

Date: August 30 2017

Time: 6:00 p.m.

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

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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 August 16, 2017 (Pages 1-2)

V. ACTION/DISCUSSION ITEMS

- A. Action: Adoption of Resolution: Approve Site Plan 17-05, US Towers, Subject to the Listed Conditions (Pages 3-9)

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, September 20, 2017 (if needed) at 6:00 p.m. at City Council Chambers located at 350 North Valencia Boulevard, Woodlake, CA 93286.

Planning Commissioners:

Charles Mann - Commissioner

Johnny Varela - Commissioner

Joe Perez – Commissioner

Guillermo Valero- Commissioner

Xavier Bocanegra - Commissioner

PRESENT: Commissioners Lira, Varela & Valero

OTHERS: City Employee Waters, Lara, and Zacarias

ABSENT: Perez

MEETING CALLED TO ORDER AT 6:05 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 from July 20, 2017.

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

V. ACTION/DISCUSSION ITEMS

A. Action: Adoption of Resolution: Approve Site Plan 17-04, De La Rosa, subject to the following conditions

City Employee Waters discussed the following conditions:

1. A landscaping and irrigation plan shall be provided.
2. Architectural features, including eaves, sills, chimneys, cornices, and bay windows may extend up to 30 inches into a required side yard.
3. A location for a trash enclosure to serve the businesses shall be provided.
4. A grading and drainage plan showing how the storm water will be handled for the site shall be provided.
5. The building shall be consistent with other structures in the PO zone and Woodlake's Downtown. The City requests that the applicant be sensitive to architectural details associated with the original design of the structure including roof pitch, exterior building materials, porch dimensions and design, roof materials, exterior colors, door locations and design, window patterns, materials and treatment; and landscaping. The City shall approve the elevation design prior to construction.
6. A plan showing how each building will be connected to water and sewer services shall be provided. A second meter will be required if each building will have separate services.
7. The City shall review the signage to determine that it is of a scale and design that compliments the style of the building. All signage shall conform to Woodlake's Sign Ordinance.
8. All fencing shall comply with the PO zone.
9. The existing drive approach on Valencia shall be removed and replaced with sidewalk that matches the existing sidewalk color and pattern.
10. 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.
11. Prior to constructing or installing improvements within the right-of-way of Valencia, the applicant shall first secure an encroachment permit from Caltrans. The applicant is proposing the construction of an additional professional office structure at 345 N Valencia. The subject site is located on the Valencia Boulevard. The subject property is 10,500 and contains a preexisting structure. Parking will occur at the back of the parcel and will be accessed by the exiting ally. Landscaping and irrigation will be installed in all landscaped areas located

on the site. The zoning is PO, professional office. The existing building currently operates as a flower store. The proposed structure will have businesses consistent with the PO zone. Sewer, water and storm drainage lines are available to the site. The applicant, De La Rosa, is proposing to construct a 1,800 square foot professional office that will be located on Valencia Boulevard in Woodlake. The proposed structure will be in addition to the existing 970 sqft structure. The site plan shows 8 on-site parking stalls and street parking along Valencia Blvd. The site design for the proposed structure takes advantage of the site's proximity to Woodlake Downtown. Vehicular traffic, including delivery trucks, will enter the site from the alley. Staff has worked with the applicant and will insure that the exterior design of the building is compatible with Woodlake's architectural theme and the professional office zone. The applicant will be required to provide landscaping within and around proposed site. The applicant will be required to provide a grading/drainage plan to ensure that storm water runoff is handled. In addition, the proposed structure will be required to connect to Woodlake's sewer and water lines consistent the city's improvement standards. According to the Woodlake Zoning Ordinance, development in the PO (professional) zone requires specific attention to the design of the building. City Staff will require that the elevation is consistent with the standards set forth in the PO zone.

ON A MOTION BY VARELA, SECOND BY VALERO IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE SITE PLAN 17-04. APPROVED UNANIMOUSLY.

VI. OTHER BUSINESS

A. Information Items from Staff

City Administrator Lara - reported AutoZone is moving forward and is currently working through Caltrans requirements. O'Reilly has acquired the carwash property and will build on that property. If the residents of the city vote to allow cannabis businesses in the city limits, the Planning Commissioners will be busy reviewing conditional use permits.

Meeting adjourned at 6:32 pm.

Respectfully submitted,

Irene Zacarias
Planning Commissioner Secretary

City of Woodlake

AGENDA ITEM V-A

August 30, 2017

Prepared by City Staff

SUBJECT:

Action: Adoption of Resolution: Approve Site Plan 17-05, US Towers, subject to the following conditions:

1. A landscaping and irrigation plan shall be provided.
2. A location for a trash enclosure to serve the businesses shall be provided.
- 3.. A grading and drainage plan showing how the storm water will be handled for the site shall be provided.
4. All fencing shall comply with the ML zone.
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.
6. The proposed private road and adjacent parking lot be paved with asphalt.
7. The proposed parking are shall have landscaping median and curb, gutter, and sidewalk.
8. Any future proposed use requiring a condition use permit must meet the City's conditional use permitting process.
9. Access from the gated entrance to the building entrance provide ADA compliant concrete sidewalks.
10. The walkway in front of the gated entrance have ADA accessible curb, gutter, and sidewalk.
11. The areas surrounding the industrial building be landscaped.
12. The property shall have hydrants for fire safety.

BACKGROUND

The applicant is proposing the construction of a two metal industrial buildings.

The subject site is located on Ropes Avenue. The subject property is 30.99 acres and was previously used as the site for Twilight Park.

Parking will be placed facing the proposed structures.

Landscaping and irrigation will be installed in all landscaped areas located on the site.

The zoning is ML, light manufacturing. The proposed structure will be required to have businesses that are compliant with the ML zone.

The subject contains an existing structure used for a flower shop. Surrounding land uses are as follows:

North: US Towers
South: Agricultural Uses
East: US Towers
West: Agricultural Uses

Sewer will be provided via a septic system and water will be provided by an on-site well.

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

DISCUSSION:

The applicant is proposing to construct two 33,600 square foot metal buildings.

The site plan shows 30 on-site parking stalls.

Staff has worked with the applicant and will insure that the exterior design of the building is compatible with Woodlake's requirements for industrial buildings.

The applicant will be required to provide landscaping within and around proposed site.

The applicant will be required to provide a grading/drainage plan to ensure that storm water runoff is handled.

ENVIRONMENTAL DOCUMENT:

The activity is not a project under CEQA.

RECOMMENDATIONS:

That the Woodlake Planning Commission approve Site Plan 17-05, US Towers, subject to the following conditions:

1. The project shall be constructed consistent with Exhibit A, Site Plan 17-05.
2. A landscaping and irrigation plan shall be provided.
3. A location for a trash enclosure to serve the businesses shall be provided.

4. A grading and drainage plan showing how the storm water will be handled for the site shall be provided.
5. All fencing shall comply with the ML zone.
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. The proposed private road and adjacent parking lot be paved with asphalt.
8. The proposed parking are shall have landscaping median and curb, gutter, and sidewalk.
9. Any future proposed use requiring a condition use permit must meet the City's conditional use permitting process.
10. Access from the gated entrance to the building entrance provide ADA compliant concrete sidewalks.
11. The walkway in front of the gated entrance have ADA accessible curb, gutter, and sidewalk.
12. The areas surrounding the industrial building be landscaped.
13. The property shall have hydrants for fire safety.

FISCAL IMPACT:

There is no fiscal impact.

ATTACHMENTS:

1. Resolution: Approve Site Plan 17-05, US Towers, subject to conditions
2. Exhibit A: Site Plan (under separate cover)

BEFORE THE PLANNING COMMISSION
OF THE CITY OF WOODLAKE
COUNTY OF TULARE
STATE OF CALIFORNIA

In the matter of:

APPROVIING THE SITE PLAN 17-05,)
US TOWERS) Resolution No.

Commissioner , offered the following resolution and moved its adoption. Approve Site Plan 17-05, US Towers.

WHEREAS, the applicant is proposing to construct a professional office building on Ropes Ave. in Woodlake, and

WHEREAS, the subject property has a light manufacturing zone designation and 30.99 Acres, and

WHEREAS, the site currently has a professional office building and the applicant proposes to construct a second building and include 8-off street parking stalls, a trash enclosure, and landscaping, and

WHEREAS, the subject property is zoned Light Manufacturing (ML), 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 industrial buildings and has determined that it is consistent with requirements of the ML zone, and

WHEREAS, upon review of the US Towers project the Site Plan Review Committee has recommended approval of Site Plan 17-05 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 ML zone district.

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 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 17-05, US Towers, subject to the following conditions.

1. The project shall be constructed consistent with Exhibit A, Site Plan 17-05.
2. A landscaping and irrigation plan shall be provided.
3. A location for a trash enclosure to serve the businesses shall be provided.
- 4.. A grading and drainage plan showing how the storm water will be handled for the site shall be provided.
5. All fencing shall comply with the ML zone.
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. The proposed private road and adjacent parking lot be paved with asphalt.
8. The proposed parking are shall have landscaping median and curb, gutter, and sidewalk.
9. Any future proposed use requiring a condition use permit must meet the City's conditional use permitting process.
10. Access from the gated entrance to the building entrance provide ADA compliant concrete sidewalks.
11. The walkway in front of the gated entrance have ADA accessible curb, gutter, and sidewalk.
12. The areas surrounding the industrial building be landscaped.
13. The property shall have hydrants for fire safety.

The foregoing resolution was adopted upon a motion of Commissioner , second by Commissioner , at a regular meeting of the Woodlake Planning Commission on the 30th day of August, 2017, by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

, Chairman

ATTEST:

Irene Zacarias, Planning Secretary