

City of Santa Paula

Planning Commission Agenda

CHAIRMAN GAIL "IKE" IKERD
VICE CHAIRMAN FRED ROBINSON
COMMISSIONER JOHN DEMERS
COMMISSIONER MICHAEL SOMMER
COMMISSIONER FRED WACKER



Regular Meeting
of the
SANTA PAULA PLANNING COMMISSION

March 22, 2016

6:30 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 Planning Department office and are available for public inspection. If you have any questions regarding any agenda item, contact the Planning 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 Planning Department Office. The Santa Paula Planning Commission's regular meetings start at 6:30 p.m. the fourth Tuesday of each month in the City Hall Council Chambers located at 970 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 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 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 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 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 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); 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 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 Planning 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 Planning Department's office.



CITY OF SANTA PAULA

PLANNING COMMISSION

AGENDA • MARCH 22, 2016

Regular Meeting

Council Chambers

6:30 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
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. FINAL AGENDA
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.

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 02.23.2016 Planning Commission Minutes

Staff recommends a motion for approval of the Minutes of the February 23, 2016 Planning Commission Meeting.

7. PUBLIC HEARING

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

A. 2016-CUP-01 Santa Paula Collision Center

- **Location:** 118 N. Mill Street (APN 103-0-112-355)
- **Applicant:** Sean Oliver, Thermo Air Spraybooth
- **Zoning:** General Commercial (C-G)
- **General Plan Designation:** Commercial
- **Environmental:** Staff has determined the project to be Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines per § 15301 (Class 1, Existing Facilities)
- **Staff Presentation:** N.D. Doberneck, Associate Planner

SUMMARY

The applicant is requesting a Conditional Use Permit (and Landscape Review) for new auto body repair, paint shop, and used-auto sales business at an existing legal nonconforming vacant commercial storefront and parking lot. The proposed business, Santa Paula Collision Center, would primarily provide auto body repairs and auto body painting. Also, the business would secondarily engage in limited auto sales of custom and other types of used vehicles as an accessory use.

ALTERNATIVES

The following alternatives are available to the Planning Commission:

1. Adopt Resolution No. 3746 approving a Conditional Use Permit (and Landscape Review) for new auto body repair, paint shop, and used-auto sales business at an existing legal nonconforming vacant commercial storefront and parking lot. The proposed business, Santa Paula Collision

Center, would primarily provide auto body repairs and auto body painting. Also, the business would secondarily engage in limited auto sales of custom and other types of used vehicles as an accessory use.

2. Adopt an amended Resolution No. 3746 approving a Conditional Use Permit (and Landscape Review) for new auto body repair, paint shop, and used-auto sales business at an existing legal nonconforming vacant commercial storefront and parking lot. The proposed business, Santa Paula Collision Center, would primarily provide auto body repairs and auto body painting. Also, the business would secondarily engage in limited auto sales of custom and other types of used vehicles as an accessory use; all subject to modifications to the conditions of approval required by the Planning Commission.
3. Deny the applicant's request for a Conditional Use Permit and direct staff to prepare a Resolution of Denial.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission select Alternative No. 1 and approve Conditional Use Permit 2016-CUP-01 subject to the Conditions of Approval listed in Resolution No. 3746.

- **Public Testimony**
- **Commissioner Discussion and Action**

B. 2015-CUP-02 Econo Storage Caretaker Dwelling

- **Location:** 1450 E. Santa Paula Street (APN: 101-0-200-195)
- **Applicant:** Henry Alvis McNelly, Econo Storage
- **Representative:** Lauren Evans, Rasmussen & Associates
- **Zoning:** Commercial-Light Industrial (C-LI)
- **General Plan Designation:** Commercial-Light Industrial
- **Environmental:** Based upon review of the policies and objectives of the General Plan, the SPMC requirements, and other City policies, staff has determined that the proposed Project is Categorically Exempt from the requirements of CEQA, the Santa Paula Guidelines and CEQA Guidelines, §15301, (Class 1, Existing Facilities) since the Project consists of remodeling and minor site improvements to an existing site.
- **Staff Presentation:** N.D. Doberneck, Associate Planner

SUMMARY

The applicant is requesting a Conditional Use Permit to allow conversion of four storage units and a portion of an office area, all within Building #5, into a caretaker residence at an existing self-storage facility, Econo Storage. The facility would serve as the primary living quarters at an existing indoor and outdoor storage business.

New development proposed for this project is limited to interior remodeling to incorporate an R-2 living space, minor ramping and striping for ADA compliance, and replacement of the existing frontage chain link fence with a wrought iron fence. The caretaker residence portion features a front office, one half bathroom, one full bathroom, kitchen, study, living room, laundry nook, and two bedrooms with closets. The caretaker unit has already been constructed.

This CUP would, ex post facto, authorize the unpermitted residential construction and require various health and safety code compliance features.

The subject lot has five existing storage buildings with about 50 rentable storage bays. The buildings were constructed in 1955, totaling 11,616-sf, and built of concrete block walls with low gabled roofs. The proposed project involves only Building #5, the largest structure at 3,156-sf.

ALTERNATIVES

The following alternatives are available to the Planning Commission:

1. Adopt Resolution No. 3744 approving a Conditional Use Permit to allow conversion of four storage units and a portion of an office area into a caretaker residence at an existing self-storage facility, Econo Storage, subject to the Conditions of Approval.
2. Adopt an amended Resolution No. 3744 approving a Conditional Use Permit to allow conversion of four storage units and a portion of an office area into a caretaker residence at an existing self-storage facility, Econo Storage, subject to modifications to the Conditions of Approval required by the Planning Commission.
3. Deny the applicant's request for a Conditional Use Permit and direct staff to prepare a Resolution of Denial.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission select Alternative No. 1 and approve Conditional Use Permit 2015-CUP-02 subject to the Conditions of Approval listed in Resolution No. 3744.

- **Public Testimony**

- **Commissioner Discussion and Action**
- **Close Public Hearing**

8. NEW BUSINESS

9. CITY COMMUNICATIONS

A. Planning Department

B. Planning Commission

10. 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.

11. ADJOURNMENT

NOTICE: Actions by the Planning Commission on the above items cannot be appealed to the City Council after 4:30 p.m. Friday, April 1, 2016. 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.