

Date: December 17, 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 October 15, 2014 (Pages 1-2)

## V. ACTION/DISCUSSION ITEMS

- A. Action: Adoption of Resolution: Conditional Use Permit, 14-02 Gracie DeLaRosa (Pages 3-9)
- B. Action: Adoption of Resolution: Annexation 14-01, annexation of 46.74 acres into the City of Woodlake; 2. General Plan Amendment 14-01, Service Commercial to Neighborhood Commercial, Very Low Density Residential, Agriculture and Open Space; and 3. Zoning Ordinance Amendment 14-01, A-1 (agriculture, county) to CN (neighborhood commercial), RA (rural residential), A (agriculture) and O (open space) (Pages 10-26)

## 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, January 21, 2015 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, Perez & Lopez

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

**ABSENT:**

**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 June 18, 2014

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

V. ACTION/DISCUSSION ITEMS

- A. Action: Adoption of Resolution: Approval of Site Plan 14-03, Rite Aid  
City Planner Collins reported the following: Rite Aid is proposing to construct a commercial building on the northwest corner of Magnolia Street and Antelope Avenue. The subject property is currently vacant and measures 293 feet by 139 feet. The proposed Rite Aid building is a permitted use under the CC (central commercial) district. The architect 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. 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 store. The following conditions are also required: applicant shall connect to City sewer and water lines, grading and drainage plan shall be submitted to city engineer for review, landscaping and irrigation plan shall be reviewed by city planner, sign plan shall be submitted to city planner, parking lot improvements shall be consistent with Woodlake's Improvement Manual, applicant shall maintain landscaping, trellis system will be constructed over trash structure, street lights on Magnolia shall be decorative and match downtown streets, sidewalks and crosswalks along Magnolia street shall match downtown, pavement section at alley along west property line shall be replaced to accommodate truck traffic and landscape shall match downtown theme. Chris Peto, representative for Rite Aid, stated they are excited to come to Woodlake. The store will be full size and he believes it will do well here. City Planner Collings asked for condition #11 be removed from the resolution.

**ON A MOTION BY LOPEZ, SECOND BY LIRA IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE SITE PLAN 14-03, RITE AID. APPROVED UNANIMOUSLY.**

- B. Action: Adoption of Resolution: Approval of Site Plan 14-04, John Biondi  
City Planner Collins reported the following: 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 and south of Bravo Street. The applicant is proposing four single-family dwellings each with a 2-car garage and each resident will contain approximately 1,000 square feet. The following conditions are also required: the applicant shall connect to City sewer and water lines, the city planner shall review and approve a landscaping and irrigation plan, the applicant shall install parking lot improvement consistent with Woodlake's Improvement Manual and the

applicant shall maintain landscaping. Planning Commissioner Perez asked where the water will flow if it is not allowed to go onto the street. City Planner Collins indicated that the applicant would submit plans that would initiate how surface water would be managed.

**ON A MOTION BY LIRA, SECOND BY VARELA IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE SITE PLAN 14-04, JOHN BIONDI. APPROVED UNANIMOUSLY.**

## **REPORTS**

Meeting adjourned at 6:47 pm.

Respectfully submitted,

Irene Zacarias  
Planning Commissioner Secretary

City of Woodlake

**AGENDA ITEM V-A**

**December 17, 2014**

**Prepared by Greg Collins, City Staff**

**SUBJECT:** Conditional Use Permit 14-01, Gracie DeLaRosa

**ACTION:**

That the Planning Commission pass Resolution 14 -05 approving Conditional Use Permit 14-01 subject to the following conditions.

1. The applicant shall show the location, size and type of signage that will be installed on the subject property. Pole signs are not permitted. All signs will be mounted on the building or will be a monument sign located in front of the building.
2. The applicant shall secure a building permit from the City of Woodlake prior to commencing with any interior improvements on the subject buildings should they involve electrical or plumbing improvements or removal of weight-bearing walls.
3. The applicant shall pay all fees and charges prior to securing a building permit should one be required.
4. Outdoor sales are not permitted under the Woodlake Zoning Ordinance.
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.

**DISCUSSION:**

The applicant, Gracie DeLa Rosa, is requesting a CUP (conditional use permit) to establish a flower shop/office at 345 N. Valencia Boulevard in Woodlake. Currently, the subject property is zoned PO (professional office). The PO district permits office uses as well as hobby and art supply stores with a conditional use

permit. Staff has made the finding that a flower shop is similar in nature to hobby and art supply stores in that persons are visiting the store to purchase small retail items - flowers.

The subject site contains a residence that in the past has been used for office space. Currently, the building remains vacant. The subject site contains three off-street parking stalls one of which is a handicapped stall. In addition, there is an opportunity to construct additional stalls at the rear of the subject building off the alley. The building has already been modified to provide access to disabled persons. These improvements include a wheelchair ramp, widened doorways, and a handicapped accessible bathroom.

The applicant will be required to installed an automated irrigation system in the front yard as well as bring the landscaping up to a level that is visually pleasing. The city using Measure R funds is replacing the curb, gutter and sidewalk in front of the subject building.

Any interior improvements to the subject building that involve plumbing, electrical or moving of load bearing walls will require a building permit from the Woodlake Building Department.

Staff recommends approval of Conditional Use Permit 14-01 subject to the above conditions.

**ENVIRONMENTAL DOCUMENT:**

The project is categorically exempt.

**FISCAL IMPACT:**

There is no fiscal impact.

**BACKGROUND:**

Applicant: Gracie DeLaRosa  
750 N. Valencia Boulevard  
Woodlake, Ca.

Location: The subject territory is located at 345 N. Valencia Boulevard in Woodlake. The APN is 060-073-011. The lot contains 10,500

square feet. It contains a single-family dwelling that encompasses approximately 1,080 square feet.

**Request:** The applicant is seeking approval of a conditional use permit for a flower shop and office. The office portion of the application does not require a use permit only the proposed flower shop.

The proposed uses (office and flower shop) use will be housed in a 1,080 square foot building. The subject site already contains three off-street parking stalls - a handicapped stall and two regular parking stalls. There is also the potential for additional parking stalls at the rear of the building off the alley.

**Site:** The lot measures 75 feet by 140 feet. It fronts onto Valencia Boulevard, a state highway that contains two travel lanes, two parking lanes and new curb, gutter and sidewalk.

**Infrast:** The subject building is connected to city sewer and water. Storm water runoff is diverted to the curb and gutter system that runs along Valencia Boulevard.

**Road Imp.** State Highway 65, Valencia Boulevard, has a right-of-way of 80 feet. The state highway has recently been capped. It encompasses two travel lanes, on-street parking, and a 10-foot sidewalk on each side of the street.

**Zone:** The subject site is zoned PO (professional office). Certain commercial uses are allowed in the PO zone with a conditional use permit.

Surrounding zone classifications are as follows:

North: PO (professional office)

South: PO (professional office)

West: R-1-7 (single family residential, one unit per 7,000 square feet)

East: PF (D) (central commercial, design overlay)

**Gen. Plan:** The Woodlake Land Use Element designates the subject property as "office". The Circulation Element designates Valencia Boulevard has an arterial roadway.

Land Use: The subject site currently contains a vacant, single-family dwelling. Surrounding land uses are as follows:

North: Single-family dwellings  
South: Single-family dwellings  
East: city hall and U.S. post office  
West: single family dwellings

Access: Access to the site is provided by State Highway 65, Valencia Boulevard.

Services: Police protection is provided by the City of Woodlake and fire protection by the Woodlake Fire District.

CEQA: As proposed, the project will not have a significant impact on the environment. The project is categorically exempt.

**RESOLUTION 14-05**  
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAKE**  
**APPROVING CONDITIONAL USE PERMIT 14-01, FLOWER SHOP,**  
**DeLaROSA**

WHEREAS, a conditional use permit for a flower shop has been filed by Gracie DeLaRosa, 750 N. Valencia Boulevard, Woodlake, California;

WHEREAS, the subject territory is located at 345 N. Valencia Boulevard in Woodlake. The APN is 060-073-011; and

WHEREAS, subject property contains 10,500 square feet and the site contains a single-family dwelling that encompasses approximately 1,080 square feet; and

WHEREAS, the subject property is zoned PO (professional office), and

WHEREAS, the proposed request has been processed consistent with Chapter 17.88, Conditional Use Permit, of the Woodlake Zoning Ordinance, and

WHEREAS, the Planning Department has reviewed the site plan for the flower shop and has determined that it is consistent with the development requirements of the Woodlake Zoning Ordinance, and

WHEREAS, the Planning Department has prepared a staff report on the project and determined that it meets the criteria for approving a use permit for the type of use in the proposed location.

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

1. The project will not have a significant impact on the environment and is categorically exempt under CEQA.
2. The proposed use is consistent with the Woodlake General Plan, Land Use Element.
3. The proposed use is consistent with the Woodlake Zoning Ordinance.
4. 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 Conditional Use Permit 14-01 subject to the following conditions.

**RESOLUTION 14-05**  
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAKE**  
**APPROVING CONDITIONAL USE PERMIT 14-01, FLOWER SHOP,**  
**DeLaROSA**

1. The applicant shall show the location, size and type of signage that will be installed on the subject property. Pole signs are not permitted. All signs will be mounted on the building or will be a monument sign located in front of the building.
2. The applicant shall secure a building permit from the City of Woodlake prior to commencing with any interior improvements on the subject buildings should they involve electrical or plumbing improvements or removal of weight-bearing walls.
3. The applicant shall pay all fees and charges prior to securing a building permit should one be required.
4. Outdoor sales are not permitted under the Woodlake Zoning Ordinance.
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.

The foregoing resolution was adopted upon a motion of Commissioner \_\_\_\_\_, second by Commissioner \_\_\_\_\_, at a regular meeting of the Woodlake Planning Commission on the 17th day of December, 2014, by the following roll call vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

Chairperson

Secretary



Subject Site

N Palm St

N Valencia Blvd

# City of Woodlake

## **AGENDA ITEM V-B**

**December 17, 2014**

**Prepared by Greg Collins, City Staff**

**SUBJECT:** 1. Annexation 14-01, annexation of 46.74 acres into the City of Woodlake; 2. General Plan Amendment 14-01, Service Commercial to Neighborhood Commercial, Very Low Density Residential, Agriculture and Open Space; and 3. Zoning Ordinance Amendment 14-01, A-1 (agriculture, county) to CN (neighborhood commercial), RA (rural residential), A (agriculture) and O (open space).

### **ACTION:**

That the Woodlake Planning Commission take the following actions:

1. Pass Resolution 14-06 recommending approval to the Woodlake City Council to initiate annexation of 46.74 acres into the City of Woodlake and to detach from the County of Tulare.
2. Pass Resolution 14 - 07 recommending approval to the Woodlake City Council of General Plan Amendment 14-01, service commercial to neighborhood commercial, very low density residential, agriculture and open space, and Zoning Ordinance Amendment 14-01, A-1 (agriculture, county, to CN (neighborhood commercial), RA (rural residential), A (agriculture) and O (open space).

### **DISCUSSION:**

The City of Woodlake recently acquired a parcel of land on the southwest corner of St. Johns Street and State Highway 216 (using Measure R funds), containing 14.9 acres. The City already owned the old Visalia Electric Railroad right-of-way immediately south of this parcel of land, containing 4.94 acres. Both of these parcels are outside the Woodlake city limits. It is the desire of the City to annex these parcels into the city as well as land between these parcels and the current city limits line to the west. Annexation of this land will allow the city to provide services to parcels it owns as well as intervening parcels.

The City of Woodlake also wishes to amend the land use designations and zoning on parcels within the subject territory. Specifically, the City wishes to amend its general plan on the subject territory from service commercial to neighborhood commercial, very low density residential, agriculture and open space, and reclassify the subject property from A-1 (agriculture, county, to CN (neighborhood commercial), RA (rural residential), A (agriculture) and O (open space).

The City of Woodlake finds that the described annexation will add land to the city limits that can be effectively served by Woodlake and will foster a land use pattern that is easily served with city services. The proposed zoning on the subject property will create a land use pattern that are generally consistent with one another. For example rural residential is generally more compatible with open space and agricultural uses than service commercial uses. Furthermore, a rural residential/open space land use pattern provides a more suitable visual appearance for persons traveling into Woodlake from the east than would a collection of service commercial uses. Furthermore, these proposed uses

Staff recommends that the Planning Commission approve Zone Change 13-01 because these zone changes will bring the subject properties into consistency with Woodlake's General Plan. If approved by the Commission, this rezoning action will be forwarded to the City Council for their consideration.

**ENVIRONMENTAL DOCUMENT:**

A negative declaration has been prepared on the proposed project.

**FISCAL IMPACT:**

There is no fiscal impact.

**BACKGROUND**

Applicant: City of Woodlake  
350 N. Valencia Boulevard  
Woodlake, Ca. 93286

Request: The City of Woodlake is requesting three planning applications: 1) annexation of approximately 46.74 acres into the city of Woodlake from the County of Tulare; general plan amendment from service commercial to very low density; and zone change amendment from the A-1 (agriculture) district to the CN (neighborhood commercial), RA (rural residential) and A (agricultural) districts.

The above requests involve nine parcels of land that range in size from a 1/2 acre up to 15 acres. The City of Woodlake owns approximately 19.84 acres of the 46.74 acres proposed for annexation. The APN for each parcel proposed for annexation as well its proposed general plan designation and zone district is as follows:

APN 061-070-008, service commercial to neighborhood commercial/  
A-1 to CN

APNs 061-070-034, 033, 011, 027, and 028, service commercial to very low density residential/A-1 to RA

APN 061-070-013, service commercial to agriculture/A-1 to A

Railroad ROW, service commercial to open space/no zoning to O

**Location:** The subject properties are located on the south side of State Highway 216 generally situated between the southerly extension of Castle Rock Street and St. Johns Street (Road 220). The subject territory is situated on the east side of Woodlake just north of Bravo Lake.

**Zones:** The City wishes to rezone the above listed properties to the CN, RA, A and O districts. The O zone district permits parks, botanical gardens and lakes. The A district permits agricultural uses as well as single family dwelling and home occupations. With a conditional use permit this district allows agriculturally related uses including packing houses, cold storage and nurseries. The RA zone district permits single family dwelling on lots a half acre or larger along with the raising of livestock subject to certain limitations. The CN district permits neighborhood retail and office uses.

**Gen. Plan:** The subject properties are designated by the Woodlake Land Use Element for service commercial uses, which permits a wide range of uses from auto repair to warehousing and from tire shops to nurseries. The Woodlake Circulation Element designates State Highway 216 as an "arterial" roadway.

**Land Use:** Land uses for each of the subject properties are as follows:

APN 061-070-008, 1/2 acre, contains a small grocery store

APN 061-070-034, 5.75 acres, contains a series of ponds for water storage

APN -061-071-033, 3.96 acres, contains retail use that is being converted to single-family dwelling

APN 061-071-011, 4.85 acres, contains mobile home

APN 061-071-027, 5.28 acres, contains single family dwelling

APN 061-071-028, 6.72 acres, contains vacant land

APN 061-071-013, 14.9 acres, contains citrus

Railroad ROW, 4.94 acres, contains botanical garden

- Access: Access to the subject parcels is from State Highway 216, a paved 2-lane roadway. The 14.9 acre parcel that contains citrus also has access to St. Johns Street, a paved 2-lane roadway currently maintained by the county of Tulare.
- Infrastr.: Water and sewer lines run along State Highway 216 on the north side of this roadway.
- Services: Police protection is currently provided by the Tulare County Sheriffs Department; fire protection by the Woodlake Fire District.
- CEQA: This project will not have a significant impact on the environment. The City of Woodlake is proposing to prepare a negative declaration on the proposed project.

The purpose of the NC, RA, A and O zone districts is as follows:

### **CN Zone District**

#### **17.22.01 Purpose**

The purpose of the Neighborhood Commercial district is to provide for the development of small scale, low intensity commercial uses that serve the daily needs of residential neighborhoods that are in close proximity to the shopping center. The design of neighborhood commercial centers shall be of a scale and design that is compatible with the surrounding residential neighborhoods. In addition, the design of the center should provide for pedestrian access from surrounding neighborhoods.

The types of permitted and conditional uses that would be allowed in a neighborhood commercial center would be limited to uses that local residents would require on a daily basis including small scale grocery stores, barber and beauty shops, clothes cleaning establishments, banks, restaurants, etc.

### **RA Zone District**

#### **17.14.01 Purpose**

The purpose of the Rural Residential (RA) District is to provide residential living areas which combine certain advantages of both urban and rural locations at very low residential densities.

### **O Zone District**

#### **17.38.01 Purpose**

The purpose of the Open Space (O) district is to provide appropriate locations in the community for a wide range of open space uses, such as parks and playgrounds, cultural and educational facilities, public infrastructure systems, environmentally sensitive areas such as floodplains, and agriculture.

### **A Zone District**

#### **17.10.01 Purpose**

The purpose of the Agriculture (A) District is to preserve lands for long-term agricultural uses within the city limits of Woodlake. The application of this zone will protect lands utilized for raising of crops, livestock, and horticultural specialties from urban encroachment.

**RESOLUTION NO. 14-06**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAKE INITIATING ANNEXATION 14-01 (KNOWN AS THE CITY OF WOODLAKE ANNEXATION) TO ANNEX 46.74 ACRES TO THE CITY OF WOODLAKE**

WHEREAS, an application for annexation consistent with regulations contained in Government Code Section 56000, the Knox-Cortese-Hertsberg Local Government Reorganization Act of 2000, was filed by City of Woodlake for 46.74 acres located on the south side of State Highway 216 and west of St. Johns Street (Road 220) in Woodlake, and

WHEREAS, the APNs for the subject territory are 061-070-034, 061-070-033, 061-070-011, 061-070-027 and 061-070-028 (proposed for RA zoning), 061-070-008 (proposed for CN zoning and 061-070-013 (proposed for A zoning), and

WHEREAS, the City of Woodlake owns approximately 19.84 acres of the subject territory while the balance of the territory is owned by private property owners, and

WHEREAS, the subject territory contains an assortment of land uses including a botanical garden contained in the railroad right-of-way, 15 acres of citrus, rural residential uses on large lots, a neighborhood store and 5.75 acres of ponds, and

WHEREAS, the City of Woodlake intends to integrate 19.84 acres into the Bravo Lake Botanical Garden; the balance of the property will be zoned and eventually developed to rural residential uses; and

WHEREAS, the City of Woodlake wishes to initiated annexation of the subject property into the city and detachment from the County of Tulare, and

WHEREAS, the subject territory is within the Woodlake sphere of influence and the Woodlake Fire District service area, and

WHEREAS, 5.28 acres of the 46.74 acre proposed annexation is within the Wells Tract county service area, and

WHEREAS, persons within 300 feet of the subject site were notified of the meeting and a public hearing notice was published ten (10) days prior to the Planning Commission's meeting of November 19, 2014, and

WHEREAS, the Planning Department has prepared a staff report on said annexation, and

## RESOLUTION NO. 14-06

WHEREAS, the Planning Commission held a public hearing on the general plan and zone change amendments and the annexation, reviewed the staff report and accepted testimony, and

WHEREAS, a negative declaration on the proposed amendments and annexation has been prepared consistent with the CEQA Guidelines.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, after considering all the evidence presented, determined the following findings were relevant in evaluating this annexation.

1. The subject territory is inside Woodlake's sphere of influence (SOI) and the Woodlake Fire District.
2. The City of Woodlake owns about 19.84 acres of the 46.74 acres proposed for annexation; the Sentinel Butte Water Company owns the balance of the subject territory, and
3. A negative declaration has been prepared on the project indicating that it will not have an adverse impact on the environment.
4. The project will not have an adverse impact on the public's health, safety or welfare.

BE IT FURTHER RESOLVED that the Planning Commission hereby recommends initiation of Annexation 14-01 to the Woodlake City Council. The foregoing resolution was adopted upon a motion of Commissioner \_\_\_\_\_, second by Commissioner \_\_\_\_\_ at a regular meeting of the Woodlake Planning Commission on the 17th day of December, 2014, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairman

Secretary

T. 17 S., R. 27 E., M. D. B. & M.

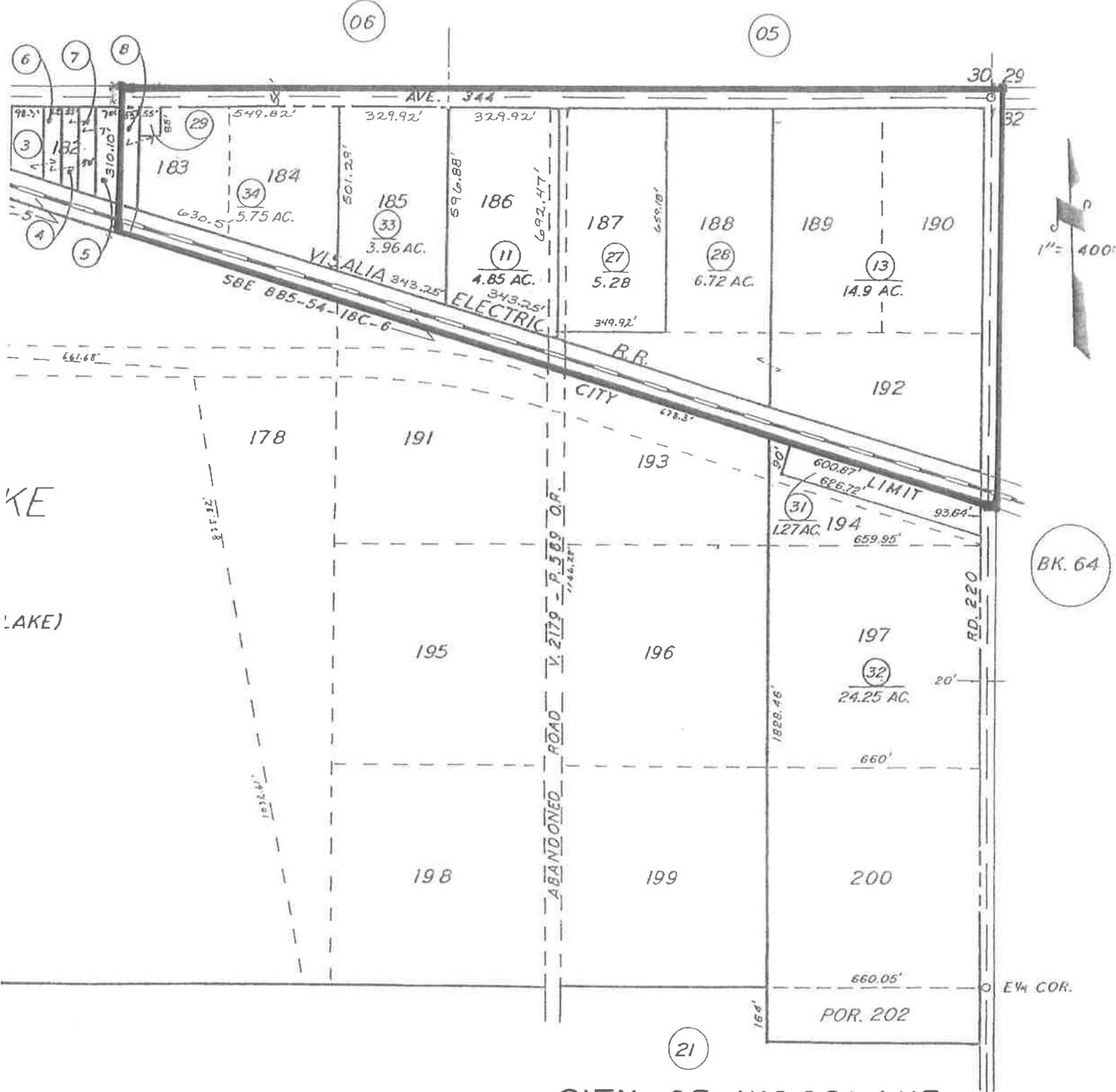
TAX CODE AREA

061-07

EAST NARAJLO ANNEXATION  
ANNEXATION 14-01  
CITY OF WOODLAKE

007-010 161-001  
007-006 161-012  
007-001 007-017

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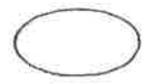
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BK. 64

10.2,

CITY OF WOODLAKE  
ASSESSOR'S MAPS BK. 61, PG. 07  
COUNTY OF TULARE, CALIF.

NOTE — ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES  
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES



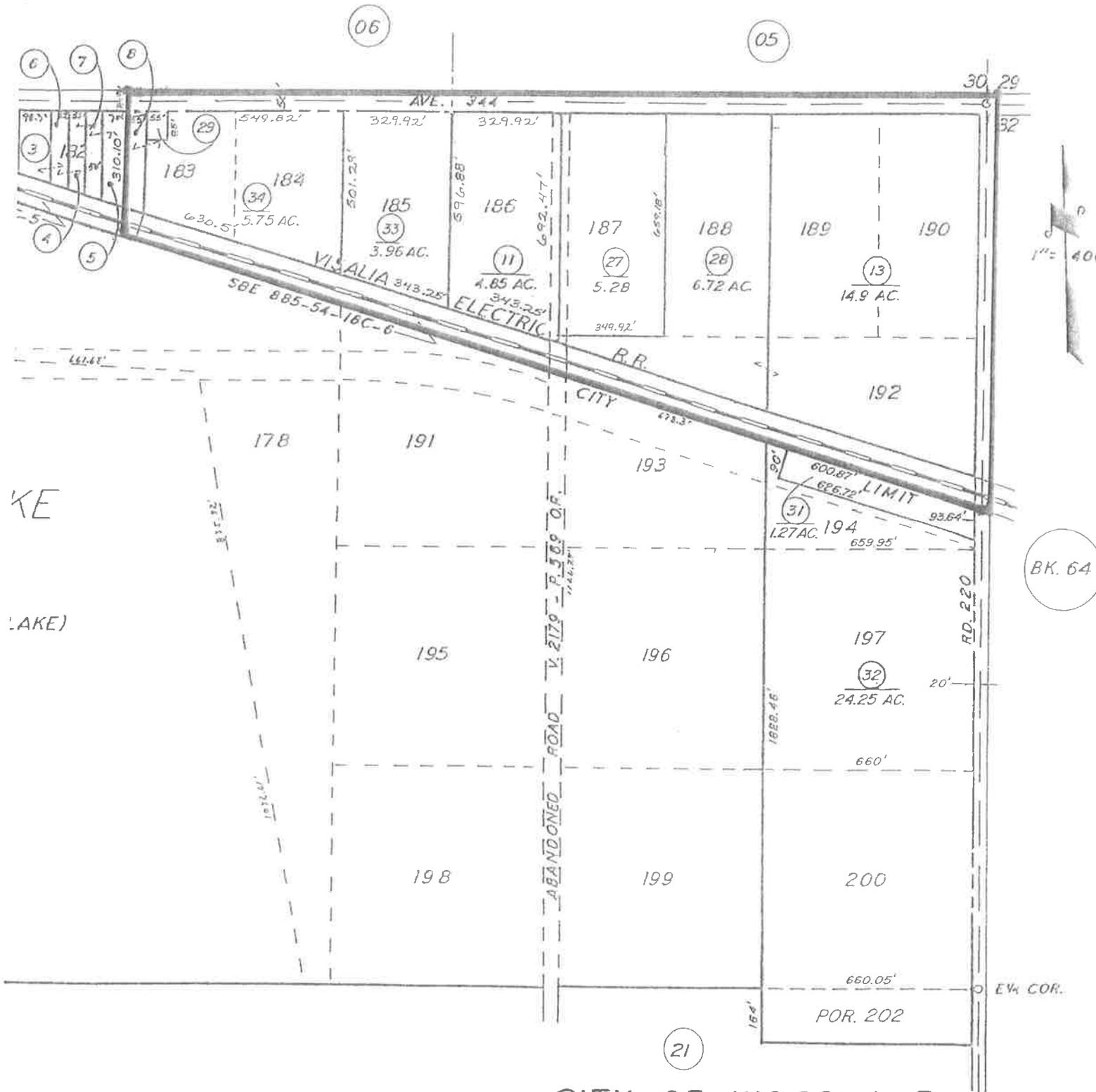
T. 17 S., R. 27 E., M. D. B. & M.

EAST NARANJO ANNEXATION  
ANNEXATION 14-01  
CITY OF WOODLAKE

TAX CODE AREA  
007-010 161-001  
007-006 161-012  
007-001 007-017

061-07

CHUMNER



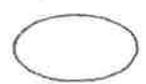
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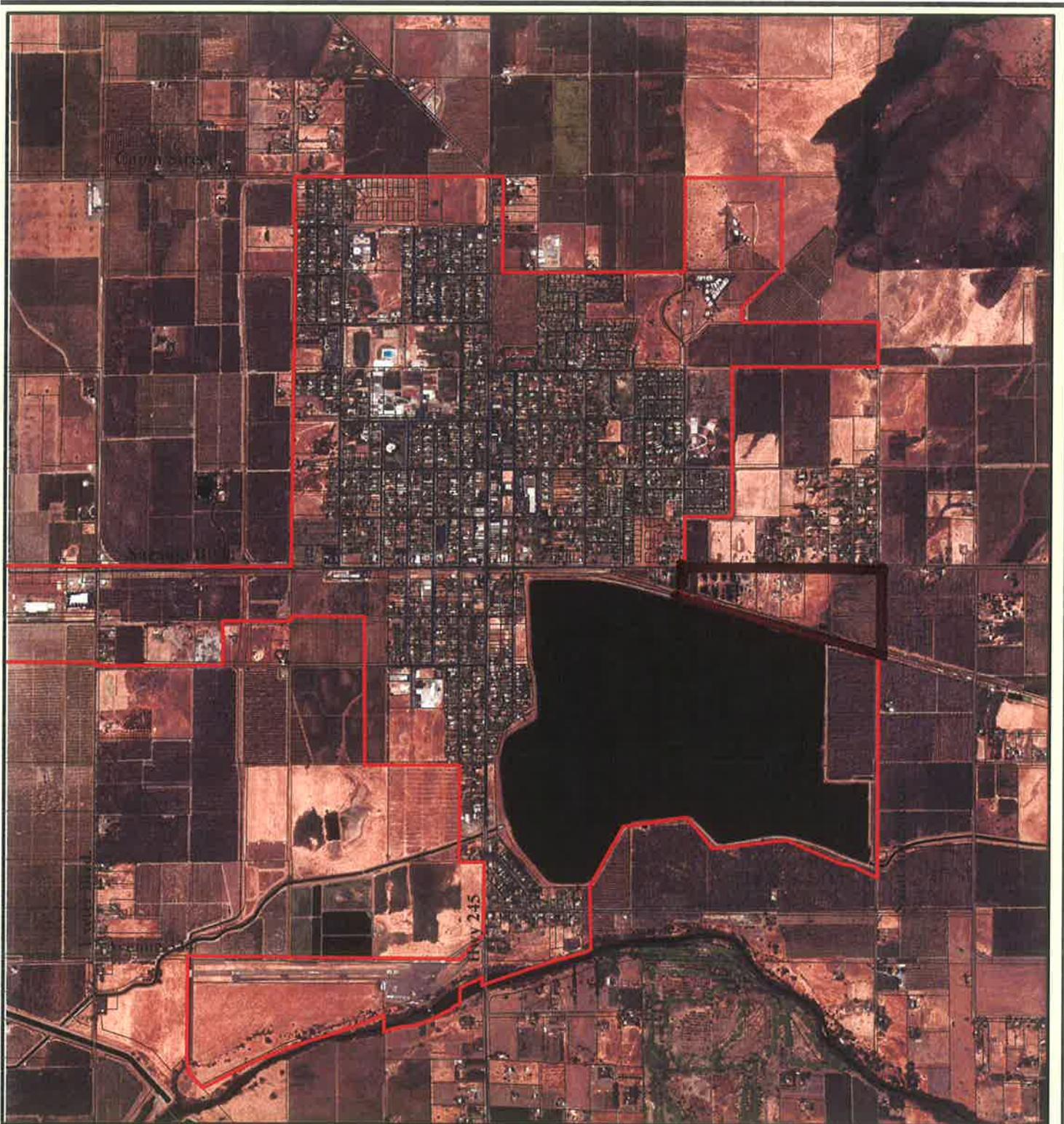
BK. 64

10.2,

CITY OF WOODLAKE  
ASSESSOR'S MAPS BK. 61, PG. 07  
COUNTY OF TULARE, CALIF.

NOTE — ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES  
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES





# Aerial Photograph

City of Woodlake

## Legend

-  City Limits
-  Parcels



0 187.5 375 750 1,125 1,500 Feet

Collins and Schoettler  
PLANNING CONSULTANTS

1007 W Main St Visalia, CA 93291

## RESOLUTION NO. 14 -07

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAKE APPROVING GENERAL PLAN AMENDMENT 14-01 AND ZONING ORDINANCE AMENDMENT 14-01, CITY OF WOODLAKE

WHEREAS, the City of Woodlake is wishing to consider approval of three planning requests - annexation, general plan amendment and zoning ordinance amendment - on property located on the south side of State Highway 216 generally situated between the southerly extension of Castle Rock Street and St. Johns Street (Road 220), and

WHEREAS, the APNs for the subject territories are APNs 061-070-008; 061-070-034, 033, 011, 027, and 028; 061-070-013; and a portion of the abandoned Visalia Railroad right-of-way, and

WHEREAS, the City of Woodlake is requesting the following:

1. Initiate the annexation of approximately 46.74 acres of land in the eastern part of Woodlake (see Exhibit A, map and legal description).
2. Amend the Woodlake General Plan to redesignate the subject territory from the service commercial designation to the very low density residential, neighborhood commercial, agriculture and open space designations. The very low density designation would be applied to five parcels containing 26.56 acres. The neighborhood commercial designation would be applied to an existing grocery store that occupies a parcel smaller than a quarter of an acre. The open space designation would be applied to the railroad right-of-way and the agriculture designation would be applied to the 14.9 acre parcel containing a citrus grove (see Exhibit B, General Plan amendment 14-01),
3. Amend the Woodlake Zoning Ordinance, reclassifying approximately 46.74 acres from the county's A-1 (agriculture, 5- acre minimum) zone district to Woodlake's CN (neighborhood commercial), RA (rural residential), A (agricultural) and O (open space) districts (see C, Zoning Ordinance Amendment 14-01).

WHEREAS, the City of Woodlake owns approximately 20 acres of the subject property while the balance of the territory is privately owned, and

WHEREAS, the subject territory contains a small neighborhood store, three residences situated on large rural parcels, a 14.9 acre citrus grove, five acres

of retention ponds, and a portion of Bravo Lake Botanical Garden that is located on an abandoned railroad right-of-way, and

WHEREAS, the City of Woodlake intends to provide services to the project territory once LAFCO approves the annexation, and

WHEREAS, persons within 300 feet of the subject site were notified of the meeting and a public hearing notice was published ten (10) days prior to the Planning Commission's meeting of November 19, 2014, and

WHEREAS, the Planning Department has prepared a staff report on the aforementioned planning requests, and

WHEREAS, the Planning Commission held a public hearing on planning requests, reviewed the staff report and negative declaration, and accepted public testimony, and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, after considering all the evidence presented, determined the following findings were relevant in evaluating this zoning ordinance amendment:

1. The property is inside Woodlake's sphere of influence and urban development boundary line.
2. The 20 acres owned by the City of Woodlake will be used for open space uses.
3. The City of Woodlake has initiated annexation of the subject territory.
4. A negative declaration has been prepared on the project indicating that it will not have an adverse impact on the environment.
5. The project will not have an adverse impact on the public's health, safety or welfare.

BE IT FURTHER RESOLVED that the Planning Commission hereby recommends approval of General Plan Amendment 14-01 and Zoning Ordinance Amendment 14-01 to the Woodlake City Council.

The foregoing resolution was adopted upon a motion of Commissioner \_\_\_\_\_, second by Commissioner \_\_\_\_\_ at a regular meeting of the Woodlake

Planning Commission on the 17th day of December, 2014, by the following role call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairman

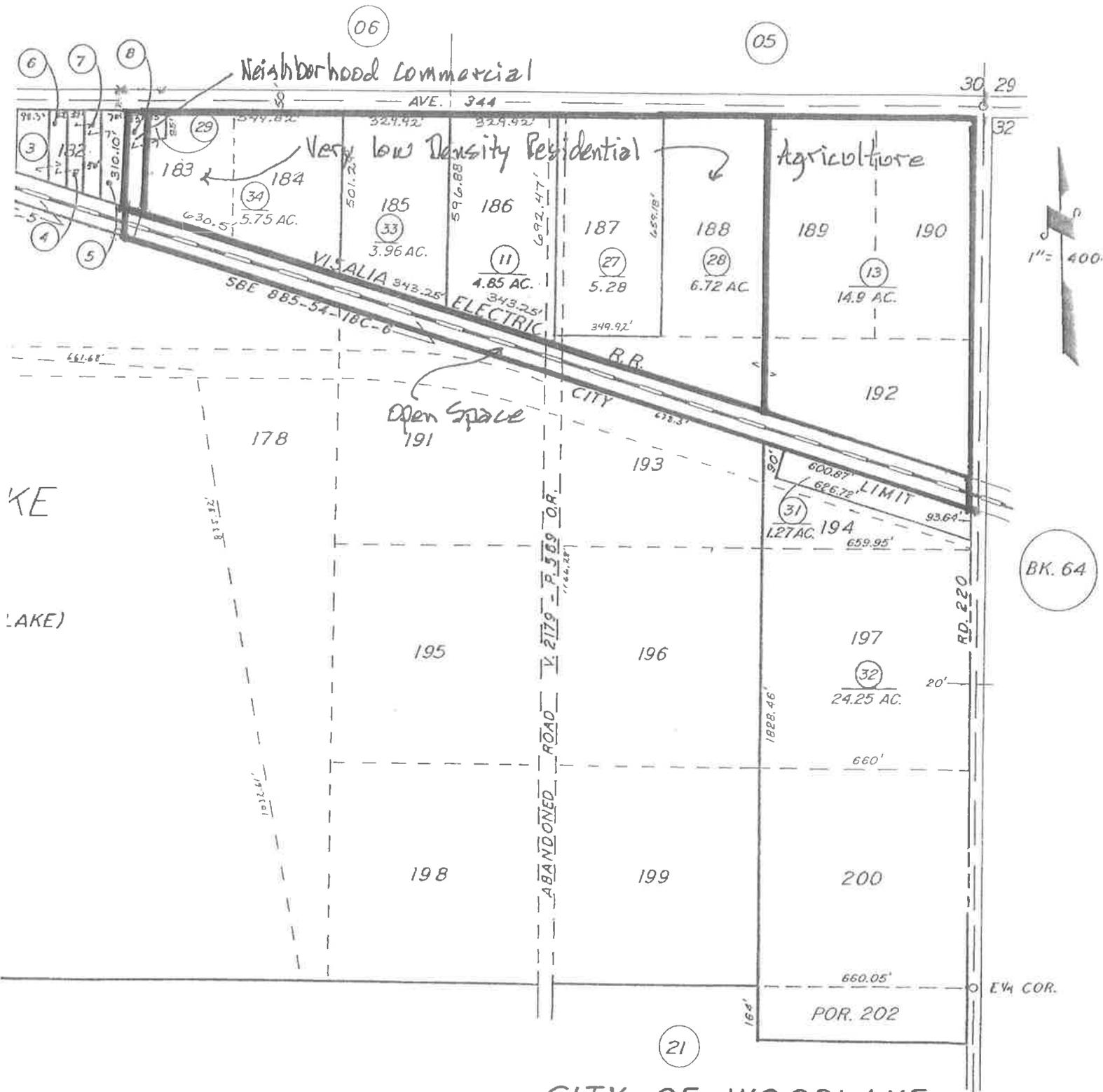
Secretary

T. 17 S., R. 27 E., M. D. B. & M.  
 GENERAL PLAN AMENDMENT  
 1A-D1

TAX CODE AREA  
 007-010 161-001  
 007-006 161-012  
 007-001 007-017

061-07

TCHUMNA

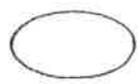


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 LAKE)

10.2,

CITY OF WOODLAKE  
 ASSESSOR'S MAPS BK. 61, PG. 07  
 COUNTY OF TULARE, CALIF.

NOTE — ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES  
 ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES



T. 17 S., R. 27 E., M. D. B. & M.

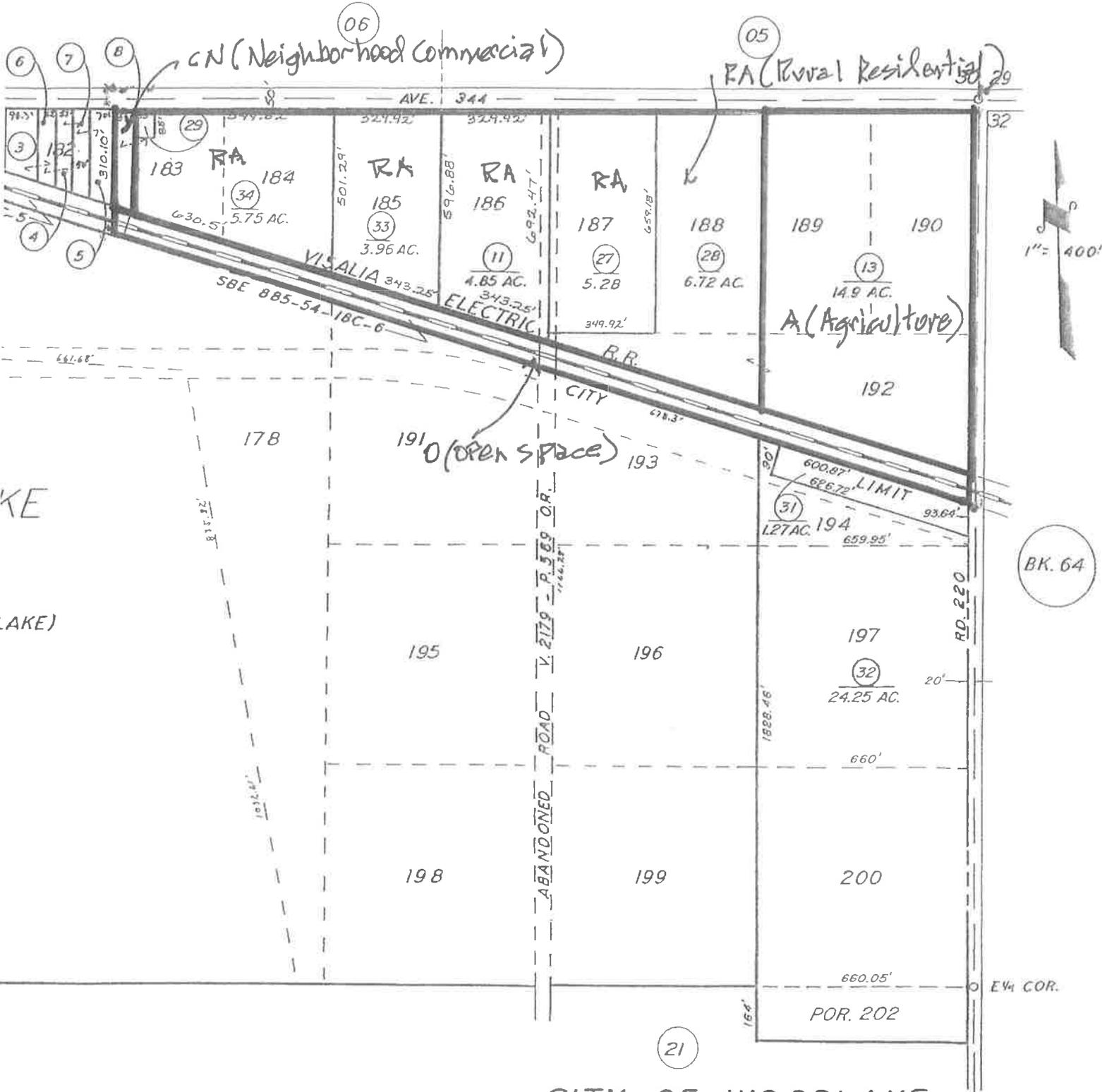
ZONING ORDINANCE AMENDMENT  
14-01

TAX CODE AREA

007-010 161-001  
007-006 161-012  
007-001 007-017

061-07

TCHUMNA



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ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES





City of Woodlake

Regional Location

map 1  
25

PROJECT SITE

