

City of Santa Paula

Planning Commission Agenda

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



Regular Meeting of the
SANTA PAULA PLANNING COMMISSION

August 23, 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 • AUGUST 23, 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 Minutes for the June 28, 2016 Planning Commission Meeting

- **Staff Presentation:** Tom Tarantino, Planning Technician

RECOMMENDED ACTION:

Staff recommends a motion for approval of the Minutes of the June 28, 2016 Planning Commission Meeting.

B. Santa Paula Unified School District Request for General Plan Consistency Finding - East Area 1

- **Location:** East Area 1 Specific Plan
- **Applicant:** Santa Paula Unified School District
- **Representative:** Donna Rose, Assistant Superintendent
- **Environmental:** Staff has determined the project to be exempt from the California Environmental Quality Act (CEQA) Guidelines per § 15262
- **Staff Presentation:** Gregg Kettles, Assistant City Attorney

A request for review and General Plan Consistency Finding to Public Resources Code Section 21151.2 for the Santa Paula Unified School District School Site within East Area 1.

RECOMMENDED ACTION:

Staff recommends that the Planning Commission direct the Planning Director to send a letter to the SPUSD stating the proposed school site acquisition for the elementary/K-8 school is appropriate and consistent with the community planning documents, including the Santa Paula General Plan and the East Area 1 Specific Plan.

7. PUBLIC HEARING

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

A. 16-CUP-04 AEG Cars (New Vehicle Brokerage & Sales)

- **Location:** 108 Calavo St. #F (Calavo Street Industrial Business Center)

- **APN:** 097-0-040-185
- **Applicant:** Alfredo Garcia, AEG Cars
- **Representative:** Matthew Perrett, Calavo Street Properties
- **Zoning:** Commercial/Light Industrial (C/LI)
- **General Plan Designation:** Commercial/Light Industrial
- **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

A request for a Conditional Use Permit to authorize a new business engaged in auto sales. The proposed new business would engage in four types of interrelated business activities: 1) Automobile brokerage; 2) Automobile sales; 3) Short-Term automobile storage; and 4) Automobile delivery and transport.

RECOMMENDED ACTION

Staff recommends that the Planning Commission select Alternative No. 1 and approve Conditional Use Permit 2016-CUP-04 subject to the Conditions of Approval listed in Resolution No. 3749.

B. 16-CUP-02 Thomas 99¢ Plus Store (New Grocery Store; No Alcohol)

- **Location:** 233 W. Harvard Blvd. (APN: 102-0-142-515)
- **Applicant:** Georges Touma, Thomas 99¢ Plus Store
- **Representative:** Duke Puga, Duke James Construction Company
- **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

A request for a Conditional Use Permit to allow for the addition of grocery products (food and beverages, no alcohol) to an existing discount retail

store, the Thomas 99¢ Plus Store. Grocery stores in General Commercial zoning districts require a CUP. The existing store would continue to sell discount-priced sundries.

RECOMMENDED ACTION:

Staff recommends that the Planning Commission select Alternative No. 1 and approve Conditional Use Permit 2016-CUP-02 subject to the Conditions of Approval listed in Resolution No. 3751.

- Close Public Hearing

8. NEW BUSINESS

9. CITY COMMUNICATIONS

A. Planning Department

Project #14-CDP-02, the River Rock/Hardison House development at 1226 Ojai Rd. that was previously approved by the Planning Commission, appeared before the City Council and a sizable contingent of interested citizens at their August 15th meeting. After hearing presentations by both the Applicant and Planning Dept. staff, and testimony from numerous public speakers, the Council voted 4-0 (Councilmember Procter recused) to continue the project to its meeting on Sept. 19th, to provide the Applicant time to make the requested changes, including reducing the project to 40 new homes, making all four of the development's streets public, installing a gate on the proposed road linking to an existing neighboring subdivision, and installing a state-of-the-art security system to protect against vandalism at the historic house and barn.

B. Planning Commission

The City Clerk is working on the process of selecting and confirming a new Planning Commissioner, which has been slowed by seasonal schedules.

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.

Nomination required for Design Assistance Committee: The Design Assistance Committee (DAC) will resume meeting in the near future. Per §17.55.040 of City Council Ord. No. 816, the DAC is a five-member panel which acts as an advisory body to the Historic Preservation Commission, and requires one member of the Planning

Commission to serve on the panel. The DAC meets in the Community Development Building on an as-needed basis, to review and make recommendations regarding historically significant structures, landmark status and historic district designation, etc. As there are only three Planning Commissioners in attendance at this meeting, nomination and selection will take place at the next regularly scheduled Planning Commission Meeting on September 27, 2016.

11. ADJOURNMENT

NOTICE: Actions by the Planning Commission on the above items cannot be appealed to the City Council after 4:30 p.m. on **September 2, 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.