

Date: October 18, 2017
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 September 20, 2017 (Pages 1-2)

V. ACTION/DISCUSSION ITEMS

- A. Action: Adoption of Resolution: Planning Commissioners to Elect a Chair and Vice Chair (Pages 3-4)
- B. Action: Discuss Possible Future Community Development Block Grant (CDBG) Funds for the 2017 CDBG Application – **PUBLIC HEARING** (Pages 5-10)
- C. Action: Adoption of Resolution: Approve Site Plan 17-08, Rupp, Subject to the Listed Conditions (Pages 11-17)

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 1, 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 Perez, Varela, Bocanegra & Valero

OTHERS: City Employee Waters, Lara, and Zacarias

ABSENT: Mann

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 from August 30, 2017.

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

V. ACTION/DISCUSSION ITEMS

A. Action: Adoption of Resolution: Approve Site Plan 17-06, Woodlake Holdings, Subject to the Listed Conditions

City Employee Waters reported the following: The applicant is proposing to rehabilitate two existing buildings in Woodlake's downtown. Each building is approximately 1,500 sqft. The subject site is located at 136 Valencia Boulevard. Three to five parking spaces will be provided at the rear entrance of the site, accessible from the ally. Landscaping and irrigation will be installed in all landscaped areas located on the site. The zoning is CC, Central Commercial with a Downtown Overlay. The subject contains two existing structures that are vacant downtown buildings. Surrounding land uses are as follows: North, downtown buildings, South, downtown building, East, proposed Woodlake Community Center and West, downtown buildings. Sewer and water will be provided by the City of Woodlake. The proposed project is exempt under the California Environmental Quality Act because it is not considered to be a project under CEQA. The applicant is proposing to rehabilitate construct two 1,500 square foot commercial buildings.

Staff has worked with the applicant and will insure that the exterior design of the building is compatible with Woodlake's Downtown. The applicant will be required to provide landscaping within and around the proposed site and adequate parking will be required. The applicant will be required to provide a grading/drainage plan to ensure that storm water runoff is handled.

ON A MOTION BY VALERO, SECOND BY BOCANEGRA IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE SITE PLAN 17-06. APPROVED UNANIMOUSLY.

B. Action: Adoption of Resolution: Approve Site Plan 17-07, Alta Property Development, Subject to the Listed Conditions

City Employee Waters reported the following: The applicant is proposing the construction of one metal industrial building. The subject site is located on Acacia. The subject property is 1.24 acres and is currently vacant. Parking will be placed facing the proposed structure. 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 is vacant industrial land. Surrounding land uses are as follows, North, vacant industrial land, South, vacant industrial land, East, vacant industrial land and West, agricultural land. Sewer and water will be provided by the City of

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

The applicant is proposing to construct a 10,000-square foot metal building. The site plan shows 13 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.

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

- C. Action: Adoption of Resolution: Review Draft Cannabis Business Applications and Make Recommendations to City Council

City Employee Waters presented a PowerPoint presentation discussing the draft cannabis business applications. City Staff has worked with SCI Consulting to prepare application packets for cannabis businesses. The applications are currently in Draft form, but the Planning Commission can make suggestions to City Council to approve, deny or modify the applications. There are currently five different applications for cannabis businesses: cultivation, manufacturing, transportation, testing, and dispensary.

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

VI. OTHER BUSINESS

A. Information Items from Staff

City Administrator Lara – reported there will be a ribbon cutting ceremony for the groundbreaking of the community center. City Clerk Zacarias will send the invitations out early next week. Also, the Woodlake Airport continues to lose money every year and the City is now at a point where Council will need to decide what direction to take with the airport. Self-Help will begin construction on the first 10 homes soon. AutoZone should be submitting plans by early October.

Meeting adjourned at 7:15 pm.

Respectfully submitted,

Irene Zacarias
Planning Commissioner Secretary

City of Woodlake

AGENDA ITEM V-A

October 18, 2017

Prepared by Irene Zacarias, City Staff

SUBJECT:

Action: Adoption of Resolution: Planning Commissioners to Elect a Chair and Vice Chair

BACKGROUND:

Every two years the Planning Commission may appoint a new Chair and Vice Chair to the board. Planning Commissioners are appointed to a two year term and may be subject to limited renewal.

DISCUSSION:

The Planning Commission needs to nominate and appoint a Planning Commissioner for the positions of Chair and Vice Chair.

RECOMMENDATIONS:

City staff recommends that Commissioners approve the appointments for Chair and Vice Chair.

FISCAL IMPACT:

There is no fiscal impact.

ATTACHMENTS:

1. Resolution: Approval of the Appointments for Chair and Vice Chair

BEFORE THE CITY COUNCIL
OF THE CITY OF WOODLAKE
COUNTY OF TULARE
STATE OF CALIFORNIA

In the matter of:

APPROVAL OF CHAIR AND) Resolution No.
VICE CHAIR TO THE PLANNING COMMISSION)

Planning Commissioner _____ offered the following resolution and moved its adoption for the approval of appointments of the Woodlake Planning Commissioner Chair and Vice Chair

WHEREAS, the Planning Commission of the City of Woodlake must appoint a Chair and Vice Chair to the Woodlake Planning Commission;

WHEREAS, members are appointed to a two-year term and are subject to unlimited renewal

NOW, THEREFORE, THE CITY OF WOODLAKE DOES RESOLVE to approve the following appointments, as the representatives of Chair and Vice Chair of the City of Woodlake Planning Commission Board:

Chair –
Vice Chair –

The foregoing resolution was adopted upon a motion of Planning Commissioner _____, and seconded by Planning Commissioner, and carried by the following vote at the Planning Commission meeting held on October 18, 2017.

AYES:
ABSTAIN:
ABSENT:

, Chair

ATTEST:

Irene Zacarias, Planning Commission Secretary

City of Woodlake

AGENDA ITEM V-B

October 18, 2017

Prepared by Ramon Lara, City Staff

SUBJECT:

Action: Discuss Possible Future Community Development Block Grant (CDBG) funds for the 2017 CDBG Application – **PUBLIC HEARING**

BACKGROUND:

The purpose of this hearing is to allow the citizens of Woodlake the opportunity to review and make comments on the following subjects:

- Discussion of possible future CDBG funds

Public Hearing notices in both English and Spanish have been published in The Kaweah Commonwealth and posted in the usual locations.

DISCUSSION:

The City is requesting feedback from the public regarding possible applications for funding under the next fiscal year's State Community Development Block Grant (CDBG) Program and possible activities to be included in the application.

The Community Development and Economic Development Allocations of the State CDBG program will publish a combined "Notice of Funding Availability" (NOFA) each program year. Eligible cities and counties may submit applications for CDBG funds under the NOFA. It is estimated that up to \$46,646,000 will be available in total. The Economic Development "Over-the-Counter" (OTC) Allocation requires a separate application with a maximum limit of \$3,000,000 per year. The NOFA also includes the Native American and Colonia's Allocations. The Native American Allocation is only for areas with high concentrations of low-income Native American residents, who are not part of a federally recognized Native American Indian tribe or Rancheria. The Colonia's funding is only for designated communities within 150 miles of the Mexican-American border.

Eligible activities under the above allocations in the NOFA consist of: Homeownership Assistance and Housing Rehabilitation programs; Public Facility and Public Improvements projects (including Public Improvements in Support of New Housing Construction); Public Service programs, Planning Studies, Economic Development Business Assistance and Microenterprise activities. Eligible activities paid for with State CDBG funds must meet one or more of the three national objectives listed in CDBG Federal statutes as follows: benefit to low income households or persons; elimination of slums and blight; or meeting urgent community development need.

The City of Woodlake anticipates submitting an application under the NOFA published September 1, 2017, and will request a Waiver to the CDBG 50% Expenditure Rule. The waiver request shall be compliant with the State of California Waiver Requirements specified in the 2017 CDBG NOFA. The City further acknowledges that failure to comply with the requirements may cause disencumbrance of funds for the project approved, and repayment to the State of California. The City of Woodlake has or anticipates receiving approximately \$210,000 in CDBG Program Income that must be expended prior to expending awarded grant funds.

The purpose of this public hearing is to give citizens an opportunity to make their comments known regarding what types of eligible activities the City of Woodlake should apply for under the State CDBG program. A separate public hearing will be held to discuss and approve the application prior to submittal to the State.

Citizens are encouraged to make comments to the City regarding any aspect of the CDBG Program. Citizens also are invited to submit written comments. Citizens may inspect the citizen participation supporting documents on file at City Hall. Write to or contact Ramon Lara, City Administrator, at City Hall located at 350 North Valencia, Woodlake, CA 93286

FISCAL IMPACT:

There is no fiscal impact to the General Fund.

ATTACHMENTS:

Public Hearing Notice (English and Spanish)

CITY OF WOODLAKE
NOTICE OF PUBLIC MEETING FOR DISCUSSION OF POSSIBLE STATE CDBG APPLICATION

NOTICE IS HEREBY GIVEN that the City of Woodlake will conduct a public meeting to discuss possible applications for funding under this fiscal year's (July 1 to June 30) State Community Development Block Grant (CDBG) Program and to solicit citizen input on possible competitive and supplemental activities to be included in the application.

PUBLIC MEETING

DATE: October 18, 2017
TIME: 6:00 p.m.
PLACE: City Hall
350 N. Valencia Blvd.
Woodlake, CA 93286

The Community Development and Economic Development Allocations of the State CDBG program publishes a combined "Notice of Funding Availability" (NOFA) each program year. Eligible cities and counties may submit applications for CDBG funds under the NOFA for a maximum per application request of \$ 5,000,000. It is estimated that the funding of the State 2017 CDBG program allocation is approximately \$46,646,000 in total. The Economic Development "Over-the-Counter" (OTC) Allocation requires a separate application with a maximum limit of \$3,000,000 per year. The NOFA also includes the Native American and Colonia's Allocations. The Native American Allocation is only for areas with high concentrations of low-income Native American residents, who are not part of a federally recognized Native American Indian tribe or Rancheria. The Colonia's funding is only for designated communities within 150 miles of the Mexican-American border.

ELIGIBLE ACTIVITIES UNDER THE ABOVE ALLOCATIONS IN THE NOFA CONSIST OF: HOMEOWNERSHIP ASSISTANCE AND HOUSING REHABILITATION PROGRAMS; PUBLIC FACILITY AND PUBLIC IMPROVEMENTS PROJECTS (INCLUDING PUBLIC IMPROVEMENTS IN SUPPORT OF NEW HOUSING CONSTRUCTION); PUBLIC SERVICE PROGRAMS, PLANNING STUDIES, ECONOMIC DEVELOPMENT BUSINESS ASSISTANCE AND MICROENTERPRISE ACTIVITIES. ELIGIBLE ACTIVITIES PAID FOR WITH STATE CDBG FUNDS MUST MEET ONE OR MORE OF THE THREE NATIONAL OBJECTIVES LISTED IN CDBG FEDERAL STATUTES AS FOLLOWS: BENEFIT TO LOW -MODERATE INCOME HOUSEHOLDS OR PERSONS; ELIMINATION OF SLUMS AND BLIGHT; OR MEETING URGENT COMMUNITY DEVELOPMENT NEED.

The City of Woodlake anticipates submitting an application under the NOFA published September 1, 2017, and will request a Waiver to the CDBG 50% Expenditure Rule. The waiver request shall be compliant with the State of California Waiver Requirements specified in the 2017 CDBG NOFA. The City further acknowledges that failure to comply with the requirements may cause disencumbrance of funds for the project approved, and repayment to the State of California. The City of Woodlake has or anticipates receiving approximately \$210,000 in CDBG Program Income that must be expended prior to expending awarded grant funds.

The purpose of this public hearing is to give citizens an opportunity to make their comments known regarding what types of eligible activities the City of Woodlake should apply for under the State CDBG program. A separate public hearing will be held to discuss and approve the application prior to submittal to the State.

If you require special accommodations to participate in the public hearing, please contact Ramon Lara at (559) 564-8055 or TTY at 1-800-735-2929 for English or 1-800-855-3000 for Spanish to arrange for those accommodations to be made.

If you are unable to attend the public hearing, you may direct written comments to Ramon Lara, City Administrator, City of Woodlake, 350 N. Valencia Blvd., Woodlake, CA 93286, or you may telephone (559) 564-8055. In addition, information is available for review at the above address between the hours of 8:00 a.m. and 5:00 p.m. on Monday – Friday.

The City of Woodlake promotes fair housing and makes all its programs available to low and moderate income families regardless of age, race, color, religion, sex, national origin, sexual preference, marital status or handicap.

Publish: October 4, 2017 in the Kaweah Commonwealth

CIUDAD DE WOODLAKE

NOTIFICACIÓN PÚBLICA PARA AUDIENCIA PÚBLICA DE UNA POSSIBLE APLICACIÓN PARA FONDOS CDBG

NOTIFICACIÓN ES DADA que la Ciudad de Woodlake va a conducir una audiencia pública para abrir discusión de una posible aplicación para fondos del programa del estado 'State Community Block Grant (CDBG) sobre este año fiscal (Junio 1 a Junio 30) y solicitar ideas del público sobre actividades competitivas y suplementales para incluirlas en la aplicación.

AUDIENCIA PÚBLICA

FECHA: 18 de Octubre del 2017
HORA: 6:00 p.m.
LUGAR: City Hall
350 N. Valencia Blvd.
Woodlake, CA 93286

Las Allocations del Desarrollo Comunitario y el Desarrollo Economico del programa Estatal CDBG publica una notificación combinada anualmente que es "Notificación de Disponibilidad de Fondos" (NOFA). Ciudades y condados elegibles pueden someter aplicaciones para fondos de CDBG bajo NOFA para una cantidad máxima por cada aplicación de \$5,000,000. Se estima que la asignación de fondos del programa estatal CDBG es aproximadamente \$46,646,000 en total. La Allocation del Desarrollo Economico "Over the Counter" (OTC) requiere una aplicación por separada con un límite máximo de \$3,000,000 por año. NOFA también incluye Allocations a los Nativo Americanos y Colonia's. La Allocation a Los Nativo Americanos es solamente para áreas con altas concentraciones de residentes Nativo Americanos de bajos ingresos que no han sido parte de una tribu Nativo Americana o Rancheria federalmente reconocida. Fondos para Colonia's es nadamas para las comunidades asignadas que están dentro de 150 millas de la frontera Mexico-Americana.

ACTIVIDADES ELIGIBLES BAJO LAS ALLOCACIONES MENCIONADAS SOBRE NOFA CONSISTEN DE: PROGRAMAS DE ASISTENCIA PARA COMPRADORES DE VIVIENDA Y REHABILITACIÓN DE VIVIENDA; PROYECTOS DE INSTALACIONES PÚBLICAS Y PROYECTOS DE MEJORAMIENTOS PÚBLICOS (INCLUYENDO MEJORAMIENTOS PÚBLICOS QUE APOYAN LA CONSTRUCCION DE NUEVOS ALOJAMIENTOS; PROGRAMAS DE SERVICIOS PÚBLICOS, ESTUDIOS DE PLANIFICACIÓN, ASISTENCIA PARA EL DESARROLLO ECONOMICO DEL NEGOCIO, Y ACTIVIDADES DE MICROEMPRESAS. ACTIVIDADES ELIGIBLES PAGADAS POR EL PROGRAMA DEL ESTADO CDBG TIENEN QUE CUMPLIR UNO O MAS DE LOS TRES OBJETIVOS NACIONALES DELINIADOS EN LOS ESTATUTOS DE CDBG A LO SIGUIENTE: EL PROGRAMA DEBE BENEFICIAR A CASAS O PERSONAS CON INGRESOS BAJOS A MODERADOS; ELIMINAR LUGARES DE VIVIENDAS DESTRUIDAS O ABANDONADAS; ELIMINAR UNA NECESIDAD URGENTE SOBRE EL DESARROLLO DE LA COMUNIDAD.

La Ciudad de Woodlake anticipa someter una aplicación bajo NOFA publicada el 1º de Septiembre del 2017, y solicitará una Exención a la Regla de Gastos de 50% del CDBG. La solicitud de exención deberá cumplir con los Requisitos de Exención del Estado de California especificados en el NOFA de 2017 CDBG. La Ciudad reconoce además que el incumplimiento de los requisitos puede causar desacordes de fondos para el proyecto aprobado y el reembolso al Estado de California. La Ciudad de Woodlake ha recibido o anticipa recibir aproximadamente \$210,000 del Programa de Ingresos de CDBG que deben que ser gastados antes de gastar cualquier otro fondo recibido.

El propósito de esta audiencia pública es para dar una oportunidad a los ciudadanos de hacer comentarios sobre los tipos de actividades para las cuales creen que la Ciudad de Woodlake deba aplicar bajo el programa estatal CDBG. Una audiencia aparte será dada para discutir y aprobar la solicitud antes de ser sometida al estado.

Si necesita acomodación especial para participar en la audiencia pública, por favor póngase en contacto con Ramon Lara a (559) 564-8055 o TTY al 1-800-735-2929 para Inglés o para Español 1-800-855-3000 para organizar las acomodaciones especiales.

Si usted no puede asistir a la audiencia pública, puede dirigir sus comentarios por escrito a Ramon Lara, Administrador de la Ciudad, la Ciudad de Woodlake, 350 N. Valencia Blvd., Woodlake, CA 93286, o usted puede llamar por teléfono (559) 564-8055. Además, la información está disponible para su consulta en la dirección antes mencionada en el horario de las 8:00 am y 5:00 pm Lunes - Viernes.

La Ciudad de Woodlake promueve la equidad de vivienda y hace que todos sus programas esta a disposición de las familias de ingresos bajos y moderados, independientemente de la edad, discapacidad, raza, color, religión, sexo, origen nacional, preferencia sexual o estado civil.

Publicado: 4 de octubre de 2017 en el Kaweah Commonwealth

City of Woodlake

AGENDA ITEM V-C

October 18, 2017

Prepared by City Staff

SUBJECT:

Action: Adoption of Resolution: Approve Site Plan 17-08, Rupp, Subject to the Listed Conditions:

1. A landscaping and irrigation plan shall be provided.
2. A grading and drainage plan showing how the storm water will be handled for the site shall be provided.
3. All fencing shall comply with the ML zone.
4. 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.
5. The monument sign must be approved by the City before installation.
6. Any future proposed use requiring a conditional use permit must meet the City's conditional use permitting process.
7. All sidewalk areas shall have ADA access.
8. The applicant shall include sidewalks along Acacia St. and W. Ropes Ave. The sidewalks along Ropes Ave will extend to the drive approach near the cell tower.
9. The property shall have a fire hydrant for fire safety on the corner of Ropes and S. Acacia.
10. Trees need to be planted on the entirety of the landscaping strip on W. Ropes Avenue. The applicant may keep the current trees.
11. "Entrance Only" and "Exit Only" signs will be installed on the gates to indicate one way traffic.
12. The drive approaches on S. Acacia street will need to be brought to ADA compliance.
13. The proposed CMU wall and fending shall not exceed 8 feet.
14. The decomposed granite areas will be replaced with gravel rock to allow for on-site drainage.
15. Proposed grass areas will be replaced with mulch to comply with State watering regulations.
16. A street light shall be installed near the corner of Acacia and Ropes (the street light will face

Acacia) and a street light shall be installed along Ropes near the middle of the property.

17. The CMU wall along Ropes Ave. will need to have a solid metal gate that allows for fire vehicle access.

18. The applicant must provide a 4 foot sidewalk along Ropes avenue near the existing utility pole.

BACKGROUND

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

The subject site is located on Acacia. The subject properties consist on two parcels totaling 1.3 acres and currently has existing industrial buildings.

Parking will be placed on the South side of the parcel.

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 is vacant industrial land. Surrounding land uses are as follows:

North: Residential Land
South: Industrial Buildings
East: Industrial Buildings
West: Agricultural Land

Sewer and water will be provided by the City of Woodlake.

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 remove the largest building on the property and will construction construct a 16,000 square foot metal building and a 1,200 square foot building.

The site plan shows 11 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 17-08, Rupp, subject to the following conditions:

1. The project shall be constructed consistent with Exhibit A, Site Plan 17-08.
2. A landscaping and irrigation plan 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 monument sign must be approved by the City before installation.
7. Any future proposed use requiring a conditional use permit must meet the City's conditional use permitting process.
8. All sidewalk areas shall have ADA access.
9. The applicant shall include sidewalks along Acacia St. and W. Ropes Ave. The sidewalks along Ropes Ave will extend to the drive approach near the cell tower.
10. The property shall have a fire hydrant for fire safety on the corner of Ropes and S. Acacia.
11. Trees need to be planted on the entirety of the landscaping strip on W. Ropes Avenue. The applicant may keep the current trees.
12. "Entrance Only" and "Exit Only" signs will be installed on the gates to indicate one way traffic.
13. The drive approaches on S. Acacia street will need to be brought to ADA compliance.
14. The proposed CMU wall and fending shall not exceed 8 feet.
15. The decomposed granite areas will be replaced with gravel rock to allow for on-site drainage.
16. Proposed grass areas will be replaced with mulch to comply with State watering regulations.

17. A street light shall be installed near the corner of Acacia and Ropes (the street light will face Acacia) and a street light shall be installed along Ropes near the middle of the property.

18. The CMU wall along Ropes Ave. will need to have a solid metal gate that allows for fire vehicle access.

19. The applicant must provide a 4 foot sidewalk along Ropes avenue near the existing utility pole.

FISCAL IMPACT:

There is no fiscal impact.

ATTACHMENTS:

1. Resolution: Approve Site Plan 17-08, Rupp, subject to conditions
2. Exhibit A: Site Plan

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

In the matter of:

APPROVING THE SITE PLAN 17-08,)
RUPP) Resolution No. 17-

Commissioner _____, offered the following resolution and moved its adoption. Approve Site Plan 17-08, Rupp

WHEREAS, the applicant is proposing to construct an industrial building on Acacia Ave. in Woodlake, and

WHEREAS, the subject property has two parcels in a light manufacturing zone designation and 1.3 Acres, and

WHEREAS, the site currently has industrial structures and the applicant proposes to construct two new industrial building and remove the largest existing building and the applicant will include on site 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 Rupp project the Site Plan Review Committee has recommended approval of Site Plan 17-08 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 17-08, Rupp, subject to the following conditions.

1. The project shall be constructed consistent with Exhibit A, Site Plan 17-08.
2. A landscaping and irrigation plan 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 monument sign must be approved by the City before installation.
7. Any future proposed use requiring a conditional use permit must meet the City's conditional use permitting process.
8. All sidewalk areas shall have ADA access.
9. The applicant shall include sidewalks along Acacia St. and W. Ropes Ave. The sidewalks along Ropes Ave will extend to the drive approach near the cell tower.
10. The property shall have a fire hydrant for fire safety on the corner of Ropes and S. Acacia.
11. Trees need to be planted on the entirety of the landscaping strip on W. Ropes Avenue. The applicant may keep the current trees.
12. "Entrance Only" and "Exit Only" signs will be installed on the gates to indicate one way traffic.
13. The drive approaches on S. Acacia street will need to be brought to ADA compliance.
14. The proposed CMU wall and fencing shall not exceed 8 feet.
15. The decomposed granite areas will be replaced with gravel rock to allow for on-site drainage.
16. Proposed grass areas will be replaced with mulch to comply with State watering regulations.
17. A street light shall be installed near the corner of Acacia and Ropes (the street light will face Acacia) and a street light shall be installed along Ropes near the middle of the property.
18. The CMU wall along Ropes Ave. will need to have a solid metal gate that allows for fire vehicle access.

19. The applicant must provide a 4-foot sidewalk along Ropes avenue near the existing utility pole.

The foregoing resolution was adopted upon a motion of Commissioner _____, second by Commissioner _____, at a regular meeting of the Woodlake Planning Commission on the 18th day of October, 2017, by the following roll call vote:

AYES: NOES:

ABSTAIN:

ABSENT:

Joe Perez, Vice-Chairman

ATTEST:

Irene Zacarias, Planning Secretary