

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