Agreement. Second reading and adoption would occur on March 2, 2015.

**ACTION:** \_\_\_\_\_

**CITY COUNCIL/PLANNING COMMISSION JOINT MEETING AND CONVENE  
REGULARLY SCHEDULED CITY COUNCIL MEETING**

11. **OF BUSINESS**

- A. **Discussion and Possible Action to Approve the Fiscal Year 2014-2015 Mid-Year Budget Report** - It is recommended that the City Council: (1) review and file the following mid-year budget report, (2) direct the City Manager to continue monitoring the FY 2014-2015 budget, (3) approve the presented budget amendments, and (4) take such additional, related action that may be desirable. Finance Director Sandra K. Easley's report dated February 4, 2015.
- B. **Update on the Heritage Valley Transit Service– Valley Express** - It is recommended that City Council: (1) receive and file this report on the Valley Express Transit; and (2) take such additional, related action that may be desirable. Interim Public Works Director Brian J. Yanez' report dated February 5, 2015.

12. **CITY COMMUNICATIONS**

Items of interest that are not on the agenda, such as conference or meeting reports, may be discussed under this item. No action other than "receive or refer to staff" may be taken.

- A. City Manager, Staff, Employees
- B. City Attorney
- C. City Council
- D. Planning Commission

13. **REQUEST FOR FUTURE AGENDA ITEMS**

Any Councilmember may propose items for placement on a future agenda. Members may discuss whether or not the item should be placed on a future agenda and the description of the agenda item. Any direction to the City Manager to place an item on a future Council Agenda, do research, or a staff report must be accompanied with a majority vote of the City Council. The City Manager has discretion as to when the item will come back on the Agenda, unless the City Council identifies a specific meeting for the item's return.

14. **ADJOURNMENT**

State of California )-  
County of Ventura )- ss  
City of Santa Paula )-

I declare under penalty of perjury that I posted this City Council Agenda on the bulletin board near the front door of City Hall, 970 Ventura Street, Santa Paula, California.

On \_\_\_\_\_ at \_\_\_\_\_ Signed: \_\_\_\_\_  
Lucy Blanco, Deputy City Clerk