

MINUTES OF THE CITY OF SANTA PAULA
PLANNING COMMISSION
Tuesday, August 25, 2015
6:30 P.M.

CALL TO ORDER: Chairman Gail "Ike" Ikerd – 6:29 p.m.

PLEDGE OF ALLEGIANCE: Commissioner John Demers

ROLL CALL: Planning Technician Tom Tarantino

Commissioners present: Chairman Gail "Ike" Ikerd, Vice Chairman Fred Robinson, Commissioner John Demers, Commissioner Michael Sommer and Commissioner Fred Wacker

Absent None

Staff Present: Planning Director Janna Minsk, Deputy Planning Director Stratis Perros, Assistant City Attorney Gregg Kettles, 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 May 26, 2015

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

PUBLIC HEARING:

Verification of Posting Notice: Chairman Ikerd confirmed with the Planning Technician that the Notice of Public Hearing was 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: None, for all applicable agenda items to be heard at this meeting.

A. Project No. 06-CDP-02 (East Area 1 Specific Plan Text Amendment): The Project amends the East Area 1 Specific Plan Amendment approved February 2015. This Specific Plan amendment requests a Specific Plan Text Amendment to clarify the Planning Director's authority to grant certain minor administrative adjustments to implement the Specific Plan, and amends the existing development standards for minimum building setbacks and front yard landscape requirement of turf for residential uses within the Neighborhood and Hallock Center Zone of the East Area 1 Specific Plan area. The East Area 1 Specific Plan Text Amendment does not change the number of residential units or amount of non-residential development approved in February 2015.

- **Location:** The Project is located east of Santa Paula Creek, north of Telegraph Rd., 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
- **General Plan Designation:** East Area 1 Specific Plan
- **Environmental:** Staff has determined the project to be in accordance with Section 15168 (c) (2) of the California Environmental Quality Act. The proposed text revisions to the East Area 1 Specific Plan were determined to be consistent with the Supplemental Environmental Impact Report (FSEIR) certified for the 2015 East Area 1 Specific Plan.

OPEN PUBLIC HEARING: Chairman Ikerd opened Public Hearing at 6:39 p.m. and called upon Staff to present the item.

- Staff Presentation/Report: Janna Minsk, Planning Director
- Discussion

PUBLIC COMMENT:

Director Minsk stated that Mike Penrod, representative for Limoneira Company, was in attendance and available for questions.

Commissioner Sommer questioned whether the setback proposals in the Text Amendment would apply to certain areas, or any area, in the East Area 1 development.

Director Minsk responded that the reduced setback requirements, as written, could apply to any residential area in the development.

Commissioner Sommer asked if there was a way to tighten up the language in the Text Amendment, as he would not be in favor of a blanket application of the new setback requirements, particularly for Single Family Residences.

Commissioner Demers stated he had the exact same concern as Commissioner Sommer, regarding blanket application of the setback requirements.

Commissioner Wacker asked who would make the determination as to grass, drought-tolerant, or native plants for landscaping; would it be the developer, homeowner, etc.

Director Minsk responded that the Specific Plan document contains a pallet listing, and then called Glenn Crosby, representative for the Limoneira/EA1 architecture team, to the podium to further address questions.

Mr. Crosby stated that the Specific Plan design would dictate the choices for landscaping. The original Plan called for very wide (15-20ft.) expanses of landscaping in the front yards, and in light of the severe drought conditions, they need additional flexibility in the use of drought-tolerant plant materials for such large areas. Mr. Crosby continued that all landscape plans for EA1 would be submitted by the builder to the City for approval as part of the architecture/design review package, so the City will have a chance to review plans thoroughly prior to construction. Approval of such plans, however, will not necessarily preclude individual homeowners from converting the landscape to something different (i.e. turf).

Director Minsk asked Mr. Crosby to respond to the setback requirements as well.

Mr. Crosby stated the challenge is that there is one set of criteria that applies to in excess of 10 potential product lines in EA1; designs and dimensions of which will vary greatly. Mr. Crosby stated that all landscape and site plans would be submitted by any guest builders to the master developer for a pre-design review, and ultimately for a design review by the City, to ensure adherence to both the Specific Plan and the Master Plan for the community, and that the City would have the final say. Approvals deferred to the Planning Director will have 25% leeway in both directions.

Commissioner Sommer stated he respects and understands the stated challenges, and has no problem giving the Planning Director 25% leeway pro or con, however he remains uncomfortable applying "cookie-cutter" language to the amendment that would apply to all the different proposed housing types. Commissioner Sommer stated he believes several other Commissioners feel similarly.

Mr. Crosby replied that until fine-tuned grading plans, etc. are in place, it is virtually impossible to apply any such criteria to specific areas.

Commissioner Sommer reaffirmed himself and two other Commissioners have the same reservations, and the project "would not go anywhere this evening unless they are willing to make some concessions."

Mr. Penrod stated that approved Plan calls for 1,500 residential units, but with the current setbacks, the most they could accommodate was approximately 1,000

residential units. Such a reduction has a significant impact on the economic feasibility of the development. Meeting the current setback requirements also resulted in a great deal of housing product being about the same size, which could be detrimental to the variety of community design and pricing points for homebuyers. Mr. Penrod also stated they have no intention of having the entire area covered in tiny lots, though there is a small portion of the development in which smaller lots are planned.

Commissioner Sommer stated he understands this would not be their intention, however, if the Commission approves the Text Amendment as is, such a result could very well happen.

Mr. Penrod inquired as to whether a limit could be agreed upon as to how many units of this size could be built, without making them agree to locations for them to be placed.

Commissioner Sommer stated a limit on number, rather than location, could be a possibility.

Mr. Penrod stated that designs and guidelines going back to the very first project proposal are very similar to what they currently have, but the setback guidelines did not "meet" with the examples of the home types proposed – their fault, he said, for not being experts on the relationship between lot layouts and actual homebuilding. Mr. Penrod continued that changes in the economy since 2004 have also pushed development away from larger, more expensive lots.

Chairman Ikerd asked how many houses are currently expected to fit in EA1.

Mr. Penrod responded the current number of residential units is 1,490.

Vice Chairman Robinson asked if there was a risk that the number of residential units would be reduced to 1,000 if these setback changes are not made.

Mr. Penrod responded, yes, a reduction to 1,000 was a risk, as the lot layouts they ran under the current setback requirements resulted in space for just under 1,000 units.

Mr. Crosby stated that the existing Specific Plan, as it stands today, has exhibits and text featuring houses even closer together than what they are proposing.

Vice Chairman Robinson asked Mr. Penrod how the entire 20+ year EA1 process could have gotten so far along with the housing unit estimate so far apart from reality. Vice Chairman Robinson also asked Mr. Penrod if EA1 as a whole would remain viable for Limoneira with only 1,000 residential units.

Mr. Penrod stated it would take significantly longer to absorb 1,000 large-lot homes, and the economics for Limoneira would be far different.

Vice Chairman Robinson responded that such a reduction could push the start of EA1 building farther down the road, or possibly not at all.

Mr. Penrod stated Vice Chairman Robinson was correct in that the start of building could be delayed, however he was not prepared to say it would derail the entire project.

Vice Chairman Robinson stated he was troubled about the project being delayed again, and there was a definite need to get construction started, as evidenced by past voter approvals, LAFCo approvals, etc.

Director Minsk suggested discussion on this item be temporarily suspended – but not tabled for the evening – to allow Planning Staff to caucus with the Applicant about an agreeable solution. Director Minsk stated revisions such as those being presented this evening are not at all unusual.

Commissioner Sommer requested further discussion take place regarding the landscape/turf requirements during the caucus period as well. He suggested replacing “preferred” with “encourage” for use of drought tolerant and California native plants for landscaping in proposed City Council Ordinance No. 1256, Section 4, so as not to unintentionally limit landscaping should drought conditions improve.

Vice Chairman Robinson stated he agreed with Commissioner Sommer’s proposal and that he has noted the negative aesthetic affect of current turf replacement/removal guidelines in neighborhoods around town, though he supports water conservation in general.

Chairman Ikerd suspended Public Hearing on Item A and dismissed Director Minsk and Applicant to caucus at 7:00 p.m.

B. Project No. 13-CDP-08: A request for Conditional Use Permit for a proposed contractor storage yard with offices and a caretaker unit. The proposed construction includes two, two-story structures (2,458-sf and 1,263-sf) on an existing 13,200-sf vacant lot.

- **Location:** 120 & 124 E. Santa Maria St. (APN: 1040065050 & 1040065060)
- **Applicant:** Cedro Construction, Inc. (Owner)
- **General Plan Designation:** Light Industrial
- **Zoning Designation:** Light Industrial/Airport-Influenced Area Overlay (LI/KI)
- **Environmental:** Staff has determined the project to be Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines based upon a Class 3 (Section 15303) exemption.

OPEN PUBLIC HEARING: Chairman Ikerd opened Public Hearing on Item B at 7:01 p.m. and called upon Staff to present the item.

- Staff Presentation/Report: Stratis Perros, Deputy Planning Director
- Discussion

PUBLIC COMMENT:

Chairman Ikerd questioned why offices and a small residential unit would be included in an application seemingly focused on contractor storage.

Deputy Director Perros responded that the primary use of the facility would be for parking/storage of large excavation and grading vehicles, and as such, the project is focused on a contractor storage use.

Commissioner Demers asked for clarification as to why a residential unit would be allowed in an industrial/airport-zoned area.

Deputy Director Perros responded that this residence is not situated in the flight path of the airport, though it is close to it, and that there are other residences in the area – holdovers from another era – that are legally nonconforming with the current industrial zoning, so a residential use at that location is not particularly unusual.

Commissioner Sommer asked why there were so many offices/parking designated in a building intended for storage.

Deputy Director Perros responded that the number (nine) of offices listed in the staff report could be misleading, as they are all very small, and should not impact the primary use as a storage facility.

RECOMMENDED ACTION: Adopt Resolution No. 3737 recommending approval to the City Council for Project No. 2013-CDP-08 for a Conditional Use Permit in order to construct a contractor storage yard with offices and a caretaker unit (two, two-story structures (2,458-sf and 1,263-sf)) on an existing 13,200-sf vacant lot, subject to the Conditions of Approval.

ACTION: Commissioner Demers moved to adopt Resolution No. 3737 approving Project No. 2013-CDP-08, seconded by Vice Chairman Robinson. All were in favor and the motion carried.

A. (cont.) Project No. 06-CDP-02 (East Area 1 Specific Plan Text Amendment)

Chairman Ikerd resumed Public Hearing on Item A at 7:10 p.m.

Director Minsk, following caucus with Applicant, proposed adding the following as a text footnote to existing Table 5-2: "No more than 35% of residential units can be built at the minimum setback criteria which is demonstrated in the table."

Regarding landscape/turf requirements, Director Minsk proposed changing pg. 3, Item #2 in the staff report to read "notwithstanding anything to the contrary, land-

scape of drought tolerant and California native plant materials are *encouraged* as landscaping for all residential properties.”

Commissioner Sommer voiced his support for the rewording, stating he was fine with the language substitutions as long as it was worded to prevent any hands from being tied regarding future landscaping choices.

RECOMMENDED ACTION: Adopt Resolution No. 3735 recommending that the City Council approve Project No. 2006-CDP-02 Specific Plan Text Amendments for the East Area 1 Project.

ACTION: Commissioner Sommer moved to adopt Resolution No. 3735 approving Project No. 2006-CDP-02, subject to the language revisions made to proposed City Council Ordinance No. 1256, Section 4 (Table 5-2 limit to 35% the amount of residential units that can have proposed setback reduction and replace “preferred” with “encourage” for use of drought tolerant and California native plants for landscaping. Commissioner Wacker seconded the motion. All were in favor and the motion carried.

C. Project No. 15-CUP-01: A request for approval of a Conditional Use Permit to allow the on-site sale of beer and wine (Type 41) in conjunction with a new restaurant (Caffé Verona).

- **Location:** 650 W. Harvard Blvd. (APN: 1020203325)
- **Applicant:** Randolph Almanza (Business Owner); Adan Sandoval (Property Owner)
- **General Plan Designation:** Commercial
- **Zoning Designation:** General Commercial (C-G)
- **Environmental:** Staff has determined the project to be Categorical Exempt from the provisions of the California Environmental Quality Act Guidelines (CEQA) based upon a Class 1 (Section 15301) exemption.

OPEN PUBLIC HEARING: Chairman Ikerd opened the Public Hearing on Item C at 7:18 p.m. and called upon Staff to present the item.

- Staff Presentation/Report: Stratis Perros, Deputy Planning Director
- Discussion

PUBLIC COMMENT:

Deputy Director Perros stated that Applicant/owner Randolph Almanza was in attendance and available to answer any questions as well.

Vice Chairman Robinson asked what restaurant was previously in this building, and if that restaurant had an alcohol permit.

Deputy Director Perros responded that Pizza Nostra was the previously tenant, and did not have an alcohol license.

Vice Chairman Robinson requested clarification on how the City's permitting process worked in conjunction with the State Alcoholic Beverage Control license.

Deputy Director Perros briefly outlined the process, including the City's involvement in terms of enforcement, etc. Ultimately, he said, a rescindment of any ABC license does have to come directly from that agency, though the City's coinciding CUP process also allows for some control and enforcement authority.

Vice Chairman Robinson stated his support for the project and is looking forward to having a good Italian restaurant in town.

Commissioner Wacker stated he has watched the restaurant being redeveloped, and has frequented its sister restaurant in Camarillo, so he is supportive of and looking forward to having such a good eatery nearby in town.

Commissioner Sommer voiced some concerns over the general layout of fixtures inside the restaurant that might prohibit ease of movement for patrons, but fully supports the restaurant.

Mr. Almanza stated he and his wife are very excited to open their family-oriented restaurant by October 1st, barring any setbacks.

RECOMMENDED ACTION: Adopt Resolution No. 3736 recommending approval to the City Council for Project No. 2015-CUP-01 for a Conditional Use Permit in order to allow the on-site sale of beer and wine (Type 41) in conjunction with a new restaurant (Caffé Verona), subject to the Conditions of Approval.

ACTION: Vice Chairman Robinson moved to adopt Resolution No. 3736 approving Project No. 2015-CUP-01, seconded by Chairman Ikerd. All were in favor and the motion carried.

CLOSE PUBLIC HEARING: Chairman Ikerd closed Public Hearing for all items at 7:23 p.m.

ORDER OF BUSINESS: None

NEW BUSINESS: None

CITY COMMUNICATIONS:

A. Planning Department

- The City Council approved J.H. Douglas & Associates at their August 17th Meeting to prepare the upcoming General Plan update. The process is

estimated to take 2 to 2½ years in length, and will involve at least three community workshops.

- Tom Tarantino assumed full-time duties as the Planning Technician for the department on Monday, August 24th.
- The next Planning Commission Meeting is scheduled for September 22nd.
- Associate Planner interviews are currently being scheduled.

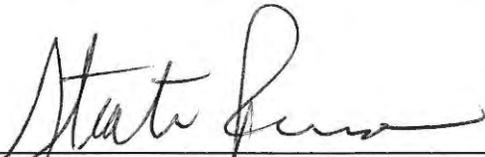
B. Planning Commission

- Recognition was given to Chairman Gail “Ike” Ikerd, recipient of 2015 Spirit of Small Business Award for Clean Seas LLC and their role in the cleanup of the Plains All-American Pipeline oil spill off of the Santa Barbara coast.
- Fred Wacker was welcomed as a new Planning Commissioner. Gail “Ike” Ikerd was congratulated on his reappointment to the Planning Commission and continuing role as Chairman. Both new Commissioner terms run through June 2019.
- Director Minsk and Deputy Director Perros provided the Commissioners brief updates on the status of past approved projects.

REQUEST FOR FUTURE AGENDA ITEMS: None

ADJOURNMENT: Chairman Ikerd adjourned the meeting at 7:31p.m.

NOTICE: Actions by the Planning Commission on the above items cannot be appealed to the City Council after **4:30 p.m. Friday, September 4, 2015**. 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.



Stratis Perros, Deputy Planning Director