

Date: February 28, 2018
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 January 17, 2018 (Pages 1-2)

V. ACTION/DISCUSSION ITEMS

- A. Action: Adoption of Resolution: Affirm, Modify or Deny the Planning Department's Decision for the Administrative Citation for the Property Located at 363 E. Sierra Ave. (Pages 3-9)
- B. Action: Adoption of Resolution: Approve Site Plan 17-011 Micham Storage Facility, Subject to the Listed Conditions (Pages 10-13)
- C. Action: Adoption of Resolution: Site Plan 18-001 Uncle Green, Subject to the Listed Conditions (Pages 14-20)
- D. Action: Adoption of Resolution: Approve Site Plan 18-002, 7 Points, Subject to the Listed Conditions (Pages 21-27)
- E. Action: Adoption of Resolution: Approve Site Plan 18-003 Bradford Steel Extension, Subject to the Listed Conditions (Pages 28-31)
- F. Action: Adoption of Resolution: Approve Site Plan 18-004, Ortega, Subject to the Listed Conditions (Pages 32-36)
- G. Action: Adoption of Resolution: Recommend Approval of Zoning Amendment 18-001 and General Plan Amendment 18-001 for APN's 061-070-033 & 060-070-034 to the Woodlake City Council (Pages 37- 39)

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, March 21, 2018 (if needed) at 6:00 p.m. at City Council Chambers located at 350 North Valencia Boulevard, Woodlake, CA 93286.

Planning Commissioners:

William Valero – Chair

Chuck Mann - Vice Chair

Johnny Varela

Xavier Bocanegra

PRESENT: Commissioners Varela, Bocanegra, Mann & Valero

OTHERS: City Employee Zacarias, Waters and Lara

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 from January 13, 2017.

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

V. ACTION/DISCUSSION ITEMS

A. Action: Adoption of Resolution: Approve Conditional Use Permit 17-012 Platinum Gardens 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.

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

1. 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.

ON A MOTION BY MANN, SECOND BY VARELA IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE CONDITIONAL USE PERMIT 17-012 PLATINUM GARDENS AND RECOMMEND APPROVAL TO CITY COUNCIL APPROVED UNANIMOUSLY.

VI. OTHER BUSINESS

A. Information Items from Staff

City Employee Waters – reported updates on the following:

Valley Pure – building has been gutted and they are moving along with renovations

Green Bean – a new owner has joined the staff and they are discussing funding requirements

Valley Pure (cultivation) – all is going well and building is moving towards completion. Estimated completion date is March

City Administrator Lara – reported the North Valencia project will begin in about 3-4 weeks. The walls to the Community Center will be coming up soon and project should be completed by June. Bids for AutoZone will be scheduled soon. The South Valencia project will go out to bid in February. The Castlerock Development will begin selling lots in April.

Meeting adjourned: 6:34 pm

Respectfully submitted,

Irene Zacarias
Planning Commissioner Secretary

City of Woodlake

AGENDA ITEM V-A

February 28, 2018

Prepared by Jason Waters, City Staff

SUBJECT:

Action: Adoption of Resolutions: Affirm, Modify or Deny the Planning Department's Decision for the Administrative Citation for the Property Located at 363 E. Sierra Ave.

BACKGROUND:

Mr. Granados has requested an appeal letter regarding an administrative fine received on his property located at 363 E. Sierra Ave.

DISCUSSION:

The purpose of this item is to give Mr. Granados the opportunity to appeal an administrative fine received at his property located at 363 E. Sierra. Mr. Granados received a notice indicating that his property was violating the Woodlake Municipal Code. Upon receiving the notice, Mr. Granados met with the City's Planning Department and requested that the City revoke the administrative fine. The Planning Department denied the request to revoke the fine and Mr. Granados requested the opportunity to begin the appeal process.

The citation and the City's findings regarding the citation are attached.

RECOMMENDATIONS:

City staff recommends that Commission deny the appeal.

FISCAL IMPACT:

None

ATTACHMENTS:

1. Resolution: Affirm, Modify or Deny Appeal from Mr. Granados
2. Citation and City Findings

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

In the matter of:

_____ THE PLANNING)	
DEPARTMENT'S DECISION FOR THE)	
ADMINISTRATIVE CITATION FOR)	Resolution No.
THE PROPERTY LOCATED AT)	
363 E. SIERRA)	

Commissioner _____, offered the following resolution and moved its adoption. The Planning Department's decision for the Administrative Citation located at 363 E. Sierra Ave.

WHEREAS, Mr. Granados wishes to appeal a decision by the planning department regarding an administrative citation at the property located at 363 E. Sierra Ave.; and

WHEREAS, the City of Woodlake Planning Department met with Mr. Granados regarding the citation and denied the appeal; and

WHEREAS, the Mr. Granados wishes to appeal the Planning Department decision to the Planning Commission; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission denies/affirms/modifies the Planning Department's decision for the Administrative Citation for the property located at 363 E. Sierra Ave.

The foregoing resolution was adopted upon a motion of Commissioner _____, second by Commissioner _____, at a regular meeting of the Woodlake Planning Commission on the 28th day of February 2018, by the following roll call vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

William Valero, Chair

ATTEST: _____
Irene Zacarias, Planning Commission Secretary

RE: City Findings for the Property Located at 363 E. Sierra

The City Planning Department has determined that the property at 363 E. Sierra is in violation of the Woodlake Municipal Code for the following reasons:

1. 17.64.02 Accessory Structures

M. Shipping containers shall not be permitted in any single-family or duplex residential district within the city.

363 E. Sierra is zoned for single-family residential. The Woodlake Municipal Code prohibits shipping containers in residential districts.

2. 17.16.05 Prohibited Uses

The outside placement, parking, storage or stockpiling of equipment, materials, vehicles, furnishings or commodities, not associated with the normal use, maintenance or repair of a residential dwelling or its accessory structures, and including but not limited to farm equipment, porta-potties, picking ladders, agricultural produces, produce boxes and bins, trucks larger than one ton, scrap materials, inoperable vehicles and appliances or furniture.

The Planning Department believes that the owner is storing and stockpiling equipment and materials on the property that are not associated with the use of single family residential property.

The property owner would like to appeal the Planning Department's findings and has requested a hearing with the Planning Commission to appeal the City's decision.

NOTICE

YOUR PROPERTY IS IN VIOLATION OF THE WOODLAKE MUNICIPAL CODE

- Storage within Residential Zone; violating Chapter 17.16 and/or 17.18 of the Woodlake Municipal Code**

If you have questions, please contact the City of Woodlake at 559-564-8055.



NOTICE OF PUBLIC NUISANCE

Storage container
(pic attached)

TO THE PROPERTY OWNER: 363 E. Sierra

NOTICE IS HEREBY GIVEN, That on 1-25-2018, pursuant to Section 7 of Ordinance No. 481 of the City of Woodlake as amended, The City of Woodlake declares that one or more of the conditions set forth in Section 5: (D) of said Ordinance exist(s) on your property and thereby constitute(s) a public nuisance and the said nuisance must be abated by repair, rehabilitation, demolition or removal of the said condition.

Repair or removal of the said condition must be completed and maintained by the tenth (10th) business day, 2-8-2018, following receipt of this notice in accordance with the standards of the current codes as adopted by the City of Woodlake or other standards required by law.

Failure to abate the said condition by the date specified above shall result in enforcement by citation and/or the city acquiring jurisdiction to abate the condition at the responsible person's expense pursuant to Section 11.

Any person who wishes to object to the proposed abatement of the condition cited in this notice is hereby notified that they have the right to attend a hearing at an arranged time and date with the City Administrator to be held at 350 N. Valencia Blvd., Woodlake, California. A hearing may be requested and must be scheduled prior to the date specified above. Sufficient cause must be shown as to why the condition should not be abated.

Should you have any questions or be in further need of assistance please contact our department at any of the options listed below, Monday through Friday 8:00 a.m. to 4:00 p.m.

CITY OF WOODLAKE: 559-334-4062

THE FAILURE OF ANY OWNER OR OTHER PERSON TO RECEIVE THIS NOTICE SHALL NOT AFFECT THE ENFORCEMENT OF THIS ORDINANCE.

Respectfully,

Signature of Issuer

Emmanuel Llamas
Printed Name of Issuer





City of Woodlake

AGENDA ITEM V-B

February 28, 2018

Prepared by City Staff

SUBJECT:

Action: Adoption of Resolution: Approve Site Plan 17-011, Micham Storage Facility, Subject to the Listed Conditions:

1. A landscaping and irrigation plan shall be provided.
2. The subject site shall be well maintained by insuring that the landscaping is effectively watered, mowed, pruned, fertilized, and weeded; that the irrigation system is periodically checked to insure against leaks, over spray, and watering times that are not conservation effective; and that the driveways shall be properly maintained.
3. All-weather surfaces must be provided for all storage areas and drivable areas.
4. The storage facility area must be behind a chain link fence with slats.
5. All substandard structures must be removed from the property
6. The project may not be started until the change of zone process is completed

BACKGROUND

The subject site is located at 967 E. Naranjo Blvd. The subject property consists of a parcel that is currently being used for rural residential uses.

The zoning is RA, Rural Residential. The applicant is proposing a zone change to CS, Service Commercial.

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

North: Vacant Land
South: Bravo Lake
East: Rural Residential Property
West: Uninhabited Parcel with Trees

The proposed project will complete the California Environmental Quality Act process as part of the change of zone.

DISCUSSION:

The applicant is proposing a 3,250-sq. ft. metal building.

The site plan shows that the property will have chain link fencing.

The applicant will be required to maintain landscaping within and around proposed site.

Drivable and storage areas will have all weather surfaces.

Landscaping and irrigation will be installed in all landscaped areas located on the site.

ENVIRONMENTAL DOCUMENT:

The activity will require CEQA as part of the change of zone.

RECOMMENDATIONS:

That the Woodlake Planning Commission approve Site Plan 17-011, Micham Storage Facility, subject to the following conditions:

1. The project shall be constructed consistent with Exhibit A, Site Plan 17-011.
2. A landscaping and irrigation plan shall be provided.
3. The subject site shall be well maintained by insuring that the landscaping is effectively watered, mowed, pruned, fertilized, and weeded; that the irrigation system is periodically checked to insure against leaks, over spray, and watering times that are not conservation effective; and that the driveways shall be properly maintained.
4. All-weather surfaces must be provided for all storage areas and drivable areas.
5. The storage facility area must be behind a chain link fence with slats.
6. All substandard structures must be removed from the property.
7. The project may not be started until the change of zone process is completed.

FISCAL IMPACT:

There is no fiscal impact.

ATTACHMENTS:

1. Resolution: Approve Site Plan 17-011, Micham Storage Facility, subject to conditions
2. Exhibit A: Site Plan Under Separate Cover

checked to insure against leaks, over spray, and watering times that are not conservation effective; and that the driveways shall be properly maintained.

4. All-weather surfaces must be provided for all storage areas and drivable areas.
5. The storage facility area must be behind a chain link fence with slats.
6. All substandard structures must be removed from the property.
7. The project may not be started until the change of zone process is completed.

The foregoing resolution was adopted upon a motion of Commissioner _____, second by Commissioner _____, at a regular meeting of the Woodlake Planning Commission on the 28th day of February 2018, by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

William Valero, Chair

ATTEST:

Irene Zacarias, Planning Commission Secretary

City of Woodlake

AGENDA ITEM V-C

February 28, 2018

Prepared by City Staff

SUBJECT:

Action: Adoption of Resolution: Approve Site Plan 18-001, Uncle Green, Subject to the Listed Conditions:

1. A landscaping and irrigation plan shall be provided.
2. A location for a trash enclosure to serve the businesses shall be provided on site.
- 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. Any future proposed use requiring a conditional use permit must meet the City's conditional use permitting process and must me the conditions of the permit.
7. All unpaved portions of the site shall be covered with and all-weather surface.
8. ADA compliant facilities need to be available for all employees.
9. The applicant shall include curb, gutters, lighting, and sidewalks along adjacent streets.
10. Fire hydrants need to be tested and certified.
11. Fire sprinklers need to be tested and certified.
12. Septic tanks need to be tested and certified. Capacity of tanks needs to be calculated.
13. Wells need to be tested and certified for potable water and commercial use.
14. Pumps for storm water system need to be tested and certified.
15. Security fence at front of development needs to be ornamental steel.
16. Security fence at back of development needs to be chain link with slats or ornamental steel.

17. Parking area needs to be resurfaced and striped.
18. Exterior building lighting needs to be in place around facility.
19. If project will be phased security measures need to be in place to limit access to operational areas of the facility.
20. Any section of the facility that is being used needs to be brought up to current fire and building code.
21. Any section of the facility being used needs to be aesthetically enhanced.

BACKGROUND

The subject site is located at 36348 Road 196 (Naranjo Blvd.). The subject property consists of a parcel and building that was previously used for manufacturing.

The zoning is ML, Light Manufacturing.

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

North: Agriculture
South: Agriculture
East: Packing House
West: Packing House

The proposed project will complete and Initial Study and Mitigated Negative Declaration as part of the CEQA process.

DISCUSSION:

The applicant is proposing to use a portion of the existing industrial site for cannabis businesses. The property will have ornamental and chain link fencing consistent with zoning requirements.

The applicant will be required to maintain landscaping within and around proposed site.

Drivable and storage areas will have all weather surfaces. The parking lot area will need to be resurfaced and restriped.

The applicant will need to determine if the existing water, sewer and storm drain systems are sufficient for the proposed use. If the proposed use requires additional capacity, the applicant will be required to provide that capacity.

The applicant will be required to provide a grading/drainage plan to ensure that storm water runoff is handled.

ENVIRONMENTAL DOCUMENT:

The activity will require CEQA.

RECOMMENDATIONS:

That the Woodlake Planning Commission approve Site Plan 18-001, Uncle Green, subject to the following conditions:

1. The project shall be constructed consistent with Exhibit A, Site Plan 18-001.
2. A landscaping and irrigation plan shall be provided.
3. A location for a trash enclosure to serve the businesses shall be provided on site.
4. A grading and drainage plan showing how the storm water will be handled for the site shall be provided.
5. All fencing shall comply with the ML zone.
6. 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.
7. Any future proposed use requiring a conditional use permit must meet the City's conditional use permitting process and must me the conditions of the permit.
8. All unpaved portions of the site shall be covered with and all-weather surface.
9. ADA compliant facilities need to be available for all employees.
10. The applicant shall include curb, gutters, lighting, and sidewalks along adjacent streets.
11. Fire hydrants need to be tested and certified.
12. Fire sprinklers need to be tested and certified.
13. Septic tanks need to be tested and certified. Capacity of tanks needs to be calculated.
14. Wells need to be tested and certified for potable water and commercial use.
15. Pumps for storm water system need to be tested and certified.
16. Security fence at front of development needs to be ornamental steel.
17. Security fence at back of development needs to be chain link with slats or ornamental steel.
18. Parking area needs to be resurfaced and striped.

19. Exterior building lighting needs to be in place around facility.

20. If project will be phased security measures need to be in place to limit access to operational areas of the facility.

21. Any section of the facility that is being used needs to be brought up to current fire and building to code.

22. Any section of the facility being used needs to be aesthetically enhanced.

FISCAL IMPACT:

There is no fiscal impact.

ATTACHMENTS:

1. Resolution: Approve Site Plan 18-001, Uncle Green, 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 18-001)
UNCLE GREEN) Resolution No.

Commissioner _____, offered the following resolution and moved its adoption. Approve Site Plan 18-001, Uncle Green

WHEREAS, the applicant is proposing to rehabilitate and industrial building at 36348 Road 196 (Naranjo Blvd.) in Woodlake, and

WHEREAS, the subject property is in ML, Light Manufacturing, 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 Uncle Green project the Site Plan Review Committee has recommended approval of Site Plan 18-001 subject to conditions to the Planning Commission, and

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 will meet the requirements of the California Environmental Quality Act.
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 18-001, Uncle Green, subject to the following conditions.

1. The project shall be constructed consistent with Exhibit A, Site Plan 18-001.
2. A landscaping and irrigation plan shall be provided.
3. A location for a trash enclosure to serve the businesses shall be provided on site.
4. A grading and drainage plan showing how the storm water will be handled for the site shall be provided.

5. All fencing shall comply with the ML zone.
6. 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 striped.
7. Any future proposed use requiring a conditional use permit must meet the City's conditional use permitting process and must meet the conditions of the permit.
8. All unpaved portions of the site shall be covered with an all-weather surface.
9. ADA compliant facilities need to be available for all employees.
10. The applicant shall include curb, gutters, lighting, and sidewalks along adjacent streets.
11. Fire hydrants need to be tested and certified.
12. Fire sprinklers need to be tested and certified.
13. Septic tanks need to be tested and certified. Capacity of tanks needs to be calculated.
14. Wells need to be tested and certified for potable water and commercial use.
15. Pumps for storm water system need to be tested and certified.
16. Security fence at front of development needs to be ornamental steel.
17. Security fence at back of development needs to be chain link with slats or ornamental steel.
18. Parking area needs to be resurfaced and striped.
19. Exterior building lighting needs to be in place around facility.
20. If project will be phased security measures need to be in place to limit access to operational areas of the facility.
21. Any section of the facility that is being used needs to be brought up to current fire and building code.
22. Any section of the facility being used needs to be aesthetically enhanced.

The foregoing resolution was adopted upon a motion of Commissioner _____, second by Commissioner _____, at a regular meeting of the Woodlake Planning Commission on the 28th day of February 2018, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

William Valero, Chair

ATTEST:

Irene Zacarias, Planning Commission Secretary

City of Woodlake

AGENDA ITEM V-D

February 28, 2018

Prepared by City Staff

SUBJECT:

Action: Adoption of Resolution: Approve Site Plan 18-002, 7 Points, Subject to the Listed Conditions:

1. A landscaping and irrigation plan shall be provided.
2. A location for a trash enclosure to serve the businesses shall be provided on site.
- 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. Any future proposed use requiring a conditional use permit must meet the City's conditional use permitting process and must me the conditions of the permit.
7. All unpaved portions of the site shall be covered with and all-weather surface.
8. ADA compliant facilities need to be available for all employees.
9. The applicant shall include curb, gutters, lighting, and sidewalks along Naranjo Blvd.
10. Fire hydrants need to be tested and certified.
11. Fire sprinklers need to be installed, tested and certified.
12. Septic tanks need to be tested and certified. Capacity of tanks needs to be calculated.
13. Wells need to be tested and certified for potable water and commercial use.
14. Pumps for storm water system need to be tested and certified.
15. Security fence at front of development needs to be ornamental steel.
16. Security fence at back of development needs to be chain link with slats or ornamental steel.

17. Parking area needs to be resurfaced and striped.
18. Exterior building lighting needs to be in place around facility.
19. If project will be phased security measures need to be in place to limit access to operational areas of the facility.
20. Any section of the facility that is being used needs to be brought up to current fire and building code.
21. Any section of the facility being used needs to be aesthetically enhanced.
22. All development and improvements cannot take place until the property has been annexed into Woodlake City Limits.

BACKGROUND

The subject site is located at 19535 Ave 344. The subject property consists of a parcel and building that was previously used as a packing house.

The proposed zoning is ML, Light Manufacturing.

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

North: Commercial Development
South: Agriculture
East: Packing House
West: Agriculture

The proposed project will complete an Initial Study and Mitigated Negative Declaration as part of the CEQA process.

DISCUSSION:

The applicant is proposing to use the existing industrial site for cannabis businesses and potentially add an additional industrial building. The property will have ornamental and chain link fencing consistent with zoning requirements.

The applicant will be required to maintain landscaping within and around proposed site.

Unpaved areas will have all-weather surfaces. The parking lot area will need to be resurfaced and restriped.

The applicant will need to determine if the existing water, sewer and storm drain systems are sufficient for the proposed use. If the proposed use requires additional capacity, the applicant will be required to provide that capacity.

The applicant will be required to provide a grading/drainage plan to ensure that storm water runoff is handled.

This property is outside of City Limits, the site plan does not go into effect until the site has been annexed.

ENVIRONMENTAL DOCUMENT:

The activity will require CEQA.

RECOMMENDATIONS:

That the Woodlake Planning Commission approve Site Plan 18-002, 7 Points, subject to the following conditions:

1. The project shall be constructed consistent with Exhibit A, Site Plan 18-002.
2. A landscaping and irrigation plan shall be provided.
3. A location for a trash enclosure to serve the businesses shall be provided on site.
4. A grading and drainage plan showing how the storm water will be handled for the site shall be provided.
5. All fencing shall comply with the ML zone.
6. 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.
7. Any future proposed use requiring a conditional use permit must meet the City's conditional use permitting process and must meet the conditions of the permit.
8. All unpaved portions of the site shall be covered with an all-weather surface.
9. ADA compliant facilities need to be available for all employees.
10. The applicant shall include curb, gutters, lighting, and sidewalks along Naranjo Blvd.
11. Fire hydrants need to be tested and certified.
12. Fire sprinklers need to be installed, tested and certified.
13. Septic tanks need to be tested and certified. Capacity of tanks needs to be calculated.
14. Wells need to be tested and certified for potable water and commercial use.
15. Pumps for storm water system need to be tested and certified.
16. Security fence at front of development needs to be ornamental steel.

17. Security fence at back of development needs to be chain link with slats or ornamental steel.
18. Parking area needs to be resurfaced and striped.
19. Exterior building lighting needs to be in place around facility.
20. If project will be phased security measures need to be in place to limit access to operational areas of the facility.
21. Any section of the facility that is being used needs to be brought up to current building and fire code.
22. Any section of the facility being used needs to be aesthetically enhanced.
23. All development and improvements cannot take place until the property has been annexed into Woodlake City Limits.

FISCAL IMPACT:

There is no fiscal impact.

ATTACHMENTS:

1. Resolution: Approve Site Plan 18-002, 7 Points, 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 18-002)
SEVEN POINTS) Resolution No.

Commissioner _____, offered the following resolution and moved its adoption.
Approve Site Plan 18-002, Seven Points

WHEREAS, the applicant is proposing to rehabilitate and add an industrial building at 19535 Ave 344, and

WHEREAS, the proposed zone for the site is ML, Light Manufacturing, 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 7 Points project the Site Plan Review Committee has recommended approval of Site Plan 18-002 subject to conditions to the Planning Commission, and

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 will meet the requirements of the California Environmental Quality Act.
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 18-002, 7 Points, subject to the following conditions.

1. The project shall be constructed consistent with Exhibit A, Site Plan 18-002.
2. A landscaping and irrigation plan shall be provided.
3. A location for a trash enclosure to serve the businesses shall be provided on site.
4. A grading and drainage plan showing how the storm water will be handled for the site shall be provided.

5. All fencing shall comply with the ML zone.
6. 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 striped.
7. Any future proposed use requiring a conditional use permit must meet the City's conditional use permitting process and must meet the conditions of the permit.
8. All unpaved portions of the site shall be covered with an all-weather surface.
9. ADA compliant facilities need to be available for all employees.
10. The applicant shall include curb, gutters, lighting, and sidewalks along Naranjo Blvd.
11. Fire hydrants need to be tested and certified.
12. Fire sprinklers need to be installed, tested and certified.
13. Septic tanks need to be tested and certified. Capacity of tanks needs to be calculated.
14. Wells need to be tested and certified for potable water and commercial use.
15. Pumps for storm water system need to be tested and certified.
16. Security fence at front of development needs to be ornamental steel.
17. Security fence at back of development needs to be chain link with slats or ornamental steel.
18. Parking area needs to be resurfaced and striped.
19. Exterior building lighting needs to be in place around facility.
20. If project will be phased security measures need to be in place to limit access to operational areas of the facility.
21. Any section of the facility that is being used needs to be brought up to current building and fire code.
22. Any section of the facility being used needs to be aesthetically enhanced.
23. All development and improvements cannot take place until the property has been annexed into Woodlake City Limits.

The foregoing resolution was adopted upon a motion of Commissioner _____, second by Commissioner _____, at a regular meeting of the Woodlake Planning Commission on the 28th day of February 2018, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

William Valero, Chair

ATTEST:

Irene Zacarias, Planning Commission Secretary

City of Woodlake

AGENDA ITEM V-E

February 28, 2018

Prepared by City Staff

SUBJECT:

Action: Adoption of Resolution: Approve Site Plan 18-003, Bradford Steel Extension, Subject to the Listed Conditions:

1. The project shall meet minimum building and fire setback requirements.
2. The project shall meet all fire safety requirements.
3. All-weather surfaces must be provided for all storage areas and drivable areas.

BACKGROUND

The subject site is located at 1344 W Bravo Ave.. The subject property consists of a parcel that is currently being used for industrial purposes.

The subject contains an existing steel construction business. Surrounding land uses are as follows:

North: Agricultural Land
South: Agricultural Land
East: Commercial and Industrial Properties
West: Agricultural Land

The proposed project is exempt from the California Environmental Quality Act.

DISCUSSION:

The applicant is proposing a 19,600 sqft extension to the existing business. The building will not be fully enclosed but must meet minimum building and fire setback requirements.

ENVIRONMENTAL DOCUMENT:

The activity is not a project under CEQA.

RECOMMENDATIONS:

That the Woodlake Planning Commission approve Site Plan 18-003, Bradford Steel, subject to the following conditions:

1. The project shall be constructed consistent with Exhibit A, Site Plan 18-003.
2. The project shall meet minimum building and fire setback requirements.

3. The project shall meet all fire safety requirements.

4. All-weather surfaces must be provided for all storage areas and drivable areas.

FISCAL IMPACT:

There is no fiscal impact.

ATTACHMENTS:

1. Resolution: Approve Site Plan 18-003, Bradford Steel, subject to conditions
2. Exhibit A: Site Plan

The foregoing resolution was adopted upon a motion of Commissioner _____, second by Commissioner _____, at a regular meeting of the Woodlake Planning Commission on the 28th day of February 2018, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

William Valero, Chair

ATTEST:

Irene Zacarias, Planning Commission Secretary

City of Woodlake

AGENDA ITEM V-F

February 28, 2018

Prepared by City Staff

SUBJECT:

Action: Adoption of Resolution: Approve Site Plan 18-004, Ortega, Subject to the Listed Conditions:

1. The project shall be constructed consistent with Exhibit A, Site Plan 18-004
2. The applicant shall connect to City sewer and water lines.
3. The City shall review and approve a landscaping and irrigation plan for the project. Said landscaping and irrigation shall be installed prior to occupancy. The front and side yards must be landscaped prior to occupancy.
4. The building facades shall be approved by the City.
5. The applicant shall install offsite improvements, including curbs, gutters, sidewalks, and street lights.
6. 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.
7. The applicant will complete a subdivision map prior to construction.
8. The applicant will “red curb” the curb located on the west side of the proposed subdivision.
9. The applicant will work with the Woodlake Fire District on the placement of a fire hydrant.
10. The applicant will have a lighting and landscaping district for the landscaped areas located on the West and North areas of the site that will be landscaped.
11. The applicant will construct a block fence on the west side of the property.
12. Sidewalk in front of property should be ADA compliant.

BACKGROUND

The subject site is located at 380 and 388 E Lakeview. The subject property consists of two vacant parcels in an R-3 zone.

Surrounding land uses are as follows:

North: Residential
South: Residential
East: Residential
West: Residential

The proposed project is exempt from the California Environmental Quality Act.

DISCUSSION:

The applicant is proposing 7 single-family residential units. The applicant is proposing a design that allows the properties to maximize yard and livable space on small parcels. The project is an infill project that would develop a vacant property that is surrounded by developed properties.

ENVIRONMENTAL DOCUMENT:

The activity is not a project under CEQA.

RECOMMENDATIONS:

That the Woodlake Planning Commission approve Site Plan 18-004, Ortega, subject to the following conditions:

1. The project shall be constructed consistent with Exhibit A, Site Plan 18-004
2. The applicant shall connect to City sewer and water lines.
3. The City shall review and approve a landscaping and irrigation plan for the project. Said landscaping and irrigation shall be installed prior to occupancy. The front and side yards must be landscaped prior to occupancy.
4. The building facades shall be approved by the City.
5. The applicant shall install offsite improvements, including curbs, gutters, sidewalks, and street lights.
6. 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.
7. The applicant will complete a subdivision map prior to construction.
8. The applicant will “red curb” the curb located on the west side of the proposed subdivision.
9. The applicant will work with the Woodlake Fire District on the placement of a fire hydrant.
10. The applicant will have a lighting and landscaping district for the landscaped areas located on the West and North areas of the site that will be landscaped.

11. The applicant will construct a block fence on the west side of the property.

12. Sidewalk in front of property should be ADA compliant.

FISCAL IMPACT:

There is no fiscal impact.

ATTACHMENTS:

1. Resolution: Approve Site Plan 18-004, Ortega, 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 18-004)
ORTEGA) Resolution No.

Commissioner _____, offered the following resolution and moved its adoption. Approve Site Plan 18-004, Ortega.

WHEREAS, the applicant is proposing to construct an industrial building and provide construction storage at 1344 W Bravo Ave in Woodlake, and

WHEREAS, the subject property is in an R-3 zone.

WHEREAS, the proposed request has been processed consistent with Chapter 54, Site Plan Review, of the Woodlake Zoning Ordinance, and

WHEREAS, upon review of the Ortega project the Site Plan Review Committee has recommended approval of Site Plan 18-004 subject to conditions to the Planning Commission, and

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 will meet the requirements of the California Environmental Quality Act.
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 18-004, Ortega, subject to the following conditions.

1. The project shall be constructed consistent with Exhibit A, Site Plan 18-004
2. The applicant shall connect to City sewer and water lines.
3. The City shall review and approve a landscaping and irrigation plan for the project. Said landscaping and irrigation shall be installed prior to occupancy. The front and side yards must be landscaped prior to occupancy.
4. The building facades shall be approved by the City.

5. The applicant shall install offsite improvements, including curbs, gutters, sidewalks, and street lights.
6. 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.
7. The applicant will complete a subdivision map prior to construction.
8. The applicant will “red curb” the curb located on the west side of the proposed subdivision.
9. The applicant will work with the Woodlake Fire District on the placement of a fire hydrant.
10. The applicant will have a lighting and landscaping district for the landscaped areas located on the West and North areas of the site that will be landscaped.
11. The applicant will construct a block fence on the west side of the property.
12. Sidewalk in front of property should be ADA compliant.

The foregoing resolution was adopted upon a motion of Commissioner _____, second by Commissioner _____, at a regular meeting of the Woodlake Planning Commission on the 28th day of February 2018, by the following roll call vote:

AYES:
 NOES:
 ABSTAIN:
 ABSENT:

 William Valero, Chair

ATTEST: _____
 Irene Zacarias, Planning Commission Secretary

City of Woodlake

AGENDA ITEM V-G

February 28, 2018

Prepared by City Staff

SUBJECT:

Action: Adoption of Resolution: Recommend Approval of Zoning Amendment 18-001 and General Plan Amendment 18-001 for APNs 061-070-033 & 060-070-034 to the Woodlake City Council

BACKGROUND

The applicant is proposing to operate a commercial storage facility at APNs 061-070-033 & 060-070-034. This use would necessitate a change of zone and land use.

DISCUSSION:

General Plan Amendment 18-001

The subject territory is designated very low density by the Land Use Element of the Woodlake General Plan. As proposed, the proposed project would not be consistent with the current land use. Staff is recommending that the general plan be amended to redesignate the subject property to Service Commercial.

Zoning Ordinance Amendment 18-001

To implement General Plan Amendment 18-001, the subject property needs to be rezoned to a district that is consistent with the Service Commercial. Staff has concluded that the appropriate zone is Service Commercial.

ENVIRONMENTAL DOCUMENT:

An Initial Study and Negative Declaration has been prepared.

RECOMMENDATIONS:

That the Woodlake Planning Commission recommend approval of Zoning Amendment 18-001 and General Plan Amendment 18-001 for APNs 061-070-033 & 060-070-034 to the Woodlake City Council.

FISCAL IMPACT:

There is no fiscal impact.

ATTACHMENTS:

1. Resolution: Recommend Approval of Zoning Amendment 18-001 and General Plan Amendment 18-001 for APNs 061-070-033 & 060-070-034 to the Woodlake City Council

