

City of Santa Paula

Planning Commission Agenda

CHAIRPERSON GRACE KELLY
VICE CHAIRPERSON AUSTIN AUGER
COMMISSIONER JASON HERBER
COMMISSIONER NOEL KIESEWETTER



REGULAR MEETING OF THE SANTA PAULA PLANNING COMMISSION

**TUESDAY, AUGUST 26, 2025
6:00 PM**

**CITY HALL COUNCIL CHAMBERS
970 VENTURA STREET, SANTA PAULA, CA 93060**

BRINGING ITEMS BEFORE THE PLANNING COMMISSION

You are invited to participate in all Planning Commission meetings. Agendas are posted in the front of City Hall 72 hours in advance of the scheduled meetings. The Santa Paula Planning Commission's regular meetings start at 6:00 p.m. the fourth Tuesday of each month in the City Hall Council Chambers located at 970 Ventura Street in Santa Paula.

HOW TO PARTICIPATE IN PERSON DURING THE MEETING: If you wish to speak at a Planning Commission meeting, please fill out a **Public Comment Form** noting your name and address and submit the form to the meeting's Clerk. Include the Agenda item number, when appropriate. **Public comments are limited to 3 minutes.**

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 City Council 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 precede their comments with their full legal name and home address); 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 and precede their comments with their full legal name and home address); the Planning Commission will discuss the item; and the Chairperson will close the public hearing after Planning Commission action.

HOW TO PARTICIPATE BEFORE THE MEETING: Members of the public are encouraged to submit email correspondence on any agenda item by sending an email to ***plan@spcity.org***. All public correspondence received by 3:00 p.m. (PT) on the meeting date will be provided to the legislative body before the meeting. Public Comments received after 3:00 p.m. will be provided to the legislative body the next business day.

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 City Clerk at (805) 933-4208. 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 Community Development Department office.*

1. CALL TO ORDER

REMINDER: In order to minimize distractions during public meetings, all personal communication devices should be turned off or put in a non-audible mode.

2. FLAG SALUTE

3. ROLL CALL

4. PUBLIC COMMENT

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 meeting clerk 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.

5. 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.

5.A APPROVAL OF MINUTES – 06.24.2025 PLANNING COMMISSION MEETING

RECOMMENDATION:

Review and approve the minutes of the Planning Commission meeting as submitted.

6. PUBLIC HEARING

- Verification of Legal Notice Requirements for Public Hearing
- Declaration of Conflicts
- Declaration of Ex Parte Contacts
- Open Public Hearing
- Staff Presentation
- Discussion and Action
- Close Public Hearing

6.A PROJECT NO. 2025-GPA-01: A REQUEST FOR PLANNING COMMISSION REVIEW AND APPROVAL OF RESOLUTION NO. 3872, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A RESOLUTION FORMALLY ADOPTING THE CITY'S FEDERAL EMERGENCY MANAGEMENT AGENCY-APPROVED LOCAL HAZARD MITIGATION PLAN, AS PART OF THE VENTURA COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN, AND AMENDING THE HAZARD AND PUBLIC SAFETY ELEMENT ('SAFETY ELEMENT') OF THE CITY OF SANTA PAULA 2040 GENERAL PLAN TO REFLECT THIS ADOPTION AND REQUIRED LANGUAGE, AND FINDING THE ACTION TO BE STATUTORILY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT UNDER PUBLIC RESOURCES CODE § 15183, BECAUSE THE AMENDMENT IS CONSISTENT WITH THE CERTIFIED 2040 GENERAL PLAN FINAL ENVIRONMENTAL IMPACT REPORT

RECOMMENDATION:

Staff recommends the Planning Commission open the public hearing, receive public testimony, close the public hearing, and by motion:

1. Find that the adoption of the proposed Resolution is statutorily exempt from review under the California Environmental Quality Act ("CEQA") under Public Resources Code Section 15183.
2. Adopt Resolution No. 3872 recommending to the City Council approval of a Resolution formally adopting the City's Federal Emergency Management Agency-approved Local Hazard Mitigation Plan, as part of the Ventura County Multi-Jurisdictional Hazard Mitigation Plan, and amending the Hazard and Public Safety Element ('Safety Element') of the City of Santa Paula 2040 General Plan to reflect this adoption and required language.

6.B PROJECT NO. 2025-CDP-01: CONSIDERATION OF APPROVAL OF PLANNING COMMISSION RESOLUTION NO. 3874 RECOMMENDING THE CITY COUNCIL APPROVE A CONDITIONAL USE PERMIT TO ALLOW FOR THE DEVELOPMENT OF 213 ATTACHED CONDOMINIUMS, DESIGN REVIEW, AND APPROVAL OF VESTING TENTATIVE TRACT MAP NO. 6114; ON PARCELS TOTALING 9.72 ACRES, AT 895 FAULKNER ROAD, SUBJECT TO THE CONDITIONS OF APPROVAL

RECOMMENDATION:

Staff recommends the Planning Commission open the public hearing, receive public testimony, close the public hearing, and by motion:

1. Adopt Resolution No. 3874 recommending that the City Council approve Project No. 2025-CDP-01, recommending approval of a Conditional Use Permit to allow for the development of 213 attached condominiums, Design Review, and approval of a Vesting Tentative Tract Map No. 6114; for 895 Faulkner Road, subject to the conditions of approval.

6.C **PROJECT NO. 2025-CI-07: PROJECT NO. 2025-CI-07: CONSIDERATION OF APPROVAL OF PLANNING COMMISSION RESOLUTION NO. 3873, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING CHAPTERS 16.52 SWIMMING POOLS, 16.56 AMUSEMENT ARCADES, 16.58 ALCOHOLIC BEVERAGE SALES, 16.60 CHILD DAY CARE FACILITIES, 16.62 ASSEMBLY HALLS, 16.64 COMMUNITY CARE FACILITIES, 16.66 DRIVE-THROUGH FACILITIES, 16.68 NEWSRACKS, 16.70 RECYCLING FACILITIES, 16.72 SERVICE STATIONS, 16.74 VENDING MACHINES, 16.75 PROHIBITION ON INDUSTRIAL HEMP CULTIVATION, 16.76 YARD AND GARAGE SALES, 16.77 ELECTRIC VEHICLE CHARGING SYSTEMS; STREAMLINED PERMITTING, 16.78 EMERGENCY SHELTERS, 16.79 REGULATION OF CANNABIS ACTIVITIES, 16.80 SUBDIVISION REGULATIONS, 16.85 CONDOMINIUMS AND CONVERSIONS, 16.96 GRADING PERMITS, 16.97 GRADING REGULATION, 16.98 HILLSIDE GRADING PRACTICES, 16.99 DRAINAGE, EROSION, AND DUST CONTROL, 16.100 GENERAL PROVISIONS, 16.102 PERMIT AND RECLAMATION PLAN, 16.104 REGULATIONS FOR OPERATION OF SURFACE MINE, 16.106 GROWTH MANAGEMENT, 16.108 TRANSPORTATION DEMAND MANAGEMENT, AND 16.110 NONCONFORMITIES OF THE SANTA PAULA MUNICIPAL CODE IN ORDER TO CORRECT INCONSISTENCIES, OUTDATED LANGUAGE AND FORMATTING AND FINDING THE ACTION TO BE STATUTORILY EXEMPT FROM CEQA UNDER SECTION 15061(B)(3) OF THE PUBLIC RESOURCES CODE**

RECOMMENDATION:

Staff recommends the Planning Commission open the public hearing, receive public testimony, close the public hearing, and by motion:

1. Adopt Resolution No. 3873, recommending that the City Council adopt an Ordinance amending Chapters 16.52 Swimming Pools, 16.56 Amusement Arcades, 16.58 Alcoholic Beverage Sales, 16.60 Child Day Care Facilities, 16.62 Assembly Halls, 16.64 Community Care Facilities, 16.66 Drive-Through Facilities, 16.68 Newsracks, 16.70 Recycling Facilities, 16.72 Service Stations, 16.74 Vending Machines, 16.75 Prohibition on Industrial Hemp Cultivation, 16.76 Yard and Garage Sales, 16.77 Electric Vehicle Charging Systems; Streamlined Permitting, 16.78 Emergency Shelters, 16.79 Regulation of Cannabis Activities, 16.80 Subdivision Regulations, 16.85 Condominiums and Conversions, 16.96 Grading Permits, 16.97 Grading Regulation, 16.98 Hillside Grading Practices, 16.99 Drainage, Erosion, and Dust Control, 16.100 General Provisions, 16.102 Permit and Reclamation Plan, 16.104 Regulations for Operation of Surface Mine, 16.106 Growth Management, 16.108 Transportation Demand Management, and 16.110 Nonconformities of the Santa Paula Municipal Code in order to correct inconsistencies, outdated language and formatting and finding the Action to be Statutorily Exempt from CEQA under Section 15061(B)(3) of the Public Resources Code.

7. ORDER OF BUSINESS

8. CITY COMMUNICATIONS

- Resignation of Commissioner Dunkel and recruitment for vacant position.

9. ITEMS FOR FUTURE AGENDAS

10. ADJOURNMENT

NOTICE: Per Santa Paula Municipal Code § 32.81 (Resolution No. 3761, Rule 13), "Persons who are dissatisfied with a decision of the Planning Commission may have the right to seek review of that decision by the City Council. Such an appeal must be perfected within ten (10) days of the Commission's decision."

I declare under penalty of perjury that I posted this Planning Commission Agenda on the bulletin board near the front door of City Hall, 970 Ventura Street, Santa Paula, California:

On: _____ At: _____ By: _____

Tom Tarantino
PED Manager