

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