

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