

Date: December 13, 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 November 29, 2017 (Page 1-3)

## V. ACTION/DISCUSSION ITEMS

- A. Action: Adoption of Resolution: Approve Conditional Use Permit 17-011 Green Bean Pharm and Recommend Approval to City Council – Public Hearing (Pages 4-7)
- B. Action: Adoption of Resolution: Approve Conditional Use Permit 17-010 Valley Pure (previously CCW LLC) and Recommend Approval to City Council – Public Hearing (Pages 8-11)
- C. Action: Adoption of Resolution: Approve Conditional Use Permit 17-08 and 17-09 Top Crop and Recommend Approval to City Council (Pages 12-15)

## 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 10, 2018 (if needed) at 6:00 p.m. at City Council Chambers located at 350 North Valencia Boulevard, Woodlake, CA 93286.

Planning Commissioners:

Guillermo Valero – Chair

Johnny Varela – Vice Chair

Chuck Mann

Joe Perez

Xavier Bocanegra

**PRESENT:** Commissioners Varela, Bocanegra, Perez, Mann & Valero

**OTHERS:** City Employee Waters and Lara

**ABSENT:**

**MEETING CALLED TO ORDER AT 6:00 PM**

**PUBLIC COMMENTS** – Charles Rothbaum commented on his preference to have cannabis dispensaries in the downtown area because it attracts business. City staff mentioned that the zoning in the downtown allows for cannabis dispensaries, but that there needs to be willing owners.

IV. CONSENT CALENDAR –ACTION AND INFORMATION ITEMS

Request Approval of the Consent Calendar Action Items (IV.A)

A. Action: Approval of Minutes from November 8, 2017.

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

V. ACTION/DISCUSSION ITEMS

A. Action: Adoption of Resolution: Approve Conditional Use Permit 17-04 Rupp, 17-05 Rupp, 17-06 Rupp, and 17-07 Rupp and Recommend Approval to City Council

**Public Hearing**

City Employee Waters reported the following: the applicant is proposing to operate cannabis businesses within the City of Woodlake. All cannabis businesses require a conditional use permit from the City. The Conditional Use Permit authorizes the cannabis business to operate on a specific property.

**PUBLIC HEARING OPENED 6:04 PM**

Dustan Bagliere answered questions regarding the proposed Rupp cannabis business. He verified that the business would not have cultivation but could have other cannabis business. He also outlined the security measures that the building would have to prevent theft and encourage safety.

Mike Navarro commented that he wanted cannabis businesses to attract other business to Woodlake.

**PUBLIC HEARING CLOSED 6:30 PM**

**ON A MOTION BY PEREZ, SECOND BY BOCANEGRA IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE CONDITIONAL USE PERMIT 17-04 RUPP, 17-05 RUPP, 17-06 RUPP AND 17-07 RUPP. APPROVED UNANIMOUSLY.**

B. Action: Adoption of Resolution: Approve Conditional Use Permit 17-01, 17-02 and 17-03 Green Smart and Recommend Approval to City Council

City Employee Waters reported the following: the applicant is proposing to operate cannabis businesses within the City of Woodlake. All cannabis businesses require a conditional use permit from the City. The Conditional Use Permit authorizes the cannabis business to operate on a specific property.

**PUBLIC HEARING OPENED 6:38 PM**

**PUBLIC HEARING CLOSED 6:39 PM**

**ON A MOTION BY MANN, SECOND BY PEREZ IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE CONDITIONAL USE PERMIT 17-01, 17-02 AND 17-03 GREEN SMART. APPROVED UNANIMOUSLY.**

- C. Action: Adoption of Resolution: Approve Site Plan 17-09, Platinum Gardens, Subject to the Listed Conditions

City Employee Waters reported the following: the applicant is proposing the construction of a new metal industrial building. The subject site is located on Acacia St. The subject property consists of a vacant 1.24-acre parcel. Parking will be placed on both sides of the paved asphalt surface. 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: Industrial Buildings  
South: Vacant Industrial Land  
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. The applicant will have to comply with CEQA if a Conditional Use Permit is requested.

**ON A MOTION BY PEREZ, SECOND BY BOCANEGRA IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE SITE PLAN 17-09, PLATINUM GARDENS. APPROVED UNANIMOUSLY.**

- D. Action: Adoption of Resolution: Approve Site Plan 17-10, Green Bean Pharm, Subject to the Listed Conditions

City Employee Waters reported the following: the applicant is proposing to rehabilitate an existing building within the Service Commercial zone on 515 W. Naranjo Blvd. The subject property totaling 2.3 acres and currently has existing buildings. Parking will be placed on the East side of the parcel with the possibility of additional parking on the West side. Landscaping and irrigation will be installed in all landscaped areas located on the site. The zoning is CS, Service Commercial. The proposed structure will be required to have businesses that are compliant with the CS zone.

The subject contains is vacant industrial land. Surrounding land uses are as follows:

North: Residential Land, Vacant Land, Churches  
South: Vacant Land, Residential Zones  
East: Vacant Land, Commercial Land  
West: Agricultural Land, Vacant 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 will be subject to CEQA if a Conditional Use Permit is requested.

**ON A MOTION BY VARELA, SECOND BY PEREZ IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE SITE PLAN 17-10, GREEN BEAN PHARM. APPROVED 4-1. VALERO VOTED NO.**

VI. OTHER BUSINESS

A. Information Items from Staff

Respectfully submitted,

Jason Waters  
Acting Planning Commissioner Secretary

# City of Woodlake

## **AGENDA ITEM V-A**

**December 13, 2017**

**Prepared by Jason Waters, City Staff**

### **SUBJECT:**

**Action:** Adoption of Resolution: Approve Conditional Use Permit 17-011 Green Bean Pharm and Recommend Approval to City Council – **Public Hearing**

### **BACKGROUND**

The applicant is proposing to operate cannabis businesses within the City of Woodlake. All cannabis businesses require a conditional use permit from the City. The Conditional Use Permit authorizes the cannabis business to operate on a specific property.

### **DISCUSSION:**

The applicant is proposing to operate cannabis business on 515 W. Naranjo Blvd. The subject property consists of a single parcel totaling 2.3 acres. The current property contains an existing lumber mill, but additional improvements will be built prior to the business beginning operations.

The applicant is requesting a conditional use permit for the following cannabis business:

1. Cannabis Retailer

Cannabis businesses within the City of Woodlake require a Conditional Use Permit, Certificate of Occupancy, Business License, and a Regulatory Permit before beginning operations.

As part of the Conditional Use Permit, the City is requesting that the business comply with the following conditions:

1. Meet all City development and State Building Code requirements prior to beginning operations.
2. Meet all State requirements, laws, and regulations for cannabis businesses in the State of California.
3. Meet all City requirements, laws, and regulations found in the City's Municipal Code, including Section 5.48, which regulates cannabis businesses.
4. Pay all fees and taxes imposed by the City of Woodlake.
5. Failure to comply with any City or State regulations will be considered a violation of the Conditional Use Permit and Regulatory Permit and may result in the revocation of the Conditional Use Permit and/or Regulatory Permit.

### **ENVIRONMENTAL DOCUMENT:**

A Categorical Exemption will be prepared for the project.

**RECOMMENDATIONS:**

That the Woodlake Planning Commission approve Conditional Use Permit 17-011 Green Bean Pharm subject to the following conditions:

1. Meet all City development and State Building Code requirements prior to beginning operations.
2. Meet all State requirements, laws, and regulations for cannabis businesses in the State of California.
3. Meet all City requirements, laws, and regulations found in the City’s Municipal Code, including Section 5.48, which regulates cannabis businesses.
4. Pay all fees and taxes imposed by the City of Woodlake.
5. Failure to comply with any City or State regulations will be considered a violation of the Conditional Use Permit and Regulatory Permit and result in the revocation of the Regulatory Permit.

**FISCAL IMPACT:**

There is no fiscal impact.

**ATTACHMENTS:**

1. Resolution: Approve Conditional Use Permit 17-011 Green Bean Pharm.

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

In the matter of:

APPROVING CONDITIONAL USE PERMIT	)	
17-011 GREEN BEAN PHARM	)	Resolution No. 17-
AND RECOMMEND APPROVAL TO CITY	)	
COUNCIL	)	

Commissioner , offered the following resolution and moved its adoption. Approve Conditional Use Permit 17-011 Green Bean Pharm.

WHEREAS, the applicant is proposing to operate a cannabis business on 515 W Naranjo Blvd. in the City of Woodlake, and

WHEREAS, the subject property is a 2.3 acre parcel in a service commercial zone designation, and

WHEREAS, a Conditional Use Permit, Certificate of Occupancy, Business License, and Regulatory Permit is required for cannabis businesses, and

WHEREAS, the City Council must also approve the Conditional Use Permit, and

WHEREAS, the applicant is requesting a Conditional Use Permit for the following business:

1. Cannabis Retailer

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby approves Conditional Use Permit 17-011 Green Bean Pharm, for one year, and recommends approval to the City council, subject to the following conditions.

As part of the Conditional Use Permit, the City is requesting that the business comply with the following conditions:

1. Meet all City development and State Building Code requirements prior to beginning operations.
2. Meet all State requirements, laws, and regulations for cannabis businesses in the State of California.
3. Meet all City requirements, laws, and regulations found in the City’s Municipal Code, including Section 5.48, which regulates cannabis businesses.
4. Pay all fees and taxes imposed by the City of Woodlake.
5. Failure to comply with any City or State regulations will be considered a violation of the Conditional Use Permit and Regulatory Permit and result in the revocation of the Regulatory Permit.

The foregoing resolution was adopted upon a motion of Commissioner, second by Commissioner, at a regular meeting of the Woodlake Planning Commission on the 13th day of December, 2017, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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William Valero, Chair

ATTEST:

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Irene Zacarias, Planning Secretary

# City of Woodlake

## **AGENDA ITEM V-B**

**December 13, 2017**

**Prepared by Jason Waters, City Staff**

### **SUBJECT:**

**Action:** Adoption of Resolution: Approve Conditional Use Permit 17-010 Valley Pure (previously CCW LLC) and Recommend Approval to City Council – **Public Hearing**

### **BACKGROUND**

The applicant is proposing to operate a cannabis business within the City of Woodlake. All cannabis businesses require a conditional use permit from the City. The Conditional Use Permit authorizes the cannabis business to operate on a specific property.

### **DISCUSSION:**

The applicant is proposing to operate cannabis business on 132 N. Valencia Blvd. The subject property consists of a single parcel zoned as Central Commercial (CC). The current property contains a vacant commercial building. Additional improvements will be built prior to the business beginning operations.

The applicant is requesting a conditional use permit for the following cannabis business:

1. Cannabis Retailer

Cannabis businesses within the City of Woodlake require a Conditional Use Permit, Certificate of Occupancy, Business License, and a Regulatory Permit before beginning operations.

As part of the Conditional Use Permit, the City is requesting that the business comply with the following conditions:

1. Meet all City development and State Building Code requirements prior to beginning operations.
2. Meet all State requirements, laws, and regulations for cannabis businesses in the State of California.
3. Meet all City requirements, laws, and regulations found in the City's Municipal Code, including Section 5.48, which regulates cannabis businesses.
4. Pay all fees and taxes imposed by the City of Woodlake.
5. Failure to comply with any City or State regulations will be considered a violation of the Conditional Use Permit and Regulatory Permit and may result in the revocation of the Conditional Use Permit and/or Regulatory Permit.

### **ENVIRONMENTAL DOCUMENT:**

A Categorical Exemption will be prepared for the project.

**RECOMMENDATIONS:**

That the Woodlake Planning Commission approve Conditional Use Permit 17-010 Valley Pure (previously CCW LLC) subject to the following conditions:

1. Meet all City development and State Building Code requirements prior to beginning operations.
2. Meet all State requirements, laws, and regulations for cannabis businesses in the State of California.
3. Meet all City requirements, laws, and regulations found in the City’s Municipal Code, including Section 5.48, which regulates cannabis businesses.
4. Pay all fees and taxes imposed by the City of Woodlake.
5. Failure to comply with any City or State regulations will be considered a violation of the Conditional Use Permit and Regulatory Permit and result in the revocation of the Regulatory Permit.

**FISCAL IMPACT:**

There is no fiscal impact.

**ATTACHMENTS:**

1. Resolution: Approve Conditional Use Permit 17-010 Valley Pure.

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

In the matter of:

APPROVING CONDITIONAL USE PERMIT	)	
17-010 VALLEY PURE	)	Resolution No. 17-
AND RECOMMEND APPROVAL TO CITY	)	
COUNCIL	)	

Commissioner , offered the following resolution and moved its adoption. Approve Conditional Use Permit 17-010 Valley Pure (previously CCW LLC).

WHEREAS, the applicant is proposing to operate a cannabis business on 132 N Valencia Blvd. in the City of Woodlake, and

WHEREAS, the subject property is in a central commercial zone designation, and

WHEREAS, a Conditional Use Permit, Certificate of Occupancy, Business License, and Regulatory Permit is required for cannabis businesses, and

WHEREAS, the City Council must also approve the Conditional Use Permit, and

WHEREAS, the applicant is requesting Conditional Use Permits for the following businesses:

1. Cannabis Retailer

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby approves Conditional Use Permit 17-010 Valley Pure, for one year, and recommends approval to the City council, subject to the following conditions.

As part of the Conditional Use Permit, the City is requesting that the business comply with the following conditions:

1. Meet all City development and State Building Code requirements prior to beginning operations.
2. Meet all State requirements, laws, and regulations for cannabis businesses in the State of California.
3. Meet all City requirements, laws, and regulations found in the City’s Municipal Code, including Section 5.48, which regulates cannabis businesses.
4. Pay all fees and taxes imposed by the City of Woodlake.
5. Failure to comply with any City or State regulations will be considered a violation of the Conditional Use Permit and Regulatory Permit and result in the revocation of the Regulatory Permit.

The foregoing resolution was adopted upon a motion of Commissioner, second by Commissioner, at a regular meeting of the Woodlake Planning Commission on the 13th day of December, 2017, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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William Valero, Chair

ATTEST:

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Irene Zacarias, Planning Secretary

# City of Woodlake

## **AGENDA ITEM V-C**

**December 13, 2017**

**Prepared by Jason Waters, City Staff**

### **SUBJECT:**

**Action:** Adoption of Resolution: Approve Conditional Use Permit 17-08 and 17-09 Top Crop and Recommend Approval to City Council

### **BACKGROUND**

The applicant is proposing to operate cannabis businesses within the City of Woodlake. All cannabis businesses require a conditional use permit from the City. The Conditional Use Permit authorizes the cannabis business to operate on a specific property.

### **DISCUSSION:**

The applicant is proposing to operate cannabis business. The subject property is located at 457 S Acacia in a light manufacturing zone designation with 1.24 Acres.

The applicant is requesting conditional use permits for the following cannabis businesses:

1. Cannabis Manufacturing
2. Cannabis Cultivation

Cannabis businesses within the City of Woodlake require a Conditional Use Permit, Certificate of Occupancy, Business License, and a Regulatory Permit before beginning operations.

As part of the Conditional Use Permit, the City is requesting that the business comply with the following conditions:

1. Meet all City development and State Building Code requirements prior to beginning operations.
2. Meet all State requirements, laws, and regulations for cannabis businesses in the State of California.
3. Meet all City requirements, laws, and regulations found in the City's Municipal Code, including Section 5.48, which regulates cannabis businesses.
4. Pay all fees and taxes imposed by the City of Woodlake.
5. Failure to comply with any City or State regulations will be considered a violation of the Conditional Use Permit and Regulatory Permit and result in the revocation of the Regulatory Permit.

**ENVIRONMENTAL DOCUMENT:**

A Categorical Exemption will be prepared for the project.

**RECOMMENDATIONS:**

That the Woodlake Planning Commission approve Conditional Use Permit 17-08 and 17-09 Top Crop and Recommend Approval to City Council, subject to the following conditions:

1. Meet all City development and State Building Code requirements prior to beginning operations.
2. Meet all State requirements, laws, and regulations for cannabis businesses in the State of California.
3. Meet all City requirements, laws, and regulations found in the City’s Municipal Code, including Section 5.48, which regulates cannabis businesses.
4. Pay all fees and taxes imposed by the City of Woodlake.
5. Failure to comply with any City or State regulations will be considered a violation of the Conditional Use Permit and Regulatory Permit and result in the revocation of the Regulatory Permit.

**FISCAL IMPACT:**

There is no fiscal impact.

**ATTACHMENTS:**

1. Resolution: Approve Conditional Use Permit 17-08 and 17-09 Top Crop and Recommend Approval to City Council

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

In the matter of:

APPROVING CONDITIONAL USE PERMIT	)	
17-08 AND 17-09 TOP CROP	)	Resolution No. 17
AND RECOMMEND APPROVAL TO CITY	)	
COUNCIL	)	

Commissioner, offered the following resolution and moved its adoption. Approve Conditional Use Permit 17-08 and 17-09 Top Crop and Recommend Approval to City Council

WHEREAS, the applicant is proposing to operate a cannabis business on Ropes Ave. in the City of Woodlake, and

WHEREAS, the subject property is located at 457 S Acacia in a light manufacturing zone designation and 1.24 Acres, and

WHEREAS, a Conditional Use Permit, Certificate of Occupancy, Business License, and Regulatory Permit is required for cannabis businesses, and

WHEREAS, the City Council must also approve the Conditional Use Permit, and

WHEREAS, the applicant is requesting Conditional Use Permits for the following businesses:

1. Cannabis Manufacturing
2. Cannabis Cultivation

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby approves Conditional Use Permit 17-08 and 17-09, Top Crop, for one year, and recommends approval to the City council, subject to the following conditions.

As part of the Conditional Use Permit, the City is requesting that the business comply with the following conditions:

1. Meet all City development and State Building Code requirements prior to beginning operations.
2. Meet all State requirements, laws, and regulations for cannabis businesses in the State of California.
3. Meet all City requirements, laws, and regulations found in the City’s Municipal Code, including Section 5.48, which regulates cannabis businesses.
4. Pay all fees and taxes imposed by the City of Woodlake.
5. Failure to comply with any City or State regulations will be considered a violation of the Conditional Use Permit and Regulatory Permit and result in the revocation of the Regulatory Permit.

The foregoing resolution was adopted upon a motion of Commissioner, second by Commissioner, at a regular meeting of the Woodlake Planning Commission on the 13th day of December 2017, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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William Valero, Chair

ATTEST:

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Irene Zacarias, Planning Secretary