City of Santa Paula

970 VENTURA STREET
SANTA PAULA, CALIFORNIA 93061
Mailing Address: P.O. Box 569
Phone: 805 525-4478
FAX: 805 525-6278

August 19, 2002

Mr. Stan Goldstein
215 N. 8th Street
Santa Paula, Ca 93060

Re: CDP No. 2002-22
215 N. 8th Street.

Dear Mr.Goldstein:

At its meeting on Tuesday, August 13, 2002, the Santa Paula Planning Commission adopted Resolution No. 3439 approving your request for a Conditional Use Permit for an artist live-work space/caretaker unit in the existing industrial building located at 215 N. 8th Street. Please note that the Resolution permit is subject to Conditions of Approval as revised by the Planning Commission at the meeting. Enclosed is a copy of the revised Resolution for your records.

The action of the Commission in approving the request is final and effective at 5:00 p.m. on Friday, August 23rd, 2002, unless prior to that time an appeal of the decision is filed with the City. Your next step in the process will be to contact the Building and Safety Department to obtain any required building permits. A copy of this letter will be forwarded to that department informing them of the Commission's decision of approval.

If you have any questions regarding this matter, please feel free to contact my office at 933-4214 or the Building & Safety Department at 933-4218.

Sincerely,

Thomas M. Bartlett, AICP
Planning Director

TMB:ae

c: Building & Safety Department

Resolution 3439
August 13, 2002

I, Thomas Bartlett, Secretary of the Santa Paula Planning Commission, do hereby certify the above and foregoing resolution was duly passed and adopted by the Planning Commission of said City. In witness whereof, I have hereunto set my hand on this 13th day of August 2002.

Secretary, Santa Paula Planning Commission

RESOLUTION NO. 3439
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF SANTA PAULA APPROVING
A CONDITIONAL USE PERMIT FOR AN ARTIST LIVE-WORK SPACE/
CARETAKER UNIT AND RETENTION OF AN ABANDONED SIGN (CDP 02-22)
FOR THE PROPERTY LOCATED AT 215 N. 8TH STREET

WHEREAS, pursuant to Section 156.845 of the Zoning Ordinance, on August 13, 2002, the Planning Commission held a duly noticed public hearing to consider a request by Mr. Stan Goldstein for a Conditional Use Permit (CDP 02-22) to allow a an artist live-work space/ caretaker unit in an existing industrial on an industrial property located at 215 N. 8th Street, known as Assessor's Parcel Number 103-0-072-055 (hereinafter the "subject property") and described as:

Parcel 1 in the City of Santa Paula, County of Ventura, State of California,
as shown on a parcel map filed in Book 21, Page 100 of Parcel Maps,
in the office of the County Recorder of Ventura County; and

WHEREAS, a Conditional Use Permit is required for the operation of an artist live-work space/ caretaker unit on the subject property; and

WHEREAS, the Land Use Element of the Santa Paula General Plan encourages artist live-work spaces on property designated for Mixed Use Commercial /Light Industrial; and

WHEREAS, an Extension of Time by the Planning Commission is required for retaining an abandoned sign; and

WHEREAS, this project has been found to be Categorically Exempt from the requirements of the California Environmental Quality Act based upon a Class 1 Exemption (Section 15301); and

WHEREAS, the Planning Commission has considered evidence presented by the Planning Department, the applicant, and other interested parties with respect to the subject application at a public hearing held on August 13, 2002.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Santa Paula as follows:

1. That the above recitations are true and correct.
2. That the Planning Commission makes the following findings of fact:
   A. The proposed use at the particular location is necessary or desirable to provide a service or facility, which will contribute to the general convenience or welfare of the community because a caretaker is necessary for protection of equipment on the premises.

B. The characteristics of the proposed use are not unreasonably incompatible with the types of use permitted on site and in the surrounding area because the property is immediately adjacent to residentially zoned properties. The proposed use is in harmony with the various elements and objectives of the General Plan because the property has a General Plan land use designation of Mixed Use Commercial /Light Industrial where the General Plan encourages artist live-work space, and a zoning designation of Manufacturing (M-1) where the use is a conditionally allowable within the zone.

C. The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity because the project is a reasonable use on the property and will be compatible with the nearby residential land uses.

D. The abandoned sign is substantially in compliance with Section 153.52 of the Santa Paula Municipal Code.

3. That the above findings satisfy all requirements of Section 156.893 of the Zoning Ordinance for approval of the issuance of a Conditional Use Permit and Section 153.52 of the Signs Ordinance for retaining abandoned signs.

4. That, in view of the findings made, the Planning Commission hereby grants the Conditional Use Permit as shown on Exhibit A, the plans dated June 28, 2002, which said exhibit is on file in the Planning Department office, and subject to the conditions listed in Exhibit B.

5. The permit shall take effect only after the Planning Department and Building & Safety Department have certified compliance the Conditions of Approval.

6. The permit shall be null and void if the permittee is not proceeding with a good faith intent to commence upon the proposed use by 11:59 p.m. on the first anniversary date of this approval.

PASSED & ADOPTED at a regular meeting held on the 13th day of August, 2002 by the Santa Paula Planning Commission by the following vote, to wit:

AYES: Commissioners Sommer, Irion, Nasalroad, Matos, Johnson, Graham, and Chairman Schmidt
NOES: None
ABSENT: None.

STATE OF CALIFORNIA)
COUNTY OF VENTURA) ss
CITY OF SANTA PAULA)

RESOLUTION NO. 3439

EXHIBIT B
CONDITIONS OF APPROVAL

1. The resolution and these associated conditions of approval have been adopted with the knowledge, understanding and consent of the applicant.

2. This approval is subject to and dependent upon the applicant complying with all applicable ordinances, codes, regulations, adopted policies, these conditions and payment of all applicable fees and assessments to the City as required by the City's Fee Schedule Resolution.

3. At the sole discretion of the City, failure to comply with, or breach of, any conditions hereof may result in the amendment or revocation of this permit, or any related permits, or the issuance of a citation, as may be appropriate in the case. Should the City undertake such acts and incur such expenses as it may consider necessary to effect compliance, the cost thereof is to be reimbursed by the applicant or current property owners, as may be appropriate in the case.

4. This permit is subject to an ongoing review. If at any time valid, substantiated complaints are received, a public hearing may be held before the Planning Commission, at the sole discretion of the City, to determine if any conditions should be modified or if the permit should be revoked.

5. Should the applicant fail to comply with any conditions hereof, the City may, in its sole discretion, undertake such acts and incur such expenses as it may consider necessary to effect compliance, the cost thereof to be reimbursed by the applicant or current property owners, as may be appropriate in the case.

6. All proposed and future mechanical and electrical equipment, including ducting and piping, whether located at ground or rooftop level, shall be screened from view in a manner which is reasonably compatible and in harmony with the architectural styling and detailing of the building and shall also be located to the satisfaction of the Fire Chief and Planning Director.

7. The applicant shall paint the exterior walls of the building one or two uniform colors prior to obtaining final occupancy of the caretaker's unit.

8. The size of the caretaker unit is limited to the proposed size as shown on the site plan in Exhibit A.

9. The building must comply with the 1998 UBC, UPC, UMC, 1997 NEC and State-mandated requirements.

10. The applicant shall obtain building permits for the illegal shower and any other prior unpermitted improvements to the property (including improvements made by previous owners), and for any improvements necessary to accommodate the

caretaker's unit, such as firewalls between the unit and the studio area, prior to obtaining final occupancy of the caretaker's unit.

11. No use for which this permit is granted shall be commenced until a Certificate of Occupancy has been issued by the Building and Safety Department for the caretaker unit.

12. The owner/applicant shall obtain all required Fire Department permits.

13. The owner/applicant shall maintain all landscaping on site.