

## RESOLUTION NO. 3614

### A RESOLUTION RECOMMENDING APPROVAL OF A GENERAL PLAN AMENDMENT TO ADJUST THE CITY URBAN RESTRICTION BOUNDARY AND ALLOW AN INTENSIFICATION OF USE PURSUANT TO SANTA PAULA MUNICIPAL CODE CHAPTER 16.237.

#### (PROJECT NO. 2006-CDP-02)

The Planning Commission of the City of Santa Paula does resolve as follows:

SECTION 1: The Planning Commission finds and declares that:

- A. On February 25<sup>th</sup> and 26<sup>th</sup>, 2008, the Planning Commission and City Council considered a development project identified as **Project No. 2006-CDP-02, East Area 1 Specific Plan**, but more commonly known as the "East Area 1 Project" (the "Project");
- B. Among other things, the Project proposes to expand the City Urban Restriction Boundary ("CURB") set forth in Figure No. LU-4a of the Santa Paula General Plan ("GP") to encompass most of the East Area One Expansion Area ("Project Area") identified in the GP. The following parcels are considered as part of the CURB Amendment: APNs 040-0-180-565, 040-0-180-435, 107-0-200-115, and 107-0-045-015.
- C. In addition, the Project proposes an Intensification of Use, as defined in Santa Paula Municipal Code Chapter 16.237, for the Project Area; and
- D. GP Section III(G) ("SOAR") and GP Section III(F) ("81 Acre Initiative") generally require voter approval for expanding the CURB and an Intensification of Use.

SECTION 2: *Environmental Review.* This Resolution incorporates by reference the findings, analysis, and recommendations set forth in Planning Commission Resolution No. 3612 which recommends that the City Council certify the FEIR, make findings of fact, and adopt statements of overriding considerations for the for the overall East Area One Project proposed by the Applicant.

SECTION 3: *Recommendations.* The Planning Commission recommends that

- A. The City Council call for a special election on June 3, 2008 seeking voter approval to amend the General Plan as follows:
  - 1. Amend Figure LU-4a as set forth in attached Exhibit "A," which is incorporated by reference, to expand the CURB around the Project Area;

2. Amend Figure LU-5 as set forth in attached Exhibit "B," which is incorporated by reference, to allow an Intensification of Use (as defined by SPMC Chapter 16.237) for the Project; and
  3. Amend Table LU-7 as set forth in attached Exhibit "C," which is incorporated by reference, to allow an Intensification of Use (as defined by SPMC Chapter 16.237) for the Project.
- B. To implement the Planning Commission's recommendations, the City Council should consider placing an initiative measure on the ballot.

SECTION 4: Reliance on the Record. Each and all of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 5: Limitations. The Planning Commission's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the lack of knowledge of future events. In all instances, best efforts were made to form accurate assumptions.

SECTION 6: Summaries of Information. All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 7: This Resolution is advisory to the City Council and will take effect immediately upon adoption. This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 8: The Commission Secretary is directed to mail a copy of this Resolution to Applicant and Applicant's Representative and to any other person requesting a copy.

SECTION 9: This Resolution may be appealed within ten (10) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 10: This Resolution is advisory to the City Council and will take effect immediately upon adoption.

PASSED AND ADOPTED this \_\_\_\_ day of February, 2008.

\_\_\_\_\_  
Michael Sommer,  
Chairperson

ATTEST:

\_\_\_\_\_  
Secretary  
City of Santa Paula Planning Commission

APPROVED AS TO FORM:

\_\_\_\_\_  
Karl H. Berger,  
City Attorney

FIGURE LU-4a  
 (City Urban Restriction Boundary [CURB]) **CURB Amendment Map**

**Exhibit A**

Amended by Resolution No. \_\_\_\_\_, adopted \_\_\_\_\_, 2008  
 Amended by Resolution No. 6411, adopted May 8, 2007  
 Amended by Resolution No. 6236, adopted December 7, 2005  
 Amended by Resolution No. 6241, adopted October 3, 2005  
 Amended by Resolution No. 5592, adopted June 6, 2003  
 Added by Resolution No. 5407, adopted December 4, 2000

**AMENDED CURB LINE**

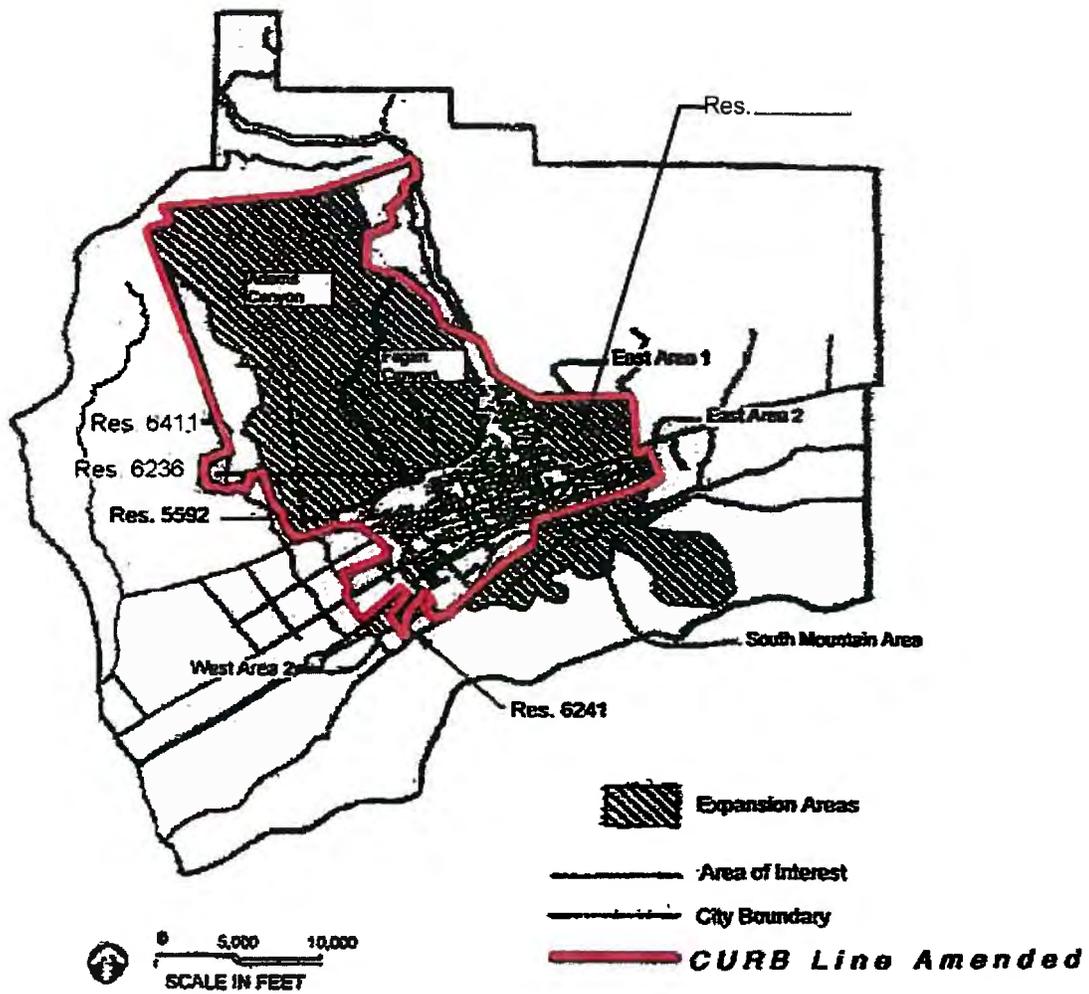
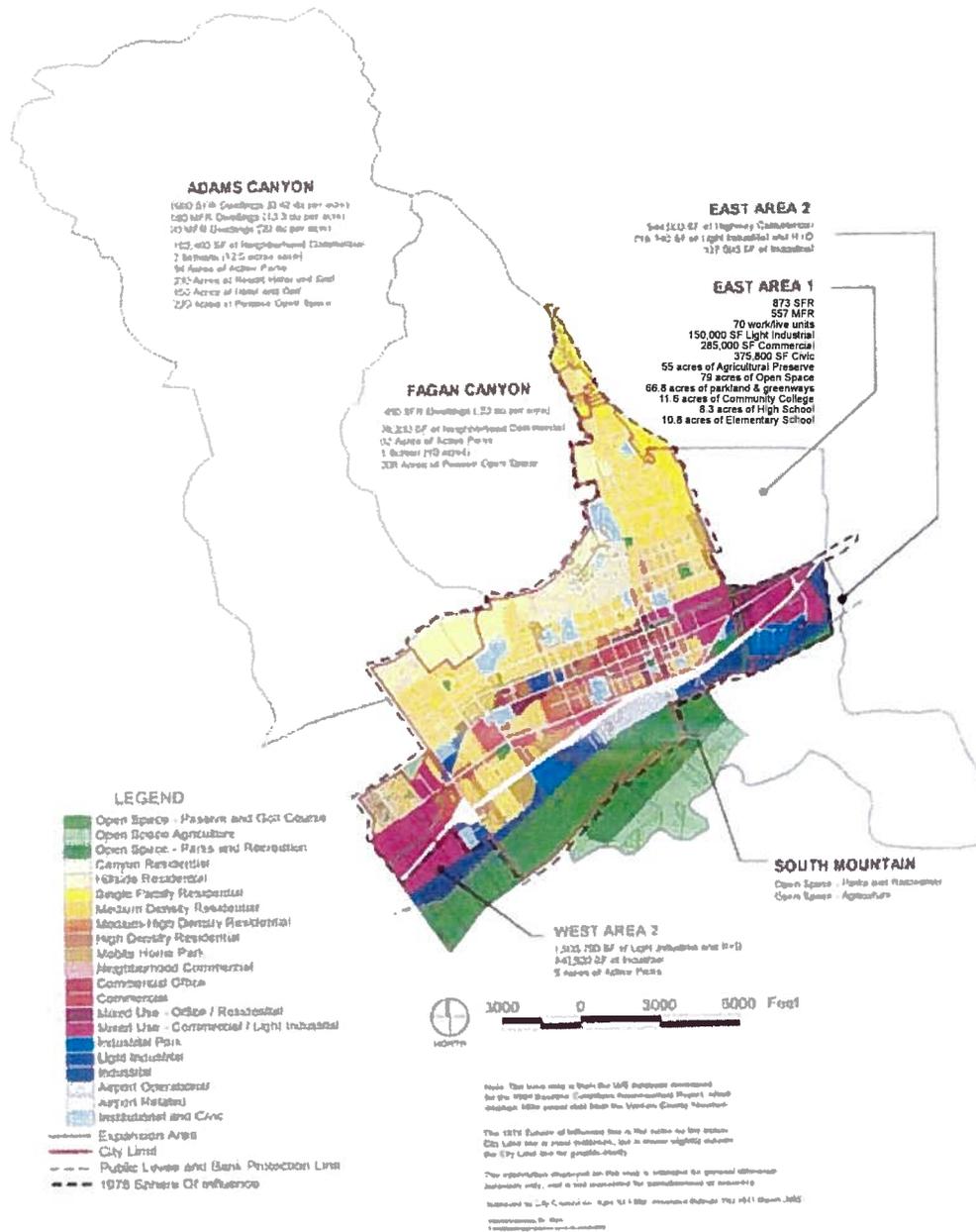


Figure LU-5 (11 x 17)

**Exhibit B  
General Plan**



**City of Santa Paula General Plan  
Land Use Plan and Expansion Areas**

**Figure LU-5**

EXHIBIT C  
 GENERAL PLAN TABLE LU-7

**TABLE LU-7  
 GENERAL PLAN LAND USE CATEGORIES**

<b>CATEGORY</b>	<b>LOCATIONS</b>	<b>PRINCIPAL USE DEVELOPMENT INTENSITY/DENSITY</b>
<b>Institutional/Civic</b>	All current school, park, and utility office sites. Hospital and City offices.	Hospitals, community centers, government offices, cemeteries, public service facilities.
<b>Overlays and Special Study Areas</b>		
<b>Downtown Improvement District Overlay</b>	City center area.	Enhancement of Downtown core through special design and public amenity development. An underlying land use designation exists.
<b>Downtown Historical District Overlay</b>	City center area.	Protection of Buildings/Neighborhood with Historic Merit. An underlying land use designation exists.
<b>Mining Resource Overlay</b>	Areas of Santa Paula Creek and Santa Clara River.	Protection of State-Designated Mineral Resource Areas.
<b>Special Study Area</b>	Overlays for Harvard Boulevard Corridor, Southeast Neighborhood, Railroad Corridor, City entrances, and Floodway areas.	Areas where special policies and standards are indicated.
<b><u>East Area 1 Specific Plan (SP-3)</u></b>	<u>East of Santa Paula Creek, west of Haun/Orcutt Creeks, south of the Topatopa Mountains, and north of Telegraph Road.</u>	<u>Residential Master Planned Development which will include: NEIGHBORHOODS/DISTRICTS: (1) Santa Paula Creek Neighborhood - 191 single-family detached (SFD), 115 single-family attached (SFA) and 20 multi-family (MF); (2) Foothill Neighborhood - 323 SFD and 36 SFA and an elementary school (10.3 acres); (3) Santa Paula Creek Civic District - High school (8.3 acres), community college or other post-secondary educational institution (11.6</u>

**TABLE LU-7  
 GENERAL PLAN LAND USE CATEGORIES**

CATEGORY	LOCATIONS	PRINCIPAL USE DEVELOPMENT INTENSITY/DENSITY
		<p><u>acres) community facilities and community play fields and 340,400 square feet of civic; (4) Haun Creek Neighborhood - 93 SFD, 115 SFA, and 537 MF, 225,000 square feet of commercial and 35,400 square feet of civic; and (5) East Santa Paula Railroad District - 70 work/live units, 150,00 square feet of light industrial and 60,000 square feet of commercial.</u></p> <p><u>OPEN SPACE/PARKLAND: (1) Approximately 80 acres of natural lands; (2) 64.4 acres passive park space and greenways and 1.4 acres active parkland; and (3) Recreational trails.</u></p>
		<p><u>AGRICULTURAL PRESERVE: Agricultural Preserve of 55 acres</u></p> <p><u>PUBLIC INFRASTRUCTURE: A public safety facility, water, wastewater, roadways, and parkways.</u></p>