



AGENDA

CITY OF GUADALUPE PLANNING COMMISSION

Thursday, September 8, 2011

Special Meeting 6:00 p.m.

City Hall, Council Chambers
918 Obispo Street, Guadalupe, CA 93434

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's office, (805) 356-3891. Notification of at least 72 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

*If you wish to speak concerning any item on the agenda, please complete the Request to Speak form that is provided at the rear of the Council Chambers prior to the completion of the staff report and hand the form to the City Clerk. **Note:** Staff Reports for this agenda, as well as any materials related to items on this agenda submitted after distribution of the agenda packet, are available for inspection at the office of the City Administrator, City Hall, 918 Obispo Street, Guadalupe, California during regular business hours, 8:30 a.m. to 12:00 pm. and 1:00 p.m. to 5:00 p.m., Monday through Friday; telephone (805) 356-3891.*

MEMBERS OF THE PLANNING COMMISSION: Commissioners Monika Huntley, Alejandro Ahumada, Kenneth Chamness, Vice-Chair Jesse Ramirez, and Chair Carl Kraemer.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL** Commissioners Monika Huntley, Alejandro Ahumada, Kenneth Chamness, Vice-Chair Jesse Ramirez, and Chair Carl Kraemer.
4. **CONSENT CALENDAR** The following routine items are presented for Planning Commission approval without discussion as a single agenda item in order to expedite the meeting. Should a Commissioner wish to discuss or disapprove an item, it must be dropped from the blanket motion of approval and considered as a separate item.
 - a. Minutes of the Planning Commission special meeting of May 26, 2011 to be ordered filed.

5. **COMMUNITY PARTICIPATION FORUM**

Each person will be limited to a discussion of 3 minutes. Pursuant to provisions of the Brown Act, no action may be taken on these matters unless they are listed on the agenda, or unless certain emergency or special circumstances exist. The Planning Commission may direct Staff to investigate and/or schedule certain matters for consideration at a future Planning Commission meeting.

6. **REPORTS FROM CITY STAFF OTHER THAN PLANNING STAFF**

This item provides an opportunity for staff from other City Departments to provide updates to the Commission on activities of interest to the Commission. Items potentially to be discussed include Code Enforcement Efforts, City Parks activities, and Public Works activities.

7. **DESIGN REVIEW PERMIT FOR SIMPLOT LIQUID CONTAINERS PROJECT (PLANNING APPLICATION #2010-009-DRP).** That the Planning Commission:

- 1) Receive a presentation from staff,
- 2) Provide an opportunity for the applicant to present the proposed project,
- 3) Receive any comments from the public, and
- 4) Take action on the request for a Design Review Permit.

8. **PLANNING DIRECTOR'S REPORT**

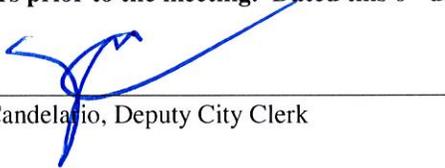
9. **FUTURE AGENDA ITEMS**

10. **ANNOUNCEMENTS**

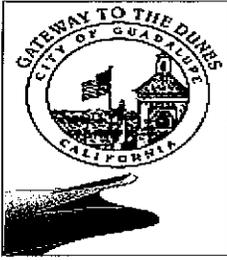
11. **ADJOURNMENT**

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at the City Hall display case, the Water Department, the City Clerk's office, and Rabobank not less than 24 hours prior to the meeting. Dated this 6th day of September 2011.

By:



Regan Candela, Deputy City Clerk



4a.

Draft MINUTES

CITY OF GUADALUPE PLANNING COMMISSION

Thursday, May 26, 2011

Special Meeting 6:00 p.m.

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MEMBERS OF THE PLANNING COMMISSION: Commissioners Monika Huntley, Alejandro Ahumada, Kenneth Chamness, Vice-Chair Jesse Ramirez, and Chair Carl Kraemer.

Staff present: Rob Mullane, City Planner; Rob Fitzroy Associate Planner

1. **CALL TO ORDER** 6:02 p.m. by Chair Kraemer.
2. **PLEDGE OF ALLEGIANCE** Conducted.
3. **ROLL CALL** 6:04 p.m. Commissioners Kenneth Chamness, Alejandro Ahumada, Vice-Chair Jesse Ramirez, and Chair Carl Kraemer: present. Monika Huntley: absent.
4. **CONSENT CALENDAR** The following routine items are presented for Planning Commission approval without discussion as a single agenda item in order to expedite the meeting. Should a Commissioner wish to discuss or disapprove an item, it must be dropped from the blanket motion of approval and considered as a separate item.
 - a. Minutes of the Planning Commission special meeting of February 15, 2011 to be ordered filed.

Motion: 6:05 p.m. **Ahumada/Ramirez** moved to approve the consent agenda.

VOTE: **Ayes: 4**
 Noes: 0
 Abstentions:0
 Motion passed

5. COMMUNITY PARTICIPATION FORUM

Each person will be limited to a discussion of 3 minutes. Pursuant to provisions of the Brown Act, no action may be taken on these matters unless they are listed on the agenda, or unless certain emergency or special circumstances exist. The Planning Commission may direct Staff to investigate and/or schedule certain matters for consideration at a future Planning Commission meeting.

No speakers.

6. DESIGN REVIEW PERMIT FOR BALL HORTICULTURE LABORATORY FACILITY (PLANNING APPLICATION #2011-002-DRP). That the Planning Commission:

- 1) Receive a presentation from staff,
- 2) Provide an opportunity for the applicant to present the proposed project,
- 3) Receive any comments from the public, and
- 4) Take action on the request for a Design Review Permit.

Mr. Mullane introduced the item, and Mr. Fitzroy provided an oral staff report to the Planning Commission.

The authorized agent, Mr. Kyle Harris, noted that the applicant team has been working diligently to satisfy all City requirements and is available to answer any questions.

Speaker: Refugio Hernandez. Expressed concern regarding the lake to the north of the project site and potential impacts to flora and fauna that may occur as a result of implementation of the proposed project, as well the introduction of invasive species. Expressed concern regarding potential impacts to any historic structures that may be on the project site.

Commissioner Chamness asked whether the plant species proposed and used on-site would be considered invasive. Mr. Harris stated that the proposed plant species are not invasive and are not on the state list for invasive species. Mr. Mullane noted that Planning Staff independently reviewed the proposed plant list and confirmed that none of the plants are invasive.

Commissioner Chamness asked whether the lake is near the project site. Mr. Harris noted that the lake is defines the northern boundary of the project site and sometimes floods onto the project site during large storm events. Chair Kraemer confirmed that the lake is defined as a wetland and is owned in part by the City. Mr. Mullane noted that the applicant prepared a hydrology study and that the project incorporated Low Impact Development technologies to

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minimize stormwater runoff impacts and that the wetland is a sufficient distance from the work area to not be impacted by the project.

Commissioner Chamness asked whether there are any historic structures on the project site. Mr. Harris confirmed that there are not structures on the project site that meet the state criteria to be considered significant historic resources.

Regan Candelario noted that the wetland area is proposed for recreational improvements and that Ball Horticulture has assisted the City with grant applications.

Commissioner Chamness asked whether all new structures would adhere to the new state building code. Mr. Mullane noted that all structure would adhere to the new building code and would be handled by the review of the Building and Fire Department.

Speaker: Refugio Hernandez. Expressed concern regarding the height of the proposed structures because they would exceed existing conditions. Mr. Harris confirmed that the height of the structures would not exceed existing conditions and that the proposed project would improve viewsheds and be slightly lower than the existing structures.

Speaker: Refugio Hernandez. Expressed concerned regarding the wetland areas and asked the Commission to consider the impacts.

Commissioner Chamness asked whether the proposed building would be open to the public. Mr. Harris confirmed that portions of the structure would be open to the public. The applicant, Troy Thorup of Ball Horticulture, addressed the Commission and noted that the Ball Company has a long history in the area and that the proposed structure would be open to the public.

Commissioner Ahumada concurred that the project is valuable to the City and would result in an overall improvement.

Commissioner Ramirez concurred that the project is valuable to the City and would result in an overall improvement.

Chair Kraemer noted that the proposed project is consistent with the zoning code is a permitted use and not subject to a Conditional Use Permit but rather a Design Review Permit and that the Commission's focus should be on the design elements of the project.

Commissioner Ahumada asked when the existing structures were built. Mr. Harris stated that the structures were built in 1920.

After a short discussion, where Commissioners noted support for the project, the Chair called for a motion.

Motion: Ahumada/Ramirez moved to approve issue the Design Review Permit as requested by Planning Application 2011-002-DRP

VOTE: Ayes: 4

Noes: 0

Motion carried

7. PLANNING COMMISSION WORKSHOP ON BARBED WIRE USE AND AESTHETICS IN THE DOWNTOWN AREA. That the Planning Commission:

- 1) Written Staff Report (Rob Mullane)
- 2) Planning Commission discussion.
- 3) It is recommended that the Planning Commission receive the presentation, and provide direction to staff on any subsequent steps.

Mr. Mullane introduced the item and provided an oral staff report to the Planning Commission.

Speaker: Refugio Hernandez. Noted that code enforcement is the issue regarding barbed wire. Requested that liens are not placed on those properties that are in non-compliance with any new ordinances.

Commissioner Chamness handed out pictures to staff and the Commission of barbed wire fences within the City, and shared digital photographs of sites within the City on a computer screen. Commissioner Chamness noted that he considers barbed wire along the City's main streets to be blight.

Commissioner Ahumada recommended that the City model any new ordinance similar to that of Santa Maria and stated that the City needs a process to allow applicants to explain their need for barbed wire and make determinations on a case-by-case basis.

Commissioner Ramirez concurred with Commissioner Ahumada.

Chair Kraemer expressed concern with existing uses and how those uses would be handled and whether they would be required to receive permission if an ordinance is adopted. Chair Kraemer expressed sympathy for those uses that need barbed wire for security purposes and recommends that the City model any new ordinance similar to that of Santa Maria.

Commissioner Chamness noted that blighted conditions could lead to psychological issues and economic disincentives in the City.

Mr. Mullane confirmed the requests of the Commission to draft an example ordinance that would require review prior to issuance of a permit to install barbed wire. Mr. Mullane noted that the final decision-maker for any changes to the Zoning Code would be the City Council.

Speaker: Refugio Hernandez. Commented that barbed wire is necessary for safety and security.

Commissioner Ahumada requested that Planning Staff confer with legal counsel.

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Special Meeting– May 26, 2011

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Commissioner Ramirez suggested that the City reach out to the public for ideas on beautification via local television.

Chair Kraemer requested that staff draft an example ordinance and ensure that is it reviewed by legal counsel and ensure that enforcement staff are brought up to speed on the issue.

Motion: Chamness/Ramirez moved to direct staff to draft an example ordinance that permits barbed wire on an as needed basis.

VOTE: Ayes: 4
Noes: 0

Motion carried

8. PLANNING DIRECTOR’S REPORT

Mr. Mullane provided a brief update of the housing element update, the D.J. Farms project, the Simplot project and the Recreational Vehicle Parking Ordinance recently adopted by the City Council.

9. FUTURE AGENDA ITEMS

Mr. Mullane noted that the Simplot project may come before the Commission in the near future, in addition to the barbed wire ordinance as discussed under Agenda Item #7

10. ANNOUNCEMENTS

Speaker: Refugio Hernandez. Noted that there would be a memorial service for veterans at 11 a.m. on Monday, May 30, 2011 at the cemetery.

Chair Kraemer reminded the audience to please spay and neuter their pets.

11. ADJOURNMENT

Chair Kraemer adjourned the meeting at 8:07 p.m.

Submitted by:

Affirmed by:

Robert A. Mullane, City Planner
Planning Commission Secretary

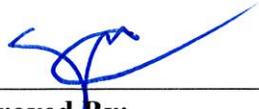
Carl Kraemer, Chair

7a.

REPORT TO THE PLANNING COMMISSION
September 8, 2011

151

Prepared By:
Ke Ghiglia, Associate Planner
Rob Mullane, City Planner



Approved By:
Regan Candelario, City
Administrator

SUBJECT: Design Review of the proposed Simplot Grower Solutions Secondary Containment Structure at 297 Guadalupe Street (Planning Application #2011-009-DRP,-ZC, APN 115-173-015 and 115-173-016)

EXECUTIVE SUMMARY:

The Design Review Permit (DRP) request is for the construction of a 7,497-square foot secondary containment structure to house relocated fertilizer tanks, as well as upgraded landscaping and fencing. The containment structure would consist of a 41-foot by 181-foot concrete pad with a containment wall height of 2.5 feet. The project would also include the construction of a 1,123-square foot driveway to provide access to the fertilizer tanks. The project includes the replacement of the property's chain link and barbed wire perimeter fence with a 6-foot fence with slatting and landscaping to help screen the containment structure and fertilizer tanks from the adjacent properties and public roads, including Guadalupe Street. The proposed landscaping would cover approximately 9.3% of the total lot area (gross area). The project site would provide improved parking for 48 off-street parking spaces.

RECOMMENDATION:

- 1) Receive a presentation from staff
- 2) Provide an opportunity for the applicant to present the proposed project
- 3) Receive any comments from the public
- 4) Take action on the request for a DRP

BACKGROUND:

The City received an application for a DRP and Zoning Clearance (ZC) to allow for the construction of a 7,497-square foot secondary containment structure at 297 Guadalupe Street (APN 115-173-015, -016) on August 2, 2010. Mr. Paul Simpson of Simplot is the authorized agent for the applicant, Simplot Grower Solutions. The DRP application was deemed complete for processing by staff on August 30, 2011.

DISCUSSION:

The Design Review Permit (DRP) request is for the construction of a 7,497-square foot secondary containment structure to house relocated fertilizer tanks, as well as upgraded landscaping, fencing, and parking. The containment structure would consist of a 41-foot by 181-foot concrete pad with a containment wall height of 2.5 feet. The project would also include the construction of a 1,123-square foot driveway to provide access to the fertilizer tanks. The project includes the replacement of the property's chain link and barbed wire perimeter fence with a 6-foot chain-link fence with slatting and landscaping to help screen the containment structure and fertilizer tanks from the adjacent properties and public roads, including Guadalupe Street. Existing on-site fertilizer tanks will be moved to this new containment structure to provide for safety precautions and operational efficiencies. **No structures would be removed as a part of this project, and no change in use is proposed.**

The 2.0-acre site is currently used for Simplot's storage and bulk loading of fertilizer. The site currently contains a total of approximately 7,110-square feet of development, including a packaged storage warehouse and maintenance building, and storage of company vehicles and fertilizer tanks is currently done on-site. The southeastern portion of the site is paved, and much of the rest of the site is unpaved, but surfaced by dust-palliative crushed rock or road base. An existing chain-link and barbed-wire fence is located along the perimeter of the site, and except for a small area (approximately 600 square feet) closest to the storage warehouse, existing site landscaping is sparse (refer to the site photos in Attachment 2).

The objective of the project is to provide more dependable secondary containment for storage of fertilizer as well as improve the aesthetics of the site. The applicant has described the project as a "good house-keeping" project, in keeping with company-wide goals to improve the appearance and functionality of its facilities. The project proposes additional landscaping and a slatted chain-link fence (without barbed wire). In addition, the containment structure, and associated tanks would be aligned perpendicular to Guadalupe Street, thereby reducing visibility of the structure and tanks from many view points along Guadalupe Street. Nonetheless, the relocated tanks would be saliently visible from northbound travellers along Guadalupe Street, although the proposed slatting and landscaping would provide a large degree of screening. No color for the slatting was indicated on the plans; however, staff will confer with the applicant prior to the start of the meeting and inform the Commission on what is proposed.

The Building and Fire Department and City Engineer were consulted as part of Planning Staff's review of the application. Building staff note that the project should include parking spaces that satisfy ADA accessibility. Planning staff will work with the applicant and Building and Fire Department staff to ensure that the final building plans are revised and that the project includes the requisite ADA-accessible parking.

The applicant has prepared site plans, which include landscape plans and elevations, and these are included as Attachment 1 to this staff report.

Site Information

LOCATION	297 Guadalupe Street
APN	115-173-015, -016
ZONING	M-C Industrial Commercial
LOT SIZE	Approximately 2.0 acres
PRESENT USE	Warehouse and storage
SURROUNDING USES AND ZONING	North: M-C Commercial Industrial East: Guadalupe Street, G-I General Industrial South: M-C Commercial Industrial West: R-1 Single-Family Residential

The Simplot Grower Solutions property consists of two lots zoned Industrial-Commercial. Construction of the proposed containment structure would occur on the southern portion of the site. Landscaping improvements are also planned and would occur along the site perimeter. The new landscaping and the slatted fenced would provide enhanced screening of the containment structure and improve the aesthetics of the site. The existing barbed wire fencing would be removed.

Zoning Conformity

Staff has reviewed the request's conformity to zoning requirements and standards. The proposed project does not meet the 10 percent landscape coverage requirements set forth in the City's Zoning Code. The project provides for a landscape coverage of 9.3 percent of the total lot area, based on the site's gross acreage. It should be noted that the project provides 10 percent landscaping coverage based on the site's net acreage (excluding the public easement for the alley along the western site boundary). Nonetheless, the Planning Commission's consideration of the project should include a determination on the adequacy of the proposed landscaping, as it is slightly below the Zoning Ordinance standard of 10 percent. The Planning Commission has the authority to review and approve deviations in our landscaping coverage requirements, as set forth in Section 18.64.090 of the City's Zoning Code. Staff recommends approval of the 9.3 percentage based on the substantial increase of aesthetics provided by this project for Guadalupe Street/Highway 1.

The landscape plan indicates the species proposed for planting along the site's perimeter. One shrub (Crimson Pygmy Barberry) and one vine (Pink Vine Lilac) are proposed. Planning staff have conferred with biologists and confirmed that none of the proposed plants are invasive.

Planning staff evaluated the project's proposed parking in the context of the parking requirements in the City's Zoning Code (refer to Section 18.60.060). Based on a total (existing plus proposed) site development of approximately 21,567 square feet and an employee count of eight, 26 parking spaces are required. The project proposes 48 spaces, which exceeds the required number of spaces, and hence, is in compliance with City parking requirements. Staff notes that improved parking circulation may be achieved by eliminating approximately six parking spaces in the north-central portion of the site, and

if the site plan is adjusted accordingly to provide improved circulation, a revised total of 42 spaces would still exceed City parking requirements.

All other zoning requirements and standards are consistent with zoning requirements.

CEQA Review

The project is exempt from CEQA pursuant to Section 15301, which states that a project is exempt if it:

“...involves negligible or no expansion of an existing use.”

Furthermore, section 15301(f) provides the specific example of an exempt project as an

“...addition of safety or health protection devices for use during construction of or in conjunction with existing structures, facilities, or mechanical equipment, or topographical features including navigational devices.”

The request is for a Design Review Permit for a secondary containment structure on the existing industrial site to house relocated fertilizer storage tanks. The project is consistent with development intensity standards in the City’s General Plan and Zoning Ordinance. No unusual circumstances exist that would present any potentially significant environmental impacts, and the project site is not environmentally sensitive. As the focus of the Planning Commission’s review is the aesthetics of the project, such review would ensure that significant aesthetic impacts do not result.

Planning Commission Consideration

The DRP process is set forth in Chapter 18.73 of the City’s Zoning Code. Specifically, Section 18.73.010(a) and (b)(2) state that a DRP is required for:

“All new structures fronting a public street or visible from a public street on properties zoned General Industrial, Industrial Commercial, Light Industrial, or similar zoning.”

The Components of Review and Findings required for approval of a DRP are noted in Sections 18.73.090 and 18.73.100. In considering a DRP, the Planning Commission may approve as submitted, approve with conditions of approval, or provide direction to the applicant on recommended changes and continue the item to a future meeting of the Commission.

For this specific request, other than the slight deficiency in landscaping, which as discussed above, is within the Commission’s authority to approve, staff does not note any inconsistencies with zoning or any project components that conflict with the findings for approval, but many of these findings involve aesthetic considerations that are subjective and should be evaluated by the Commission.

On Monday, August 29, 2011, notice of the pending DRP was provided to the applicant for posting on-site, and notices were mailed to all property owners within a 300-foot radius, as required by Section 18.73.070.

Next Steps

Should the Commission approve or conditionally approve the DRP, a 10-day appeal period applies. Upon closure of the appeal period, staff would verify that the project meets all Zoning Code requirements, and if so, issue the Zoning Clearance. The applicant would also need to obtain building permits from the Building and Fire Department.

Attachments

1. Plan Set
2. Site Photos

AGENDA ITEM:

ATTACHMENT 1

Plan Set

ATTACHMENT 2

Site Photos

ATTACHMENT 2

Site Photos
Existing Simplot Site - 297 Guadalupe Street
Planning Application # (2010-009-DRP)



Photo 1: Looking north from Guadalupe Street at southeastern portion of project



Photo 2: Looking north along east property line at warehouse, fence, and landscaping.



Photo 3: Looking west at southern portion of site from southeast corner of site.



Photo 4: Looking northwest at northern portion of site from fence along Guadalupe Street.