

Date: October 15, 2014 (Wednesday)

Time: 6:00 p.m.

Place: City Council Chambers
350 North Valencia Blvd.
Woodlake, CA 93286

In compliance with the Americans with Disabilities Act and the California Ralph M. Brown Act, if you need special assistance to participate in this meeting, including auxiliary aids, translation requests, or other accommodations, or to be able to access this agenda and documents in the agenda packet, please contact City Hall at 559-564-8055 at least 3 days prior to the meeting.

The full agenda including staff reports and supporting materials are available at City Hall.

I. CALL TO ORDER & WELCOME

II. PLEDGE OF ALLEGIANCE

III. PUBLIC COMMENTS

This portion of the meeting is reserved for persons wishing to address the Planning Commission on items within its jurisdiction but not on this agenda. NOTE: Prior to action by the Planning Commission on any item on this agenda, the public may comment on that item. Unscheduled comments may be limited to 3 minutes. The City conducts business in the English language only. If you need interpretative services, you will need to provide your own.

All items on the Consent Agenda are considered to be routine and non-controversial by Planning Commission staff and will be approved by one motion if no member of the Planning Commission or public wishes to comment or ask questions. Items pulled from the Calendar will be considered separately.

IV. CONSENT CALENDAR –ACTION AND INFORMATION ITEMS

Request Approval of the Consent Calendar Action Items (IV.A)

- A. Action: Approval of Minutes of the regular meeting held on June 18, 2014

V. ACTION/DISCUSSION ITEMS

- A. Action: Adoption of Resolution: Approval of Site Plan 14-02, Rite Aid
- B. Action: Adoption of Resolution: Approval of Site Plan 14-03, John Biondi

VI. OTHER BUSINESS

- A. Information: Items from Staff
- B. Information: Items from Planning Commissioners
- C. Request from Planning Commissioners for Future Agenda Items

VII. ADJOURN

The next scheduled Planning Commission meeting will be held on Wednesday, November 19, 2014 at 6:00 p.m. at City Council Chambers located at 350 North Valencia Boulevard, Woodlake, CA 93286.

Planning Commissioners:

Paul Lira - Vice Chair

Johnny Varela - Commissioner

Joe Perez – Commissioner

Louie Lopez - Commissioner

Vacant - Commissioner

PRESENT: Commissioners Lira, Varela & Lopez

OTHERS: Planning Commissioner Collins, City Administrator Lara & Secretary Zacarias

ABSENT: Commissioners Perez

MEETING CALLED TO ORDER AT 6:00 PM

PUBLIC COMMENTS - None

IV. CONSENT CALENDAR –ACTION AND INFORMATION ITEMS

Request Approval of the Consent Calendar Action Items (IV.A)

- A. Action: Approval of Minutes of the regular meeting held on March 19, 2014

ON A MOTION BY VARELA, SECOND BY LOPEZ IT WAS VOTED TO APPROVE THE MINUTES. APPROVED UNANIMOUSLY.

V. ACTION/DISCUSSION ITEMS

- A. Action: Adoption of Resolution: Approval of Site Plan 14-01, Biondi
City Planner Collins reported the following: a site plan map is being reviewed for approval of two buildings on a vacant parcel of land located on the west side of Valencia Blvd, 50 feet north of Bravo Street. The applicant is Mr. John Biondi and he is proposing to rent or lease the two buildings for office or retail commercial uses. Building A will be located in the southeast corner of the subject property while Building B is located in the northwest corner. Each building contains about 2500 square feet, which would require a 15-stall parking lot, one stall of which is a handicapped stall. City Planner Collins also reported the site plan should not be approved without the following conditions: construction should be consistent with Exhibit A, applicant shall connect to City sewer and water lines, City Planner shall review and approve landscaping and irrigation plan, City Planner shall review and approve sign plan, building facades shall be consistent with Woodlake's Downtown Design, parking lot improvements shall be consistent with Woodlake's Improvement Manuel, the subject site shall be well maintained at all times, materials and architectural features shall be consistent with surrounding buildings, trash enclosures will be redesigned, portion of alley shall be paved, temporary improvements along Valencia Blvd. until roundabout is built, sidewalk should be ADA compliant and encroachment permit will need to be obtained for the installation of laterals and drive approach. Commissioner Lira asked if the roof would be flat. City Planner Collins stated no. City Administrator Lara stated the goal is to tie the look of all the businesses together. Commissioner Lopez asked what type of fencing will be used. City Planner Collins stated the fencing would be cinderblock and once the site plan is approved the applicant will submit plans and the project could begin as soon as 4 months.

ON A MOTION BY VARELA, SECOND BY LOPEZ IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE SITE PLAN 14-01, BIONDI, APPROVED UNANIMOUSLY.

REPORTS

City Planner Collins – reported the following: the Bravo Village Apartments are getting ready to add an additional 30 units and the City will receive monies from development impact fees. The streets are looking very nice. The roundabout will hopefully start next summer and the South Valencia project by 2017. The housing development has not been busy in Woodlake. Last year there were only 5 new homes constructed in the City of Woodlake. Commissioner Lira asked for the status on the building East of Super Taco. City Administrator Lara stated the owners have until September to decide what they want to do.

Meeting adjourned at 6:32 pm.

Respectfully submitted,

Irene Zacarias
Planning Commissioner Secretary

City of Woodlake

AGENDA ITEM V.A

October 15, 2014

Prepared by Greg Collins, City Staff

SUBJECT:

Action: Adoption of Resolution: Approval of Site Plan 14-03, Rite Aid

DISCUSSION:

The applicant, Rite Aid, is proposing to construct a commercial building on the northwest corner of Magnolia Street and Antelope Avenue in Woodlake. The subject property is currently vacant and measures 293 feet by 139 feet. The site plan shows a proposed building (Rite Aid) containing 14,578 square feet, a drive-thru for pharmacy products, 43-off street parking stalls (4 drive-thru stalls, three handicapped stalls, 9 stalls shared with the medical office to the north and 19 stalls in the parking lot south of the Rite Aid building), a trash enclosure, and a truck loading site on the alley that borders the subject property on the west.

The proposed Rite Aid building is a permitted use under the CC (central commercial, design overlay) district. All types of retail uses are permitted in this zone. The design overlay combining district requires the architecture of the building to be compatible with surrounding buildings that may exhibit a certain architectural style. The architect for Rite Aid is proposing a brick building with a modern entryway that is covered with a solid, projecting awning that extends over and around the entry to the store.

The design for the proposed Rite-Aid takes advantage of existing surrounding commercial development by facing the front of the building to the east and south with a cutoff entry where these two walls meet. Off-street parking is situated along the east, north and south sides of the proposed building thereby providing shoppers a convenient means of entering the building.

The project will be required to provide landscaping within and around the parking lots. The applicant will also be required to install curb, gutter and sidewalks along Magnolia Street (the frontage of Antelope Avenue is being renovated by a grant secured by the City) as well as reconstructing a portion of the alley on the west side of the subject site. This will ensure that auto and truck traffic using this alley can operate on a smooth and reliable surface.

The project will be required to provide a grading/drainage plan to ensure that storm water runoff drains towards Magnolia Street.

Landscaping will include trees, shrubs and ground cover. Trees will be planted throughout the site to soften the appearance of the buildings and to provide shade to

persons parking in the parking lot. The applicant will be required to submit a landscaping and irrigation plan to the city planner for review and approval.

A trash enclosure will be installed in the northwest corner of the property. It will be constructed to city standards and will be covered with a trellis system.

On the north side of the building, Rite Aid is showing a drive-thru for pharmacy pick up. The site plan shows a single drive-thru isle as well as a pass through isle for trucks off-loading goods to Rite Aid.

The applicant is also proposing rear access to the site from an easement that stretches from Valencia Boulevard to the alley that borders the subject site on the west. This vehicular access will be situated between the Valero service station and the walk up restaurant.

The Woodlake site plan review committee met on October 15th to review the project. The Committee is recommending a number of changes to the site plan. These changes are detailed below and are outlined in the conditions listed below.

1. In regards to street improvements along Magnolia Street, staff has recommended that parking be diagonal thereby making easier for patrons to pull in and out of the parking stalls situated along the east side of the building. Also staff has recommended the stalls in front of the entrance be removed to create more of a "plaza".
2. A pedestrian walkway from Antelope Avenue to the store and a hedge along the north side of Antelope to prevent persons
3. Addition of two more parking stalls in the south parking lot, and a hedge along the sidewalk on the north side of Antelope to prevent persons from walking across a landscaped area into the Rite Aid parking lot.
4. Widen the sidewalks along the south and east sides of the building from eight to 10 feet in order to provide for tree wells along these sides of the building.
5. Construct a trellis system over the trash enclosure.
6. Install decorative street lights throughout the parking lot that are consistent in height, color and type as is installed in downtown Woodlake.
7. The entire building shall be sprinklered consistent with the Uniform Building Code.
8. A fire hydrant shall be installed at the northeast corner of the subject site.
9. Landscaping and hardscape treatment shall be consistent with Woodlake's recent downtown improvement project.
10. A monitoring device associated with the sprinkler system shall be connected to the exterior of the building and shall be accessible to the Woodlake Fire District.

ENVIRONMENTAL DOCUMENT:

The project is categorically exempt.

RECOMMENDATIONS:

That the Woodlake Planning Commission approved Resolution No. 14- 03, approving Site Plan 14-02, Rite Aid, subject to the following conditions:

1. The project shall be constructed consistent with Exhibit A, Site Plan 14-02, as modified.
2. The applicant shall connect to City sewer and waterlines located in Magnolia Street and Antelope Avenue.
3. A grading and drainage plan shall be submitted to the city engineer for review and approval.
4. A landscaping and irrigation plan shall be reviewed and approved by the city planner shall be installed prior to occupancy.
4. The City Planner shall review and approve the sign plan for the Rite Aid project consistent with Woodlake's Zoning Ordinance.
5. The applicant shall install parking lot improvements consistent with Woodlake's Improvement Manual.
6. The subject site shall be well maintained by insuring that the landscaping is effectively watered, mowed, pruned, fertilized, and weeded; that the signs are properly lighted and painted; that the irrigation system is periodically checked to insure against leaks, over spray and watering times that are not conservation effective; and that the parking lot and driveways shall be properly paved and stripped.
7. Staff will work with the applicant's designer to modify the elevation designs to be more consistent with surrounding buildings and their use of certain materials and architectural features.
8. A trellis system will be constructed over the trash structure. The portion of the alley immediately adjacent to the trash enclosure shall be paved with cement.
9. The applicant shall comply with the City Engineer's conditions as follows:
 - Street Lights on Magnolia shall be decorative and match the downtown street lights. The street lights shall face the street.
 - Sidewalk and crosswalks along Magnolia shall match the downtown theme.
 - Connect sewer lateral to mainline in Magnolia Street.

- Connect water lateral to mainline in either the alley or Antelope Avenue.
- Pavement section at alley along west property line shall be replaced to accommodate truck traffic.
- Landscape shall match downtown theme.
- Signs and pavement markings shall be installed to make the alley a one way roadway heading southbound.

Plus site plan committee's recommendations some of which overlap with the conditions above.

10. In regards to street improvements along Magnolia Street, staff has recommended that parking be diagonal thereby making easier for patrons to pull in and out of the parking stalls situated along the east side of the building. Also staff has recommended the stalls in front of the entrance be removed to create more of a "plaza".

11. A pedestrian walkway from Antelope Avenue to the store and a hedge along the north side of Antelope to prevent persons

12. Addition of two more parking stalls in the south parking lot, and a hedge along the sidewalk on the north side of Antelope to prevent persons from walking across a landscaped area into the Rite Aid parking lot.

13. Widen the sidewalks along the south and east sides of the building from eight to 10 feet in order to provide for tree wells along these sides of the building.

14. Construct a trellis system over the trash enclosure.

15. Install decorative street lights throughout the parking lot that are consistent in height, color and type as is installed in downtown Woodlake.

16. The entire building shall be sprinklered consistent with the Uniform Building Code.

17. A fire hydrant shall be installed at the northeast corner of the subject site.

18. Landscaping and hardscape treatment shall be consistent with Woodlake's recent downtown improvement project.

19. A monitoring device associated with the sprinkler system shall be connected to the exterior of the building and shall be accessible to the Woodlake Fire District.

BACKGROUND

Applicant: Rite Aid

Contractor: Halferty Development Company
Pasadena, California 91101

Architect: McKently/Malak Architects
35 Hugus Alley, Suite 200
Pasadena, California 91103-3648

Request: The applicant is requesting site plan review approval for the construction of 14,578 square foot commercial buildings for a Rite Aid store on a vacant parcel of land located on the northwest corner of Antelope Avenue and Magnolia Street in Woodlake.

Location: The subject property is located on the northwest corner of Magnolia Street and Antelope Avenue in Woodlake. The subject property is currently vacant and measures 293 feet by 139 feet. The site plan shows a proposed building (Rite Aid) containing 14,578 square feet.

Design: The site plan shows a proposed building (Rite Aid) containing 14,578 square feet, a drive-thru for pharmacy products, 43-off street parking stalls (4 drive-thru stalls, three handicapped stalls, 9 stalls shared with the medical office to the north and 19 stalls in the parking lot south of the Rite Aid building), a trash enclosure, and a truck loading site on the alley that borders the subject property on the west.

Zone: The zoning is CC (D), central commercial. Retail uses are permitted in the central commercial district.

Signs: Development standards for signs are detailed below.

a. For a primary wall sign, 0.9 square foot of sign area is permitted for each foot of linear occupancy frontage up to a maximum of 150 square feet of sign area, whichever is less. Notwithstanding this regulation, all businesses shall be permitted a minimum of 25 square feet of primary wall sign.

b. Where a secondary wall sign is permitted, the maximum sign area shall be one-half the permitted sign area of a primary sign.

c. For an alley wall sign, the maximum sign area shall be 25 square feet.

Parking Lot Standards: Development standards for retail uses are one stall per 350 square feet.

Gen. Plan: The subject site is designated central commercial by the Woodlake Land Use Element. The Circulation Element designates Antelope and Magnolia as local roadways.

Land Use: The subject site is vacant. Surrounding land uses are as follows:

North: medical clinic and transit center

South: retail uses and vacant land
East: shopping center
West: service station, bank and walk up restaurant

Infrastr.: Sewer, water and storm drainage lines are available to the site.

CEQA: The proposed project is categorically exempt under the California Environmental Quality Act because it is not considered to be a project under CEQA.

RESOLUTION 14-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAKE APPROVING SITE PLAN 14-02, RITE AID

WHEREAS, The applicant, Rite Aid, is proposing to construct a commercial building on the northwest corner of Magnolia Street and Antelope Avenue in Woodlake, and

WHEREAS, the subject property is currently vacant and measures 293 feet by 139 feet, and

WHEREAS, the site plan shows a proposed building (Rite Aid) containing 14,578 square feet, a drive-thru for pharmacy products, 43-off street parking stalls (4 drive-thru stalls, three handicapped stalls, 9 stalls shared with the medical office to the north and 19 stalls in the parking lot south of the Rite Aid building), a trash enclosure, and a truck loading site on the alley that borders the subject property on the west, and

WHEREAS, the subject property is zoned Central Commercial (CC), Design District (D) and

WHEREAS, retail commercial uses are permitted in the CC-D district, and

WHEREAS, the proposed request has been processed consistent with Chapter 54, Site Plan Review, of the Woodlake Zoning Ordinance, and

WHEREAS, the Site Plan Committee has reviewed the site plan for the proposed retail use and has determined that it is consistent with requirements of the CC-D zone, and

WHEREAS, the building plans have been reviewed to be consistent with Woodlake's Downtown Design guidelines, and

WHEREAS, upon review of the Rite Aid project the Site Plan Review Committee has recommended approval of Site Plan 14-02 subject to conditions to the Planning Commission, and

WHEREAS, the Planning Department has prepared a staff report on the project and determined that the project is consistent with the development standards of the CC zone district.

NOW, THEREFORE, BE IT RESOLVED that the Planning Department, after considering all the evidence presented, determined the following findings were relevant in evaluating this project:

1. The project is exempt from the California Environmental Quality Act because it is not considered to be a "project" under CEQA.

2. The proposed use is consistent with the Woodlake General Plan, Land Use Element.

3. The project will not have an adverse impact on the health, safety or welfare of the community or immediate neighborhood.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Site Plan Permit 14-02, Rite Aid, subject to the following conditions.

1. The project shall be constructed consistent with Exhibit A, Site Plan 14-02, as modified.

2. The applicant shall connect to City sewer and waterlines located in Magnolia Street and Antelope Avenue.

3. A grading and drainage plan shall be submitted to the city engineer for review and approval.

4. A landscaping and irrigation plan shall be reviewed and approved by the city planner shall be installed prior to occupancy.

4. The City Planner shall review and approve the sign plan for the Rite Aid project consistent with Woodlake's Zoning Ordinance.

5. The applicant shall install parking lot improvements consistent with Woodlake's Improvement Manual.

6. The subject site shall be well maintained by insuring that the landscaping is effectively watered, mowed, pruned, fertilized, and weeded; that the signs are properly lighted and painted; that the irrigation system is periodically checked to insure against leaks, over spray and watering times that are not conservation effective; and that the parking lot and driveways shall be properly paved and stripped.

7. Staff will work with the applicant's designer to modify the elevation designs to be more consistent with surrounding buildings and their use of certain materials and architectural features.

8. A trellis system will be constructed over the trash structure. The portion of the alley immediately adjacent to the trash enclosure shall be paved with cement.

10. The applicant shall comply with the City Engineer's conditions as follows:

- Street Lights on Magnolia shall be decorative and match the downtown street lights. The street lights shall face the street.
- Sidewalk and crosswalks along Magnolia shall match the downtown theme.

- Connect sewer lateral to mainline in Magnolia Street.
- Connect water lateral to mainline in either the alley or Antelope Avenue.
- Pavement section at alley along west property line shall be replaced to accommodate truck traffic.
- Landscape shall match downtown theme.
 - Signs and pavement markings shall be installed to make the alley a one way roadway heading southbound.

11. In regards to street improvements along Magnolia Street, staff has recommended that parking be diagonal thereby making easier for patrons to pull in and out of the parking stalls situated along the east side of the building. Also staff has recommended the stalls in front of the entrance be removed to create more of a "plaza".

12. A pedestrian walkway from Antelope Avenue to the store and a hedge along the north side of Antelope to prevent persons

13. Addition of two more parking stalls in the south parking lot, and a hedge along the sidewalk on the north side of Antelope to prevent persons from walking across a landscaped area into the Rite Aid parking lot.

14. Widen the sidewalks along the south and east sides of the building from eight to 10 feet in order to provide for tree wells along these sides of the building.

15. Install decorative street lights throughout the parking lot that are consistent in height, color and type as is installed in downtown Woodlake.

16. The entire building shall be sprinklered consistent with the Uniform Building Code.

17. A fire hydrant shall be installed at the northeast corner of the subject site.

18. Landscaping and hardscape treatment shall be consistent with Woodlake's recent downtown improvement project.

19. A monitoring device associated with the sprinkler system shall be connected to the exterior of the building and shall be accessible to the Woodlake Fire District.

The foregoing resolution was adopted upon a motion of Commissioner _____,
second by Commissioner _____, at a regular meeting of the Woodlake Planning
Commission on the 15th day of October, 2014, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairman, Paul Lira

Secretary, Irene Zacarias

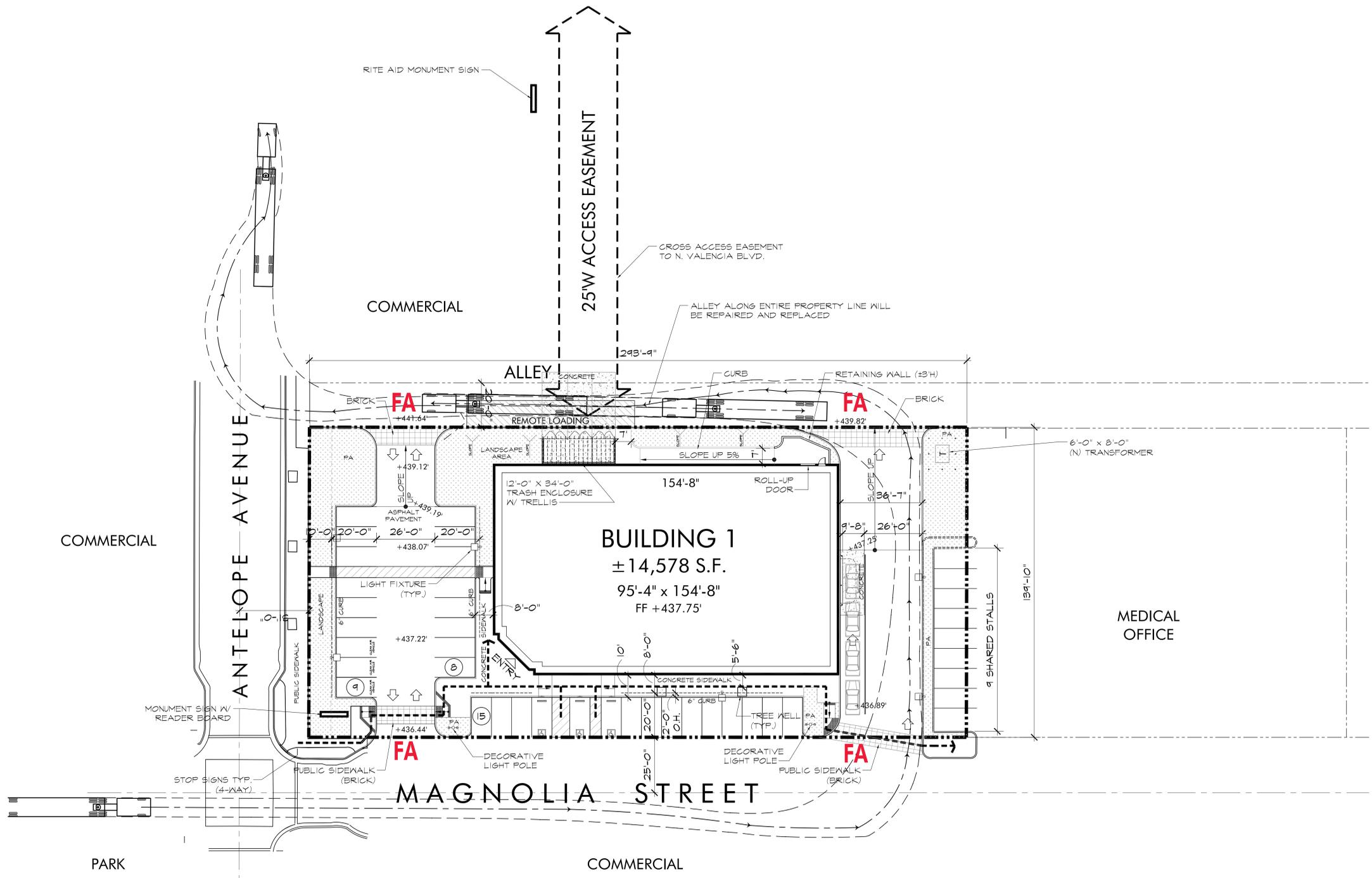
NWC OF ANTELOPE AVE AND MAGNOLIA STREET WOODLAKE, CA



VICINITY MAP
NOT TO SCALE

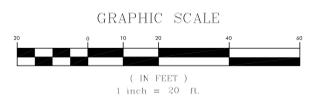


N VALENCIA BOULEVARD



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"



SITE DATA

ZONING	
CLIENT	RITE AID
PROPOSED USE	RETAIL
EXISTING ZONING	C-C (COMMUNITY COMMERCIAL)
ADJACENT ZONING	C-C
SITE AREA	
GROSS SITE AREA	±0.94 AC ± 41,076 SF
BUILDING DATA	
BUILDING AREA	±14,578 SF
BUILDING HEIGHT	±25'
NUMBER OF STORIES	ONE
PARKING DATA	
PARKING REQUIRED	ONE SPACE FOR EACH 300 SQUARE FEET OF FLOOR AREA.
RETAIL (±14,578 SF/ 300)	49 STALLS
PARKING PROVIDED	32 STALLS
ADA	3 STALLS
STANDARD	29 STALLS
PARKING RATIO PROVIDED	2.1 / 1,000 SF
SHARED PARKING	9 STALLS
PARKING PROVIDED (W/ SHARED)	41 STALLS
PARKING RATIO (W/ SHARED)	2.8 / 1,000 SF
REQUIRED SETBACKS	
BUILDING:	
FRONT	0'
SIDE - INTERIOR SIDE YARD	0'
REAR	0'
PARKING LANDSCAPE SETBACKS	
ANTELOPE	10'
MAGNOLIA	0'
SITE LAYOUT DATA	
MIN. DRIVE AISLE WIDTH	26'-0"
STANDARD PARKING STALL	9'-0" x 20'-0"
LANDSCAPE DATA	
LANDSCAPE REQUIRED	5%
LANDSCAPE AREA PROVIDED	±6,133 SF
LANDSCAPE PROVIDED	±15%
ASPHALT AREA PROVIDED	±13,420 SF
NOTE:	
TRUCK SIZE:	WB-65 (53 FT. TRAILER)

PRELIMINARY SITE PLAN SUBJECT TO CHANGE

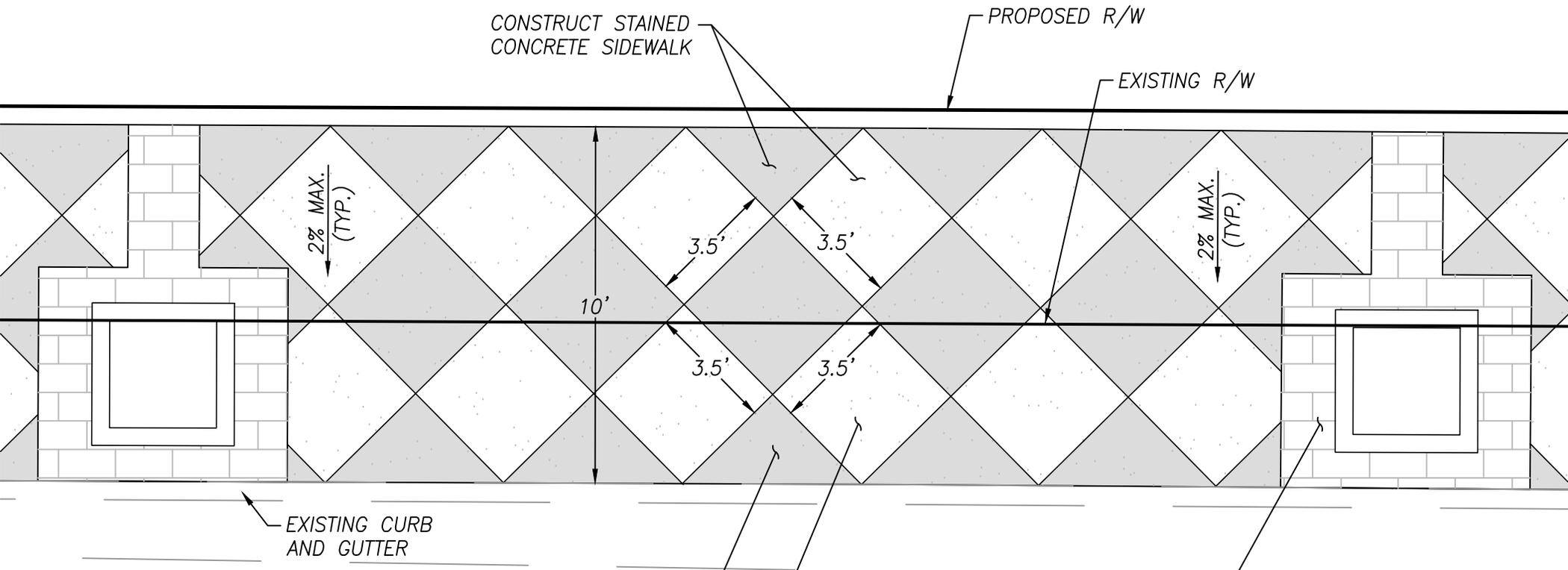
NWC OF ANTELOPE AVE & MAGNOLIA STREET
WOODLAKE, CALIFORNIA
Halferty Development Company
199 South Los Robles Avenue, Suite 840
PASADENA, CALIFORNIA 91101



McKently Malak
ARCHITECTS
35 Hugus Alley, Suite 200
Pasadena, California 91103-3648
TEL 626.583.8348 FAX 626.583.8387

SITE PLAN
REV-10/14/14
08/13/2014 13235TMA

REV-03



CONSTRUCT STAINED
CONCRETE SIDEWALK

PROPOSED R/W

EXISTING R/W

2% MAX.
(TYP.)

2% MAX.
(TYP.)

10'

3.5'

3.5'

3.5'

3.5'

EXISTING CURB
AND GUTTER

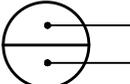
STAINED COLOR NO. 1 (DARK COLOR): #323-SUMMER ROSE
MANUFACTURER INFO: NEWLOOK OR EQUAL (SEE SPECIFICATIONS)

STAINED COLOR NO. 2 (LIGHT COLOR): #288-CREAM COFFEE
MANUFACTURER INFO: NEWLOOK OR EQUAL (SEE SPECIFICATIONS)

CONSTRUCT COLORED BRICK PAVEMENT
SIDEWALK AND TREE WELL
(SEE DETAIL C-G, SHEET 17)

ANTELOPE AVENUE

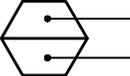
LANDSCAPE MATERIALS

TREES  MARK
AMOUNT IN GROUPING

MARK SIZE PLANT NAME BOTANICAL & COMMON

A . . .15 GAL.. LAURUS nobilis 'SARATOGA'

RE: DRAWINGS A/L-1 FOR PLANTING AND STAKING DETAIL

SHRUBS  MARK
AMOUNT IN GROUPING

MARK SIZE PLANT NAME BOTANICAL & COMMON

B . . .1 GAL.. . AGAPANTHUS africanus 'QUEEN ANNE'
 C . . .5 GAL.. . LOROPETALUM chinensis RUBRUM 'BLUSH'
 D . . .1 GAL.. . ROSA x 'MORDEN FIREGLOW', RED ROSE
 E . . .1 GAL.. . ROSA x 'TANIRIPSA' GLACIER MAGIC WHITE ROSE
 F . . .5 GAL.. . SALVIA greggii 'NAVAJO BRIGHT RED', AUTUMN SAGE
 G . . .1 GAL.. . TULBAGHIA violacea SOCIETY GARLIC

City of Woodlake

AGENDA ITEM V.B

October 15, 2014

Prepared by Greg Collins, City Staff

SUBJECT:

Action: Adoption of Resolution: Approval of Site Plan 14-04, John Biondi

DISCUSSION:

The applicant, John Biondi, is proposing to construct four single family detached dwelling on a vacant parcel of land that is located on the east side of Valencia Boulevard south of Bravo Street. The subject parcel measures 100 feet by 158 feet; the APNs are 061-181-45 and 46.

The applicant is proposing four single-family dwellings each with a 2-car garage. Each residence will contain approximately 1,000 square feet. The units will be three-bedroom/2 bathroom. The applicant is also proposing two off-street guest-parking stalls.

All four residential units (two on each side of the common driveway) will face onto a driveway, which ranges in width from 20 to 30 feet, that will stem from Valencia Boulevard (SH 245).

The applicant proposes to file a parcel map at some future date to divide the subject site into four equal parcels.

The project will be required to provide a grading/drainage plan to ensure that storm water runoff is retained onsite. The project will be required to connect to the City's sewer and water system consistent with the city's current connection standards. These connections would be made to the main lines installed in Valencia Boulevard.

Landscaping will include trees, shrubs and ground cover. Trees will be planted throughout the site to soften the appearance of the buildings. The applicant will be required to submit a landscaping and irrigation plan to the city planner for review and approval.

In regards to street improvements along Valencia Boulevard, the applicant will be required to install curb, gutter and sidewalk consistent with Caltrans standards.

ENVIRONMENTAL DOCUMENT:

The project is categorically exempt.

RECOMMENDATIONS:

That the Woodlake Planning Commission approved Resolution No. 14- 04, approving Site Plan 14-03, John Biondi, subject to the following conditions:

1. The project shall be constructed consistent with Exhibit A, Site Plan 14-03, as modified.
2. The applicant shall connect to City sewer and water lines located in Valencia Boulevard consistent with city standards.
3. The City Planner shall review and approve a landscaping and irrigation plan for the Biondi project. Said landscaping and irrigation shall be installed prior to occupancy.
4. The applicant shall install parking lot improvements consistent with Woodlake's Improvement Manual.
5. The subject site shall be well maintained by insuring that the landscaping is effectively watered, mowed, pruned, fertilized, and weeded; that the signs are properly lighted and painted; that the irrigation system is periodically checked to insure against leaks, over spray and watering times that are not conservation effective; and that the parking lot and driveways shall be properly paved and stripped.
8. Staff will work with the applicant's designer to modify the elevation design of the residences. Staff will recommend a larger useable porch and a rear door at each garage.
9. Comply with city engineer's regulations as follows:
 - a. Street Right of Way is owned by Caltrans therefore plans will need to be submitted to Caltrans for review and approval. Caltrans encroachment permit will be required for all street improvements.
 - b. Drive approach will be per Caltrans's standards.
 - c. Six foot sidewalk will be required along Valencia Blvd. Sidewalk shall be adjacent to curb and gutter.
 - d. Sewer and water laterals shall be connect to the main lines in Valencia Blvd.
 - e. There is no underground storm drainage in Valencia Blvd Therefore; storm water will need to be contained on site.
 - f. Replace any curb and gutter that does not meet Caltrans's standards.

FISCAL IMPACT:

There is no fiscal impact.

BACKGROUND

Applicant: John Biondi

Designer: Steve Sparshott
1206 W. Evans
Visalia, Ca. 93277

Request: The applicant is requesting site plan review approval for the construction of four detached single-family dwelling. Each dwelling will have an attached 2-car garage. The dwellings are 3-bedroom/2-bathroom and have an area of 1,000 square feet.

Location: The subject site is located on the east side of Valencia Boulevard south of Bravo Street. The subject property contains 15,800 square feet. The APNs are 061-181-45 and 46.

Design: The applicant is proposing four single-family dwellings each with a 2-car garage. Each residence will contain approximately 1,000 square feet. The units will be three bedroom/2 bathroom. The applicant is also proposing two off-street guest-parking stalls.

All four residential units (two on each side of the common driveway) will face onto a driveway, which ranges in width from 20 to 30 feet, that will stem from Valencia Boulevard (SH 245).

Zone: The zoning is R-2, multi-family residential, one unit per 3,000 square feet. Single-family dwellings are permitted in the R-2 district.

Parking
Standards: Two covered parking stalls per residential unit.

Gen. Plan: The subject site is designated medium density residential by the Woodlake Land Use Element. The Circulation Element designates Valencia Boulevard as an arterial roadway.

Land Use: The subject site is vacant. Single-family dwellings surround it.

Infrastr.: Sewer, water and storm drainage lines are available to the site.

CEQA: The proposed project is categorically exempt under the California Environmental Quality Act because it is not considered to be a project under CEQA.

RESOLUTION 14-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAKE APPROVING SITE PLAN 14-03, BIONDI

WHEREAS, John Biondi wishes to secure a site plan permit to construct four single family detached dwelling on a vacant parcel of land that is located on the east side of Valencia Boulevard south of Bravo Street, and

WHEREAS, the subject parcel measures 100 feet by 158 feet; the APNs are 061-181-45 and 46, and

WHEREAS, the applicant is proposing four single-family dwellings each with a 2-car garage. Each residence will contain approximately 1,000 square feet. The units will be three-bedroom/2 bathroom. The applicant is also proposing two off-street guest-parking stalls, and

WHEREAS, all four residential units (two on each side of the common driveway) will face onto a driveway, which ranges in width from 20 to 30 feet, that will stem from Valencia Boulevard (SH 245), and

WHEREAS, the subject property is zoned multi-family residential (R-2), and

WHEREAS, single family dwellings are permitted in the R-2 district, and

WHEREAS, the proposed request has been processed consistent with Chapter 54, Site Plan Review, of the Woodlake Zoning Ordinance, and

WHEREAS, the Site Plan Committee has reviewed the site plan for potential single family residential uses and has determined that it is consistent with requirements of the R-2 zone, and

WHEREAS, upon review of the Biondi project the Site Plan Review Committee has recommended approval of Site Plan 14-03 subject to conditions to the Planning Commission, and

WHEREAS, the Planning Department has prepared a staff report on the project and determined that the project is consistent with the development standards of the R-2 zone district.

NOW, THEREFORE, BE IT RESOLVED that the Planning Department, after considering all the evidence presented, determined the following findings were relevant in evaluating this project:

1. The project is exempt from the California Environmental Quality Act because it is not considered to be a "project" under CEQA.

2. The proposed use is consistent with the Woodlake General Plan, Land Use Element.

3. The project will not have an adverse impact on the health, safety or welfare of the community or immediate neighborhood.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Site Plan Permit 14-03, Biondi, subject to the following conditions.

1. The project shall be constructed consistent with Exhibit A, Site Plan 14-03, as modified.
2. The applicant shall connect to City sewer and water lines located in Valencia Boulevard consistent with city standards.
3. The City Planner shall review and approve a landscaping and irrigation plan for the Biondi project. Said landscaping and irrigation shall be installed prior to occupancy.
4. The applicant shall install parking lot improvements consistent with Woodlake's Improvement Manual.
5. The subject site shall be well maintained by insuring that the landscaping is effectively watered, mowed, pruned, fertilized, and weeded; that the signs are properly lighted and painted; that the irrigation system is periodically checked to insure against leaks, over spray and watering times that are not conservation effective; and that the parking lot and driveways shall be properly paved and stripped.
8. Staff will work with the applicant's designer to modify the elevation design of the residences. Staff will recommend a larger useable porch and a rear door at each garage.
9. Comply with city engineer's regulations as follows:
 - a. Street Right of Way is owned by Caltrans therefore plans will need to be submitted to Caltrans for review and approval. Caltrans encroachment permit will be required for all street improvements.
 - b. Drive approach will be per Caltrans's standards.
 - c. Six foot sidewalk will be required along Valencia Blvd. Sidewalk shall be adjacent to curb and gutter.
 - d. Sewer and water laterals shall be connecting to the main lines in Valencia Blvd.
 - e. There is no underground storm drainage in Valencia Blvd Therefore; storm water will need to be contained on site.
 - f. Replace any curb and gutter that does not meet Caltrans's standards.

The foregoing resolution was adopted upon a motion of Commissioner _____,
second by Commissioner _____, at a regular meeting of the Woodlake Planning
Commission on the 15th day of October, 2014, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairman, Paul Lira

Secretary, Irene Zacarias