

MINUTES OF THE CITY OF SANTA PAULA
PLANNING COMMISSION

April 26, 2016

6:30 P.M.

CALL TO ORDER: Vice Chairman Fred Robinson – 6:31 p.m.

PLEDGE OF ALLEGIANCE: Commissioner Fred Wacker

ROLL CALL: Planning Technician Tom Tarantino

Commissioners present: Vice Chairman Fred Robinson, Commissioners John Demers, Michael Sommer and Fred Wacker

Absent: Chairman Gail “Ike” Ikerd

Staff Present: Planning Director Janna Minsk, City Attorney John C. Cotti, Capital Projects Engineer John Ilasin, Contract Planner Chris Williamson and Planning Technician Tom Tarantino

FINAL AGENDA: Agenda final as submitted

PUBLIC COMMENT:

No public comment.

CONSENT CALENDAR:

A. Minutes of the Planning Commission Meeting on March 22, 2016

ACTION: It was moved by Commissioner Sommer, seconded by Commissioner Wacker to approve the minutes as submitted. All were in favor and the motion carried.

PUBLIC HEARING:

Verification of Legal Notice Requirements for Public Hearing: Vice Chairman Robinson confirmed with the Secretary that the Notice(s) of Public Hearing were properly advertised and posted for all applicable agenda items to be heard at this meeting.

Declaration of Conflicts: None, for all applicable agenda items to be heard at this meeting.

Declaration of Ex Parte Contacts: Commissioner Sommer stated he met with Keith Herren and Martin Mendoza of Williams Homes regarding the Hardison House project.

Commissioner Demers stated he met with Keith Herren of Williams Homes regarding the Hardison House project.

Commissioner Wacker stated he chose not to meet with any of the Applicants for tonight's meeting.

Vice Chairman Robinson stated he also had a meeting with representatives from Williams Homes.

Open Public Hearing: Vice Chairman Robinson opened Public Hearing at 6:35 p.m. and called upon Staff to present the item.

A. 2016-CI-02: General Plan Conformance Review of FY 2016-2017 CIP: In accordance with Section 65401 of the Government Code, the proposed Fiscal Year 2016-2017 Capital Improvement Program (CIP) must be reviewed by the Planning Commission for the ensuing fiscal year as to conformity with the City's adopted General Plan, and this process must be documented.

- **Location:** Citywide
- **Applicant:** City of Santa Paula
- **Zoning:** N/A (Citywide Project)
- **General Plan Designation:** N/A (Citywide Project)
- **Environmental:** The public facilities listed as projects are in need of repair, replacement, and/or rehabilitation to extend the useful or design life, and therefore are considered to be ministerial under CEQA. Other projects are exempt from CEQA review under certain specific exemption categories. Projects that are not exempt from CEQA require review for potential environmental impacts before being implemented. Such environmental review would be accomplished on a project-by-project basis after complete project descriptions are available following preliminary design.
- **Staff Presentation:** John Ilasin, Capital Projects Engineer

RECOMMENDED ACTION: Staff recommends approval of Alternative No. 1, adopting Resolution No. 3745 documenting conformance of FY 2016-17 Capital Improvement Program with the General Plan.

Public Testimony:

No Public Testimony.

ACTION: Commissioner Sommer moved to approve Alternative No. 1, adopting Resolution No. 3745 documenting conformance of FY 2016-17

Capital Improvement Program with the General Plan. Commissioner Wacker seconded the motion. All were in favor and the motion carried.

B. 2014-CDP-02: River Rock/Williams Homes/Hardison House: A request to redevelop the 19.27-acre "Hardison House" property by retaining and restoring the historic-eligible 1884 Hardison House in place and relocating and converting the 1885 barn into a garage; subdividing the lower 10 acres into 57 lots; construction of 53 one- and two-story single-family homes in three architectural styles; development of four streets with sidewalks, drainage, and landscaping; and establishment of the upper 9.18 acre hillside as a common area open space with a walking trail.

- **Location:** 1226 Ojai Road (APN 100-0-040-015)
- **Applicant:** Williams Homes, Inc., Santa Clarita, CA
- **Representative:** Keith Herren, Executive VP, Williams Homes, Inc.
- **Zoning:** HR 2-PD (Hillside Residential-Planned Development)
- **General Plan Designation:** Hillside Residential
- **Environmental:** An Initial Study was prepared in accordance with the City's guidelines implementing the California Environmental Quality Act (CEQA). Staff identified potential adverse impacts and corresponding mitigations resulting in a project that would not have significant adverse environmental impacts: a Mitigated Negative Declaration was prepared and circulated for comments ending March 8, 2016.
- **Staff Presentation:** Chris Williamson, Ph.D., AICP, Contract Planner

RECOMMENDED ACTION: Adopt Resolution No. 3743 recommending that the City Council approve Project No. 2014-CDP-02 for a Vesting Tentative Parcel Map, Planned Development Permit allowing the reduction of seven development standards, and 53 Growth Management Allocations for a 57 lot subdivision, development of 53 new single-family homes, and restoration of the Hardison House and barn/stable at 1226 Ojai Road, subject to the conditions of approval.

Public Testimony:

Chris Williamson, Contract Planner for the City of Santa Paula, presented the Project, noting the developer's project name change from *River Rock* to *Rosewood*. Mr. Williamson also explained the previous error by the City regarding Public Notice in the newspaper related to the Mitigated Negative Declaration, which resulted in the need for recirculation of the MND. Mr. Williamson noted 45 public comments were received during the second circulation of the document, one of which arrived within the legal time limits but was misfiled, and thus included later.

Keith Herren, Principal at Williams Homes of Santa Clarita, CA, presented visualizations, elevations, site renderings, and spreadsheets of the project, including potential financial benefits to the City.

Mr. Herren highlighted Williams Homes' other projects throughout the county, stating they are a "local builder" in Santa Paula, Ventura, Fillmore and the Santa Clarita Valley.

Mr. Herren stated Williams feels the proper plan for the project site is to develop the flat area, rather than the hillside, and that lot sizes in the plan were similar to other developments in the area.

Mr. Herren continued that Williams held a community meeting regarding the project some weeks ago, which garnered some good commentary from residents in the area. Perhaps foremost was the sentiment from residents to the south of the project site who do not want a street connection at Fuchsia Lane. Mr. Herren stated it is the City, rather than Williams Homes, which is pushing for that connection, as it makes sense from a Planning perspective, but perhaps not, from a current resident perspective.

Mr. Herren stated Williams placed the single-story homes in the project along Ojai Road, so as not to impede the view of Hardison House and the mountains and maintain an open feel to the site. He also stated the company has plans in place to mitigate dust related to construction and to integrate architectural design features into the new homes that pay homage to the area's past.

Mr. Herren continued that the barn is on a stone foundation and leaning, and is currently "yellow tagged" by COSP Building & Safety. Williams Homes, he said, plans to spend \$250,000 to replace shingles, fascia, windows, and paint, and to pour a new concrete slab foundation after relocation.

Mr. Herren stated the project's construction will provide numerous temporary jobs, and recurring revenue to the City of just under \$1 million annually. Mr. Herren also stated that the City stands to collect approximately \$2.8 million in fees from the project, assuming the 19% increase projected for this July – some \$52,000 per unit in impact fees and \$12,000 for building and plan check fees, which, Mr. Herren said, is an unprecedented amount for Williams. Mr. Herren also stated the General Plan maintenance fee of \$260,000, which he claims essentially underwrites the entire General Plan Update, is of concern to Williams, and requested some sort of relief on the amount.

Richard Yamamoto, resident at 1330 Ojai Rd., stated his family has lived on Ojai Rd. for over 20 years, and though he wished someone would have bought the property and maintained it as is, he is glad development is happening within city limits and not encroaching on farmland. Mr. Yamamoto also stated it is contradictory to keep the hillside open and thereby overload the flatland on the project site. Mr. Yamamoto also expressed his concerns about increased traffic, particularly during school hours, and the water needs of the project, saying a minimalist approach to development was needed to maximize the community.

Mary Cain, resident at 1205 Ojai Rd., mirrored Mr. Yamamoto's statements, adding concern about maintaining the historical integrity of the pasture, land and barn and their connection to agricultural history. Ms. Cain stated that "cramming homes" with very small lots on the site destroys its heritage.

Kevin Beyer, resident at 1157 Say Rd., questioned whether this project is really good for Santa Paula, or just something to "tide us over for a while." Mr. Beyer stated there is now a 2 to 5 minute wait for a turn off of Say Rd., and the addition of 100 cars will have a definite impact on quality of life. Mr. Beyer asked if there will be a traffic light added to SR150 as part of the project. Mr. Beyer continued that lights urbanize the area of The Oaks, which is out of character. Mr. Beyer also questioned the source of water for the project. Mr. Beyer stated that over 80% of property taxes go to the State of California, so long-term monies to Santa Paula will be minimal once impact fees are spent.

John Stone, resident at 1006 Fuchsia Lane, stated there will be detrimental effect to the current residents of Fuchsia Lane by extending/connecting the road through to the new project, for only minimal benefits to new residents.

Fred Davis, resident at 1000 Fuchsia Lane for the past 18 years, spoke against using the normally quiet and family-oriented Fuchsia Lane as an outlet, stating it is unfair to benefit one project by hurting another. Mr. Davis said he is not necessarily against the project, but he does feel it is "a little dense." Mr. Davis continued that there is a preschool in the area where children are often at play or outside, and he feels we must protect the children and citizens of Fuchsia Lane from unsafe increased traffic.

Michelle and Jesse Phillips, resident at 1012 Fuchsia Lane, said she and her husband are deeply concerned about a connection to Fuchsia Lane and the safety of the day care center that operates in the area, as there are blind spots on the roads even now. Mr. and Mrs. Phillips feel the quiet quality of life will be negatively affected with the opening of Fuchsia Lane, and they will consider moving if this project proceeds as proposed, and that emergency access at Fuchsia Lane is all that is necessary.

Sheryl Hamlin, resident at 830 Teague Dr., questioned City staff's assumptions in the project report. Ms. Hamlin claimed the Santa Paula Municipal Code allows for zero homes on steep slopes, so there is no reason to credit the project with homes from the unbuildable area, and that this project does not fall under the intended "good" use of clustering. Ms. Hamlin said the project should have only 30 homes, that the barn should not be moved, and that the project proposal should have contained more alternative plans. Ms. Hamlin said the streetscape view shown by the developer is highly suburban, rectilinear, and contrary to the rural setting of Ojai Rd.

Amina Bancroft, resident at 1148 Marigold Ln., read the following statement from Amber Mickelson (not in attendance) into the record: *"The project before you uses a Mitigated Negative Declaration rather than an Environmental Impact*

Report as the standard of environmental review. This is not supported by CEQA guidelines or case law. In Keep Our Mountains Quiet v. County of Santa Clara, the Court of Appeals stated that, "...if there is disagreement among expert opinion supported by facts, the Lead Agency shall treat the effect as significant and shall prepare an EIR." Expert opinion was submitted in comments from the State Historic Preservation Officer, California State Office of Historic Preservation, the National Barn Alliance and the San Buenaventura Conservancy Board stating that the project, as presented, does not mitigate impacts to the environment to a less than significant level, as required by CEQA. The Keep Our Mountains Quiet judgment cited the applicable "fair argument" standard, "...an EIR is required whenever substantial evidence in the record supports a "fair argument" that significant impacts or effects may occur."

Matt Jackson, resident at 802 Teague Dr., stated he was born and raised at 4th and Main St. in Santa Paula, and thus knows the area well. Mr. Jackson stated he is concerned about water for the project and climate change, suggesting Williams consider implementing grey water and/or rain water capture/storage as part of the project. Mr. Jackson also demanded an independent study or EIR be prepared on the project.

Commissioner Sommer stated he liked the grey water suggestion made by Mr. Jackson, and said he had similar discussions with Mr. Herren. Commissioner Sommer stated he was also concerned about density, but was assured by the City that the details of the plan fall within Hillside Residential parameters and that is was the City, not the developer, asking for the connection at Fuchsia Ln. Commissioner Sommer also asked about Ms. Mickelson's pictures, one of which appeared to feature a second barn.

Mr. Williamson deferred to Mitch Stone about the second barn, who did not comment. Mr. Williams also stated the City does review all CEQA documents.

Commissioner Sommer continued that the property is an eyesore, and that anything the developer does will be a huge advantage to the area, and commended Williams Homes on their commitment to historical preservation.

Commissioner Demers stated he drives through the project area frequently, and is concerned about increased traffic Ojai Rd., which he said is already bad. Specifically, Commissioner Demers stated the implementation of mitigation measures in Section 16.1 of the report (alternating two-way streets with restricted parking) is not clear, nor is it clear if the City will implement/enforce those measures and/or how effective those measures will be.

Ryan Kelly, traffic consultant for Williams Homes, explained that the 2015 traffic analysis used counts taken at six signalized and un-signalized intersections, to assess current and future needs. Mr. Kelly stated the project will generate 505 new daily trips on Ojai Rd., with a significant impact at the intersection of Ojai Rd. and Orchard Rd. Mr. Kelly stated the impact to this intersection was already noted as part of the East Area 1 traffic study, so the mitigation measures in Section 16.1 simply match that study and portion the costs between the

developments. Further, Mr. Kelly stated the Orchard/Ojai intersection would eventually be signalized, and left turns onto Ojai Rd. from Richmond would be restricted. Mr. Kelly stated the recommendation for now is a two-way stop, but no light.

Commissioner Demers asked about water for the project, saying the “increased yields from the Santa Paula Basin” is not realistic because a yield study has not been done to see if the Santa Paula Basin is yielding what it is thought to be able to produce. Commissioner Demers also questioned the use of recycled water from the City’s wastewater treatment plant.

Shane Parker, environmental consultant for Williams Homes, stated he analyzed the available future water supply based on the City’s projections stated in the Urban Water Management Plan. Mr. Parker continued that this project’s impacts are not significant because the City has already planned for this growth.

City Attorney John C. Cotti added that the project is required to contribute 21 acre-feet per year or the developer is required to pay an in-lieu fee.

Commissioner Demers asked about the inclusion of dual piping for sending recycled water in the project.

Mr. Williamson stated that the project is designed with state-of-the-art water conservation technologies, though it does not include “purple pipes” as that practice is gradually being phased out as the state begins to allow blended water.

Commissioner Demers said he feels the density calculations were a “sleight of hand,” as the parcel is not really 19 acres, but rather nine acres that would not be developed, and 10 acres that would be developed, while still calculating the density using the full 19 acres. Commissioner Demers stated he is familiar with the issues of development, especially expensive land and extreme regulations that often demand such “incredibly small lot sizes,” but he feels plans such as these are forcing us into undesirable neighborhood living conditions.

Commissioner Wacker stated he thinks the design of the homes is fairly attractive and likes the inclusion of “green” building standards.

Mr. Williamson answered that California raises its building code standards for efficiency nearly every year and these homes will be energy efficient and water efficient.

Mr. Parker added that Title 24 of the CA Green Building Code was updated in 2016 and would call for even more stringent efficiency standards for 2017 construction.

Steve Lewis, civil engineering consultant for Williams Homes, stated that all of the water coming off the entire project area would drain into and be stored in a subsurface percolation/storage basin, meaning almost no water would escape the site in most minor storms; instead recharging the groundwater.

Commissioner Wacker inquired about the projected price range of the homes.

Mr. Herren answered that they plan to be in the low to high \$400,000 range, with the key being affordability. Mr. Herren stated that in the last 12 months, 60 homes have been sold in the \$400,000 to \$500,000 range in Santa Paula with only 11 greater than \$600,000. Mr. Herren said they always try to build to what the market demands, rather than what they may or may not like as individuals.

Vice Chairman Robinson asked about the sale of the Hardison House as a private residence. Mr. Herren responded that the house and barn would be sold together, and would, Williams feels, be best served by a private owner.

Vice Chairman Robinson recalled a recent event held at the Adolfo Camarillo House in Camarillo, CA, and wondered why the City of Santa Paula could not similarly acquire the Hardison House, and possibly the surrounding land, to retain and use for public purposes. Vice Chairman Robinson continued that Williams does build quality homes, but it "breaks my heart" to see the property turned into a "cracker box" style development. Vice Chairman Robinson suggested Williams perhaps consider the upper level of the property for some higher-end homes to reduce density, close Fuchsia Lane, reassess the water plan, and possibly explore acquisition of the site by the City, though he acknowledged the chance for the latter had likely long since passed.

City Attorney Cotti stated that Public Works has reviewed the project and confirmed sufficient water is available, and that payment of the in-lieu fee by the developer has met the City's code requirements.

Mr. Herren stated that Williams had no problem closing Fuchsia Ln., with the caveat of maintaining pedestrian access. Mr. Herren also stated that many historic properties throughout the state are in private ownership, and he feels such private ownership is often best for preservation; however, Williams would be open to exploring purchase by the City.

Vice Chairman Robinson noted that Santa Paula long ago lost the original Blanchard Library to development, and nearly lost the Santa Paula Train Depot, and said we owe it to ourselves to at least try to explore preservation opportunities.

Commissioner Demers acknowledged that late-arriving documents may raise a valid point about mitigation measures, and perhaps additional time was needed for review.

Mr. Herren stated he feels the hillside should be kept pristine, and that larger lots and homes are less environmentally sensitive, let alone lower in market demand.

Vice Chairman Robinson reiterated he was not trying to be difficult, but feels that the residents of Santa Paula would agree and support preserving Hardison House.

Commissioner Sommer responded that, while he understands the concept, using the Hardison House like the Camarillo House at that location would be hugely problematic in terms of zoning and traffic.

Vice Chairman Robinson stated he still thinks we need to have the discussion.

ACTION: Vice Chairman Robinson moved for a Date-Specific Continuance of this Public Hearing to the next regularly scheduled Planning Commission Meeting on May 24, 2016, in order to provide the Commissioners more time to review additional public comments, and to allow for a vote by a full Commission panel. Under the same motion, Vice Chairman Robinson directed Staff to work with the Applicant to consider the following:

1. Revision of the overall site plan to reduce lot density and incorporate the hillside area to allow for development of larger lots.
2. Preservation and use of the Hardison House and barn as a public resource.
3. Capability of the City to provide adequate water for the project.
4. Removal of vehicle entry/egress at Fuchsia Lane, while preserving pedestrian access at that location, and providing emergency access.

Commissioner Sommer seconded the motion. All were in favor under roll call vote, and the motion carried.

Close Public Hearing: Vice Chairman Robinson closed Public Hearing at 8:40 p.m.

CONTINUED BUSINESS: None

NEW BUSINESS: None

CITY COMMUNICATIONS:

A. Planning Department

- Director Minsk announced the Planning Department recently received the 2016 APA Central Coast Planning Award – Comprehensive Plan Award (Small Jurisdiction) for the East Area 1 Specific Plan. The department is now eligible to submit for state/national recognition.

B. Planning Commission

- None

REQUEST FOR FUTURE AGENDA ITEMS: None

ADJOURNMENT: Vice Chairman Robinson adjourned the meeting at 8:45 p.m.

NOTICE: Actions by the Planning Commission on the above items cannot be appealed to the City Council after 4:30 p.m. Friday, May 6, 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.

A handwritten signature in black ink, appearing to read "Tom", written in a cursive style.

Tom Tarantino, Planning Technician