City of Santa Paula

Planning Commission Agenda

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

REGULAR MEETING
OF THE
SANTA PAULA PLANNING COMMISSION

TUESDAY, OCTOBER 27, 2026
6:00 PM

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

PLANNING COMMISSION REGULAR MEETING

Beginning July 1, 2026, California Senate Bill 707 ("SB707") / Government Code § 54953.4 enacted new enhanced-access rules under the Ralph M. Brown Act ("Brown Act"), the state's open-meeting law for local governments. SB707 applies to an *eligible legislative body,* defined as certain city councils (of cities with more than 30,000 residents), county boards, and large special-district boards. Please note, the City of Santa Paula Planning Commission is defined as a *separate appointed body*, and therefore is not subject to enhanced SB707 meeting requirements. Standard Brown Act meeting requirements still apply. Please contact the City Clerk at cityclerk@spcity.org or (805) 933-4208 for further information, if needed.

Planning Commission regular meetings are held the 4th Tuesday of each month at 6:00 p.m. (PT) in the Santa Paula City Hall Council Chambers, 970 Ventura St., Santa Paula, CA 93060 and occasionally at the City of Santa Paula Community Center at 530 W. Main St., Santa Paula, CA 93060. Special and Joint Meetings vary by date and time.

HOW TO PARTICIPATE BEFORE THE MEETING

Members of the public are encouraged to submit correspondence on any Planning Commission 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. Comments received after 3:00 p.m. (PT) will be provided to the legislative body the next day. Your participation in this meeting is in the public domain. Meetings are cablecast. Minutes of this meeting will reflect your participation in this meeting and are posted on the City's website.

HOW TO VIEW ON YOUR TELEVISION, COMPUTER, OR MOBILE DEVICE

Watch from home live on local cable Channel 10, or view the live feed on the City website at the following link: https://www.spcity.org/523/Public-Meeting-Agendas. Please note, Special Meetings generally are not recorded, nor are they generally available on Channel 10 or live feed on the City website.

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 Community Development Technician or meeting Secretary. Providing your name, address, or other identifying information on the form is voluntary and requested to assist the City with orderly meeting administration and provide context to comments. Include the Agenda item number, when appropriate. ***Public comments are limited to 3 minutes*.** Speakers using a translator will be provided at least twice the allotted time, unless simultaneous translation equipment is available and used by the City.

INTERPRETATION ASSISTANCE; TRANSLATED AGENDAS; REQUESTS

The City will attempt to accommodate reasonable requests for translation assistance at Planning Commission meetings. Due to financial and scheduling restraints, however, accommodation of translation requests for Planning Commission meetings cannot be guaranteed. Members of the public may post additional translations of this agenda at Santa Paula City Hall, 970 Ventura St., Santa Paula, CA 93060. Members of the public who wish to translate a meeting or receive interpretation from another member of the public may request reasonable assistance by contacting plan@spcity.org or (805) 933-4214. Assistance may include arranging space for interpreters, allowing additional time for interpretation, or allowing the use of personal equipment or facilities for commercially available interpretation services.

PLEASE NOTE

Person(s) who are dissatisfied with a decision of the Planning Commission may have the right to seek review of that decision by the City Council by filing an appeal and submitting any associated fees prior to the appeal deadline. SPMC § 16.206.020 states "All appeals must be filed within 10 calendar days of the date of the rendering of the decision. If the tenth day occurs on a holiday or weekend, the appeal period is extended to the next city workday. No appeal can be accepted after the appeal period expires."

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate remotely or in person in this meeting, please contact plan@spcity.org or (805) 933-4214. Notification 48 hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Requests will be received and resolved promptly, with any doubt resolved in favor of accessibility. (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, 200 S. 10th St., Santa Paula, CA 93060.

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 prior to 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 Chairperson at the conclusion of the meeting. Individual Commissioners may briefly respond to Public Comments or ask questions for clarification. The Chairperson may direct the Community & Economic Development Director 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 Planning 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

Background information has been provided to the Planning Commission on all matters listed under the Consent Calendar and these items are considered to be routine by the Planning Commission 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.

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 2026-CDP-01: A CONDITIONAL USE PERMIT AND DESIGN REVIEW TO ALLOW THE REMODELING OF AN EXISTING 16,708 SQUARE-FOOT COMMERCIAL BUILDING INTO AN AUTOMATIC DRIVE-THROUGH CAR WASH FACILITY AND ADD 3,600 SQUARE FEET OF CANOPY AREA WITH ASSOCIATED VACUUM STALLS ON PROPERTY ZONED COMMERCIAL-GENERAL LOCATED AT 221 E. HARVARD BLVD.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 3888 approving Project No. 2026-CDP-01, a Conditional Use Permit and Design Review to allow the remodeling of an existing 16,708 square-foot commercial building into an automatic drive-through car wash facility and add 3,600 square feet of canopy area with associated vacuum stalls on property zoned Commercial-General located at 221 E. Harvard Blvd., subject to the conditions of approval. Staff has determined that the project is exempt from the California Environmental Quality Act (CEQA) Guidelines under §15332 (Class 32, In-fill Development Projects).

7. ORDER OF BUSINESS

8. CITY COMMUNICATIONS

- Combined November/December Planning Commission Regular Meeting: Tuesday, December 9, 2026 – 6:00PM – Council Chambers (970 Ventura St.)

9. ITEMS FOR FUTURE AGENDAS

10. ADJOURNMENT

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 St., Santa Paula, CA 93060:

On: _____ At: _____ By: _____

Tom Tarantino
Planning & Economic Development Manager