

City of Santa Paula

Joint City Council/Planning Commission

MAYOR LESLIE CORNEJO
VICE MAYOR PEDRO A. CHAVEZ
COUNCILMEMBER JENNY CROSSWHITE
COUNCILMEMBER CARLOS JUAREZ
COUNCILMEMBER ANDY SOBEL
CHAIRPERSON AARON DUNKEL
VICE CHAIRPERSON GRACE KELLY
COMMISSIONER AUSTIN AUGER
COMMISSIONER JASON HERBER
COMMISSIONER NOEL KIESEWETTER



JOINT CITY COUNCIL/PLANNING COMMISSION SPECIAL MEETING OF THE SANTA PAULA JOINT CITY COUNCIL/PLANNING COMMISSION

THURSDAY, MAY 9, 2024

6:00 PM - Joint City Council/Planning Commission Special Meeting

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

JULIE LATSHAW, CITY CLERK
DAN SINGER, CITY MANAGER
MONICA CASTILLO, CITY ATTORNEY

BRINGING ITEMS BEFORE THE CITY COUNCIL

You are invited to participate in all Regular City Council meetings. Agendas are posted in the front of Santa Paula City Hall, 970 Ventura Street, Santa Paula, 72 hours in advance of the scheduled meetings. The City Council's regular meetings start at 6:30 p.m. the first and third Wednesday of each month in the City Hall Council Chambers located at 970 Ventura Street in Santa Paula. Special and Closed Sessions vary by date and time.

HOW TO PARTICIPATE IN PERSON DURING THE MEETING: If you wish to speak at a City Council meeting, please fill out a **Public Comment Form** noting your name and address and submit the form to the City Clerk. Include the Agenda item number you wish to speak on. Members of the public may address the Council on items on this agenda only. **Public Comments are limited to 3 minutes.**

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 cityclerk@spcity.org. All public correspondence received by three hours before the meeting date will be provided to the legislative body before the meeting. Public Comments received after, 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.

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 City Council 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 City Council within 72 hours of the City Council meeting are available for public inspection immediately upon distribution in the City Clerk's office.*

SPECIAL MEETING - COUNCIL CHAMBER

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. ROLL CALL

3. PUBLIC COMMENT

At this time, members of the public may comment on any item appearing on the agenda only. Individual Councilmembers or Commissioners may briefly respond to Public Comments or ask questions for clarification. **Public Comments are limited to three minutes.**

4. ORDER OF BUSINESS

4.A HOUSING ELEMENT POLICY PRIORITIES

RECOMMENDATION:

Staff recommends the City Council review the attached slides to study and discuss implementation priorities for the policies and programs outlined in the certified 2021-2029 Housing Element.

4.B REVIEW MUNICIPAL CODE OVERHAUL

RECOMMENDATION:

Staff recommends the City Council review the attached slides to study and discuss revising the Code comprehensively to better conform to the City's current policies and operational practice.

5. ADJOURNMENT

State of California)-

County of Ventura)- ss

City of Santa Paula)-

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

On _____, at _____ Signed: _____

Julie Latshaw

City Clerk



Santa Paula
Citrus Capital of the World

COMMUNITY & ECONOMIC DEVELOPMENT / PLANNING DIVISION

CITY OF SANTA PAULA

Item 4 A

Housing Element

Policy Priorities

May 9, 2024

WWW.MYSANTAPAULA.COM

Goals and Policies

- Housing Conservation and Maintenance
- Provision of Housing
- Provision of Adequate Housing Sites
- Removal of Governmental Constraints
- Equal Housing Opportunity
- Sustainable Growth

Goals and Policies

Housing Conservation and Maintenance

GOAL 1: To conserve and improve the quality of existing housing and residential neighborhoods in Santa Paula.

- Housing Conservation and Maintenance
 - *Policy 1.5: Continue to implement the mobile home rent review ordinance to ensure the affordability of mobile homes*

Goals and Policies

Provision of Housing

GOAL 2: To assist in the provision of adequate housing to meet the needs of the community. Establish a balanced approach to meeting housing needs that includes the needs of both renter and owner-households.

- Provision of Housing
 - *Policy 2.7 Continue implementation of the City's Inclusionary Housing regulations.*

Goals and Policies

Provision of Adequate Housing Sites

- **GOAL 3** To provide adequate housing sites through appropriate land use and zoning designations to accommodate the City's share of regional housing needs.
- *Policy 3.1 Maintain an up-to-date inventory of potential sites available for future housing development, and provide to the development community. Identify sites for potential redesignation to multi-family residential use.*

Goals and Policies

Provision of Adequate Housing Sites

- *Policy 3.2 Encourage infill and mixed-use housing development in downtown Santa Paula and other suitable infill locations, and provide, where appropriate, incentives to facilitate such development.*
- *Policy 3.3 Pursue phased annexation of land located within the City's Sphere of Influence to provide additional growth opportunities consistent with infrastructure capacities.*

Goals and Policies

Provision of Adequate Housing Sites

- *Policy 3.4 Provide adequate housing sites for special needs groups, including the elderly, homeless, and agricultural workers, through appropriate zoning designations and regulations.*
- *Policy 3.5 Support the development of second units at appropriate locations as a means to provide additional housing opportunities on existing lots*
- *Policy 3.6 Implement SB 2 in accordance with state law*



Goals and Policies

Removal of Governmental Constraints

- **GOAL 4** *To mitigate any potential governmental constraints to housing production and affordability.*
- Policy 4.2 Periodically review City regulations, ordinances, and residential fees to ensure that they do not unduly constrain housing development.

Goals and Policies

Removal of Governmental Constraints

- Policy 4.3 Incorporate positive incentives to the development of affordable housing in any future revisions to the Growth Management regulations.

Goals and Policies

Equal Housing Opportunity

- **GOAL 5** *To promote equal opportunity for all residents to reside in the housing of their choice.*
- Policy 5.1 Continue to enforce fair housing laws prohibiting arbitrary discrimination in the building, financing, selling or renting of housing on the basis of race, religion, family status, national origin, physical disability or other such circumstances.

Goals and Policies

Equal Housing Opportunity

- **GOAL 5** *To promote equal opportunity for all residents to reside in the housing of their choice.*
- Policy 5.2 Continue to financially support the provision of fair housing services to City residents.
- Policy 5.3 Promote housing which meets the special needs of large families, elderly persons, agricultural workers and the disabled

Goals and Policies

Sustainable Growth

- **GOAL 6** *To promote sustainable growth by encouraging well-planned new growth, maximizing existing infrastructure, and supporting vibrant city centers.*

Goals and Policies

Sustainable Growth

- Policy 6.1 Recognize and preserve open space, watersheds, environmental habitats, and agricultural lands, while accommodating new growth in compact forms, in a manner that de-emphasizes automobile dependency, integrates the new growth into existing communities, creates a diversity of affordable housing near employment centers, and provides for job opportunities for people of all ages and income levels.

Goals and Policies

Sustainable Growth

- Policy 6.2 Accommodate additional growth by first focusing on the use and reuse of existing urbanized lands supplied with infrastructure, with an emphasis on reinvesting in the maintenance and rehabilitation of existing infrastructure.

Housing Programs

13. Accessory Dwelling Units

2021-2029 Objectives and Timeframe:

Process a Development Code amendment consistent with current ADU law by October 2022 and continue to encourage construction of ADUs through an informational handout available at City Hall and on the City website, with an objective of at least 34 ADUs throughout the planning period, of which at least half are in relatively higher income neighborhoods. Review potential additional incentives and their implementation on an annual basis.

Housing Programs

14. Short-term Rentals

2021-2029 Objectives and Timeframe:

Study the feasibility of implementing short-term rental regulations by October 2023

Housing Programs

15. Adequate Sites for Housing Development

2021-2029 Objectives and Timeframe:

Review and amend zoning regulations as necessary in conformance with Government Code Section 65583.2(c).

Housing Programs

17. Housing for Persons with Special Needs

2021-2029 Objectives and Timeframe:

Code amendments by October 2024; continue to encourage the provision of emergency shelters, transitional/supportive housing, farmworker housing and residential care facilities consistent with State law; seek additional funding for special needs housing on an annual basis; participate in countywide efforts to address farmworker housing needs

Housing Programs

19. Density Bonus Ordinance

2021-2029 Objectives and Timeframe:

Continue to encourage the provision of affordable housing and update City regulations as necessary consistent with State density bonus law.

Housing Programs

20. Objective Development Standards and Transparency

2021-2029 Objectives and Timeframe:

Adopt objective residential development standards in 2022; post development fees and zoning requirements on the City website so that they are easily accessed in accordance with AB 502 by June 1, 2022.

Housing Programs

21. Affordability by Design

2021-2029 Objectives and Timeframe:

Evaluate housing design alternatives in FY 2021-22.

Conduct periodic updates of parking standards by zones permitting residential to ensure that parking standards:

Housing Programs

22. Affordability by Design

2021-2029 Objectives and Timeframe:

Evaluate housing design alternatives in FY 2021-22.

Conduct periodic updates of parking standards by zones permitting residential, explore potential alternative design and construction techniques and amend the Municipal Code to allow such housing and parking alternatives where feasible.

Housing Programs

22. Affordability by Design

2021-2029 Objectives and Timeframe:

Evaluate housing design alternatives in FY 2021-22.

Conduct periodic updates of parking standards by zones permitting residential, explore potential alternative design and construction techniques and amend the Municipal Code to allow such housing and parking alternatives where feasible.

Housing Programs

23. Promote Triple-Bottom-Line Sustainability

- Cultural Amenities
- The Built Environment
- Environmental Resources

2021-2029 Objectives and Timeframe:

Promote sustainability through City development policies, plans and zoning regulations



Santa Paula
Citrus Capital of the World

COMMUNITY & ECONOMIC DEVELOPMENT / PLANNING DIVISION



END
Questions?



Santa Paula
Citrus Capital of the World



CITY OF SANTA PAULA

Municipal Code Update City Council Workshop

May 9, 2024

OVERVIEW AND PURPOSE

- Review and revise existing 8 Titles of the Santa Paula Municipal Code (“Code”), exclusive of Titles XV and XVI (Land Use and Development Code), which are separate publications.
- This need arises from Council and Staff’s interest in revising the Code comprehensively to better conform to the City’s current policies and operational practice.
- The Santa Paula Municipal Code has not undergone a comprehensive update since November 17th, 1997.

OPTIONS TO UPDATE CODE

- **First Option**
 - Revise Titles in chronological order
 - Titles I to XIII (Excluding Land Use and Development Titles)
- **Second Option**
 - Identify most outdated Chapters, and update by a time hierarchy
- **Third Option – Staff Recommendation**
 - Identify areas of most need for update, and updated by a need hierarchy
 - Begin with Titles XV and XVI (Land Use and Development Titles)

METHOD TO UPDATE CODE

- **First Option**
 - Staff and legal review chapters and bring proposed changes in ordinances for adoption progressively
 - Pros: Changes go into effect sooner; less time intensive for council
 - Cons: Requires additional clean-up ordinances to revise internal inconsistencies and citations
- **Second Option**
 - Staff and legal review chapter and bring proposed changes and present to Council in a workshop, revise, and then adopt ordinances in batches at the end of the update process
 - Pros: Internal citations consistent, more feedback from Council and interactive process
 - Cons: Longer lead time resulting in changes that are not adopted until the end of the process



Santa Paula
Citrus Capital of the World

COMMUNITY & ECONOMIC DEVELOPMENT / PLANNING DIVISION

PARTICIPANTS

TIMELINE

- **First Option**
 - Estimated time to complete assuming completion of 1-2 chapters per month is 1.5 to 2 years to complete
- **Second Option**
 - Estimated time to complete assuming completion of 3 chapters per month is nearly one year to complete



Santa Paula
Citrus Capital of the World

COMMUNITY & ECONOMIC DEVELOPMENT / PLANNING DIVISION

Questions?