

Date: November 21, 2018
Time: 6:00 p.m.
Place: Woodlake Community Center
145 North Magnolia
Woodlake, CA 93286

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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 October 17, 2018

V. ACTION/DISCUSSION ITEMS

- A. Action: Approve Regulatory and Conditional Use Permits 18-001, 18-002, and 18-003, Uncle Green and Recommend Approval to City Council – **PUBLIC HEARING**

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, December 12, 2018 (if needed) at 6:00 p.m. at City Council Chambers located at 145 North Magnolia, Woodlake, CA 93286.

Planning Commissioners:

William Valero – Chair

Chuck Mann - Vice Chair

Johnny Varela

Xavier Bocanegra

Michael Navarro

PRESENT: Commissioners Bocanegra, Varela, Mann, Navarro & Valero

OTHERS: City Employees Waters, Griswold and Zacarias

ABSENT:

MEETING CALLED TO ORDER AT 6:00 PM

PUBLIC COMMENTS – None

IV. CONSENT CALENDAR –ACTION AND INFORMATION ITEMS

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

A. Action: Approval of Minutes from September 19, 2018.

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: Approving Tentative Subdivision Map 18-01, Castle Rock Park Phase 3

Community Services Director Waters reported the following: the applicant is proposing to amend the previously approved Castle Rock Park Tentative Map. The amended map alters the street pattern of the development, adds park space, increases the number of lots (from 53 to 59) and does not substantially change the scope of the project. The applicant is proposing to amend Tentative Subdivision Map 03-01 Castle Rock Park #2 to build a 59-unit single family residential subdivision that will also include a park and pedestrian trail. Vehicular access is provided at Wutchumna Avenue, Holly Street, and Orangewood Drive. A park is centrally located to the proposed lots and can be accessed via a pedestrian trail. A storm system will be built that connects to the City's existing storm drain system. Lot sizes will range from approximately 5,300 square feet to 10,330 square feet, with most lots ranging from 6,000 to 7,000 square feet. The width of the subdivision's roadways will vary in width from 56 feet to 60 feet curb to curb. As a condition of approval, the developer will install curb, gutters, sidewalks and lighting. The City will also require the applicant to enter into a subdivision agreement with the City that further outlines the development standards of the subdivision

PUBLIC COMMENT OPENED: 6:20 PM

Daniel Corona, 414 E. Sequoia, Woodlake – Mr. Corona was concerned that the back fence to his property would not provide privacy. He was assured the fence would meet all city standards.

PUBLIC COMMENT CLOSED: 6:25 PM

ON A MOTION BY NAVARRO, SECOND BY MANN IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE TENTATIVE SUBDIVISION MAP 18-01, CASTLE ROCK PARK PHASE 3. APPROVED UNANIMOUSLY.

B. Information: Approving Lot Line Adjustment 18-002, Lowmac Inc.

Community Services Director Waters reported the following: this is an Administrative Resolution of the City Planner/Engineer of the City of Woodlake approving a Lot Line Adjustment for Robert Lowery of Lowmac Inc. The City Planner and the City Engineer have reviewed said proposal and determined that the following findings were pertinent in evaluation the proposal:

1. The applicant wishes to adjust the lot lines between APN 061-020-042 and APN 061-020-043, and
2. The subject property is Zoned R-1-6, Residential Single Family
3. No new parcels will be created; therefore, the requirements of the Subdivision Map Act shall be applicable as per Section 66412(d) of the California Government Code. This proposal also meets all requirements of the Woodlake Subdivision Ordinance

4. The proposal as been determined to be Categoricaly Exempt as defined in Section 15305 (a) of the California Environmental Quality Act of 1970 (CEQA).

VI. OTHER BUSINESS

A. Information Items from Staff

Community Services Director Waters – Reported the ribbon cutting for the Woodlake Community Center will be on Friday at 10 am. The South Valencia project should be completed in 6 months. The North Magnolia project should be completed in 3 months. AutoZone has started fencing their work site area and should begin construction soon. Green Bean should begin construction soon. City staff will be meeting with Rupp staff on Thursday to discuss construction plans. Alsumiri Park project is moving along and looking great.

Meeting adjourned: 6:52 pm

Respectfully submitted,

Irene Zacarias
Planning Commissioner Secretary

City of Woodlake

AGENDA ITEM V-A

November 21, 2018

Prepared by City Staff

SUBJECT:

Action: Adoption of Resolution: Approve Regulatory and Conditional Use Permits 18-001, 18-002, and 18-003, Uncle Green 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 use an existing industrial site for a cannabis cultivation, distribution and manufacturing business. The site is located at 34368 Rd 196, Woodlake, CA.

The applicant is requesting a conditional use permit and regulatory permit for the following cannabis businesses:

1. Cannabis Cultivation
2. Cannabis Distribution
3. Cannabis Manufacturing

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:

The activity has an approved Mitigated Negative Declaration.

RECOMMENDATIONS:

That the Woodlake Planning Commission approve Regulatory and Conditional Use Permits 18-001, 18-002, and 18-003, Uncle Green 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 Regulatory and Conditional Use Permits 18-001, 18-002, and 18-003, Uncle Green 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 PERMITS)	
18-001, 18-002, AND 18-003, UNCLE GREEN)	Resolution No. 18-
AND RECOMMEND APPROVAL TO CITY)	
COUNCIL)	

Planning Commissioner, offered the following resolution and moved its adoption. Approve Regulatory and Conditional Use Permits 18-001, 18-002, and 18-003 Uncle Green and Recommend Approval to City Council

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

WHEREAS, the subject property is located at 36348 Road 196, Woodlake, CA (APN: 059-090-002) in a light industrial zone designation, and

WHEREAS, the applicant has an approved Mitigated Negative Declaration, 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 the Regulatory Permit, and

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

1. Cannabis Cultivation
2. Cannabis Distribution
3. Cannabis Manufacturing

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby approves Regulatory and Conditional Use Permits 18-001, 18-002, and 18-003 Uncle Green and Recommend Approval to 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 Planning Commissioner, second by Planning Commissioner, at a regular meeting of the Woodlake Planning Commission on the 21st day of November 2018, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

William Valero, Chair

ATTEST:

Irene Zacarias, Planning Secretary