

PRESENT: Commissioners Bocanegra, Navarro & Valero

OTHERS: City Employees Waters, Llamas and Zacarias

ABSENT: Mann & Varela

MEETING CALLED TO ORDER AT 6:00 PM

City Clerk administered the oath of office to newly appointed Planning Commissioner, Michael Navarro.

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 March 28, 2018.

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

V. ACTION/DISCUSSION ITEMS

A. Action: Adoption of Resolution: Receive Comments and Recommend Annexation and Zone Change 18-001 for APN's 059-110-024, 059-110-029, 059-110-022 and 059-110-022 to the Woodlake City Council – **PUBLIC HEARING**

City Employee Waters reported the following: All annexations must be approved by the Woodlake Planning Commission and the Woodlake City Council. Upon approval of the annexation and zone change, an annexation application will be sent to Tulare County LAFCo for final approval. The proposed annexation includes APNs 059-110-024, 059-110-029, 059-090-022 and 059-110-022. Each parcel is within the City's Sphere of Influence and is contiguous to the existing city limit boundaries. The area consists of an unused industrial building and packing houses. The annexation would allow the City to incorporate parcels that wish to have City services such as fire, police, planning, water, and sewer. Prior to requesting annexation, the City must "pre-zone" the property to a zone consistent with the City of Woodlake's Zoning ordinance. The County zone designation for the property is M-1 (Light Manufacturing) and upon annexation the City would zone it LI (Light Industrial). The existing land use is Industrial and that would remain upon annexation. A negative declaration has been prepared on the proposed project. Commissioner Valero opened the meeting to public comment.

PUBLIC COMMENT OPENED: 6:05 PM

PUBLIC COMMENT CLOSED: 6:05 PM

Commissioner Navarro asked if this had any environmental impact. City Employee Waters stated no.

Commissioner Valero reopened public comment.

PUBLIC COMMENT OPENED 6:07 PM

Danny Castillo, 19955 Lone Oak Dr., Woodlake – Mr. Castillo asked if the annexation would affect his business located across the street. City Employee Waters stated no.

PUBLIC COMMENT CLOSED 6:09 PM

ON A MOTION BY NAVARRO, SECOND BY BOCANEGRA IT WAS VOTED TO ADOPT THE RESOLUTION AND RECEIVE COMMENTS AND RECOMMEND ANNEXATION AND ZONE CHANGE. APPROVED UNANIMOUSLY.

B. Action: Adoption of Resolution: Approve Conditional Use Permit 18-005 Woodlake Christian Center and Recommend Approval to the City Council.

City Employee Waters reported the following: the applicant is proposing to covert a residential unit located at 780 N Valencia Blvd to an office, meeting room, and activities space for the Woodlake Christian Center. A Conditional Use Permit is required in this

case because the proposed use is considered to be unique. As part of the Conditional Use Permit, the City is requesting that the Church comply with the following conditions:

1. All restrooms converted to commercial/office restrooms must be reconverted to residential restrooms prior to selling the property or using the property for residential uses. This requirement is because the applicant removed the showers from the home.
2. Fencing compliant with the City's Improvement Standards must be installed on the site.
3. The business hours of the property must be limited to the hours between 7PM and 10PM.
4. The City may request additional parking or handicap parking if existing parking cannot accommodate the proposed use.
5. The home cannot be used as a residential dwelling because it lacks the required facilities.
6. The home must have commercial fire protection and lighting because it is operating as a commercial/office building.
7. Failure to comply with any City or State regulations will be considered a violation of the Conditional Use Permit.

Commissioner Valero opened the meeting to public comment.

PUBLIC COMMENT OPENED 6:13 PM

Robert Salinas, 799 N. Valencia, Woodlake – Mr. Salinas thanked the Planning Commission for their time and stated they are in agreement with all the conditions. Commissioner Valero asked if a specific material for the fencing needed to be used and why was fencing required. City Employee Waters stated the City is not requiring a specific material but the fencing was needed for privacy and security reasons. Commissioner Bocanegra asked if kids would need to be crossing the street to get to the church office. Mr. Salinas stated no, only adults.

Becky Aguilar, 800 N. Valencia, Woodlake – Mrs. Aguilar stated their only concern was regarding the fencing. How it would look and if they were also responsible for the cost. City Employee Waters stated no.

PUBLIC COMMENT CLOSED 6:23 PM

ON A MOTION BY NAVARRO, SECOND BY BOCANEGRA IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE CONDITIONAL USE PERMIT 18-005. APPROVED UNANIMOUSLY.

VI. OTHER BUSINESS

A. Information Items from Staff

City Employee Waters – Reported the new Woodlake Magazine will be delivered to homes starting next week and the focus for this edition will be the new Parks and Recreation program. This edition will highlight the upcoming sports like soccer and basketball. Soccer signups are from June to August with the league starting soon after. Basketball will run in the fall season. The North Valencia project was delayed for about 3 weeks but is back on schedule. The street should be open by Rodeo week and curb and gutter should be done by late May. The new coffee shop is close to opening by the end of the week. The cannabis store possibly by the end of next week.

Meeting adjourned: 6:30 pm

Respectfully submitted,

Irene Zacarias

