

Date: June 19, 2019
Time: 6:00 p.m.
Place: Woodlake Community Center
145 North Magnolia
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 December 12, 2018 (Pages 1-3)

V. ACTION/DISCUSSION ITEMS

- A. Action: Adoption of Resolution: Approve Site Plan 19-004, Woodlake Concord, Subject to the Listed Conditions (Pages 4-10)
- B. Action: Adoption of Resolution: Approve Site Plan 19-005, Consolidated Gardens, Subject to the Listed Conditions (Pages 11-18)
- C. Action: Adoption of Resolution: Approve Site Plan 19-006, Startz Commercial, Subject to Listed Conditions (Pages 19-25)
- D. Action: Adoption of Resolution: Approve Site Plan 19-007, Ropes Industrial Park, Subject to the Listed Conditions (Pages 26-32)

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, July 17, 2019 (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 Navarro, Varela, Mann & Valero

OTHERS: City Employees Lara, Waters, Griswold and Zacarias

ABSENT: Bocanegra

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 November 21, 2018.

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

V. ACTION/DISCUSSION ITEMS

A. Action: Adoption of Resolution: Receive Comments and Recommend Annexations 18-002, for APN’s 060-170-088 and 060-170-016 and General Plan Amendment and Zone Change 18-002 for APN’s 060-170-015, 060-170-088, and 060-170-016 to the Woodlake City Council - **PUBLIC HEARING**

Community Services Director 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 060-170-088 and 060-170-016. Each parcel is within the City’s Sphere of Influence and is contiguous to the existing city limit boundaries. The area consists of orchards on land that is owned by the City.

The annexation would allow the City to incorporate parcels that will eventually be used as a storm drain basin for the City of Woodlake.

Prior to requesting annexation, the City must “pre-zone” the property to a zone consistent with the City of Woodlake’s Zoning ordinance. The City is also recommending a rezone and General Plan amendment of 060-170-015. The following zones are being recommended for each parcel:

<u>County Zone Designation</u>		<u>Proposed City Zone</u>
060-170-088	AE-20	ML
060-170-016	AE-20	ML
<u>Not Annexed</u>	<u>Current City Zone</u>	<u>Proposed City Zone</u>
060-170-015	ML	ML

The County zone designation for the annexed property is AE-20 (Agriculture 20-Acre minimum) and upon annexation the City would zone it ML (Light Manufacturing).

The City must also change the currently land use of the property in order to accommodate the new zone designation. The proposed change in land use requires a General Plan Amendment. The following land uses are recommended for each parcel:

	<u>Current Land Use</u>	<u>Proposed Land Use</u>
060-170-088	Agriculture	Industrial
060-170-016	Agriculture	Industrial
<u>Not Annexed</u>		
060-170-015	Agriculture	Industrial

A categorical exemption will be prepared for the project.

PUBLIC COMMENT OPENED: 6:15 PM

PUBLIC COMMENT CLOSED: 6:15 PM

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

B. Action: Adoption of Resolution: Annual Renewal of CUP's with Conditions

PUBLIC HEARING

Community Services Director Waters reported the following: The Woodlake Municipal Code requires that the City renew CUPs issued within the City. The City's ordinances indicate that CUPs must be renewed annually if the uses are to continue on a property. Attached are the proposed renewals for 2019.

The City is recommending an approval condition on CUP 17-11 Green Bean. The project has not been completed and the City would like to request a 6-month extension instead of a one-year extension to encourage the developer to complete the project.

ON A MOTION BY NAVARRO, SECOND BY MANN IT WAS VOTED TO ADOPT THE RESOLUTION AND RENEWAL THE LISTED CUP'S. APPROVED UNANIMOUSLY.

VI. OTHER BUSINESS

A. Information Items from Staff

City Administrator Lara – Reported the North Magnolia project should be completed in the next few weeks. The South Valencia project currently has underground work going on and will continue with a completion date in May 2019. 7 Points should be ready to open in March. The ribbon cutting for Alsumiri Park is scheduled for December 28th at 10:00 am.

Meeting adjourned: 6:37 pm

Respectfully submitted,

Irene Zacarias
Planning Commissioner Secretary

CUP	Name
02-03	car wash
02-04	food pantry- moved/ closed at this location
07-01	Cervantes/ El Charro Rodeo
08-01	tattoo parlor- arnold
09-01	Family Health Care Network
14-02	flower shop
17-01	green smart
17-02	Green Smart
17-03	Green Smart
17-08	top crop
17-09	Top Crop
17-10	Valley Pure
17-11	green bean
17-12	Platinum gardents
17-04	rupp
17-05	rupp
17-06	rupp
17-07	rupp
18-01	uncle green
18-02	uncle green
18-03	uncle green
18-04	butonwillow
18-05	woodlake christain center
18-06	7 points
18-07	7 points
18-08	7 points
18-09	premium extracts

City of Woodlake

AGENDA ITEM V-A

June 19, 2019

Prepared by City Staff

SUBJECT:

Action: Adoption of Resolution: Approve Site Plan 19-004, Woodlake Concord, 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 each 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 uses requiring a conditional use permit shall meet the City's conditional use permitting process and must meet the conditions of the permit.
7. All improvements shall meet ADA standards.
8. A lighting plan showing the placement of street lights shall be provided and street lights shall be installed by the applicant.
9. The applicant shall provide roads, curb, gutters, and sidewalks as shown on the site plan.
10. All buildings shall meet current fire code requirements including fire sprinklers and back flow preventers.
11. Hydrants shall be installed at locations approved by the Woodlake Fire District.
12. Any existing wells intended for commercial use shall be tested and certified for potable water.
13. A stormwater system that diverts water to an onsite storm drain facility shall be provided.
14. The applicant shall connect to City water service.
15. The project shall comply with the California Environmental Quality Act.

16. On-site lighting will be required

17. Electrical utilities will need to be undergrounded.

18. The applicant shall provide a septic system or shall connect to the City's sewer system.

BACKGROUND

The subject site is a 17.8 acre site located at on Naranjo Blvd. and South Blair Rd. The subject property consists of a parcel that is used as an orchard.

The proposed zoning is ML, Light Manufacturing.

The subject is industrial land with an orchard. Surrounding land uses are as follows:

North: Agriculture

South: Agriculture, Some Rural Residential

East: Agriculture

West: Industrial Sites

The proposed project will complete the CEQA process prior to final approval of the project.

DISCUSSION:

The applicant is proposing to subdivide the land into industrial lots. The attached site plan shows the location of the improvements and the lots.

Following approval of the site plan, the applicant will begin the CEQA process and submit a tentative and final map for approval.

The City is requiring the applicant to meet the conditions found in the resolution as part of the site plan.

ENVIRONMENTAL DOCUMENT:

The proposed activity will require that applicant to comply with CEQA.

RECOMMENDATIONS:

That the Woodlake Planning Commission approve Site Plan 19-004, Woodlake Concord, subject to the following 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 each 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 uses requiring a conditional use permit shall meet the City's conditional use permitting process and must meet the conditions of the permit.
7. All improvements shall meet ADA standards.
8. A lighting plan showing the placement of street lights shall be provided and street lights shall be installed by the applicant.
9. The applicant shall provide roads, curb, gutters, and sidewalks as shown on the site plan.
10. All buildings shall meet current fire code requirements including fire sprinklers and back flow preventers.
11. Hydrants shall be installed at locations approved by the Woodlake Fire District.
12. Any existing wells intended for commercial use shall be tested and certified for potable water.
13. A stormwater system that diverts water to an onsite storm drain facility shall be provided.
14. The applicant shall connect to City water service.
15. The project shall comply with the California Environmental Quality Act.
16. On-site lighting will be required
17. Electrical utilities will need to be undergrounded.
18. The applicant shall provide a septic system or shall connect to the City's sewer system.

FISCAL IMPACT:

There is no fiscal impact.

ATTACHMENTS:

1. Resolution: Approve Site Plan 19-004, Woodlake Concord 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 19-004)
WOODLAKE CONCORD) Resolution No.

Commissioner _____, offered the following resolution and moved its adoption. Approve Site Plan 19-004, Woodlake Concord

WHEREAS, the applicant is proposing to subdivide and develop an industrial park, 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 Woodlake Concord project the Site Plan Review Committee has recommended approval of Site Plan 19-004 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 as part of the Tentative/Final Map Process.
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.
4. The project will be develop as shown in Exhibit A

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Site Plan Permit 19-004, Woodlake Concord, subject to the following 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 each 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 uses requiring a conditional use permit shall meet the City's conditional use permitting process and must meet the conditions of the permit.
7. All improvements shall meet ADA standards.
8. A lighting plan showing the placement of street lights shall be provided and street lights shall be installed by the applicant.
9. The applicant shall provide roads, curb, gutters, and sidewalks as shown on the site plan.
10. All buildings shall meet current fire code requirements including fire sprinklers and back flow preventers.
11. Hydrants shall be installed at locations approved by the Woodlake Fire District.
12. Any existing wells intended for commercial use shall be tested and certified for potable water.
13. A stormwater system that diverts water to an onsite storm drain facility shall be provided.
14. The applicant shall connect to City water service.
15. The project shall comply with the California Environmental Quality Act.
16. On-site lighting will be required
17. Electrical utilities will need to be undergrounded.
18. The applicant shall provide a septic system or shall connect to the City's sewer system.

The foregoing resolution was adopted upon a motion of Commissioner _____, second by Commissioner _____, at a regular meeting of the Woodlake Planning Commission on the 19th day of June 2019, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

William Valero, Chair

ATTEST:

Irene Zacarias, Planning Commission Secretary

STATE ROUTE 216 AVE. 344

ROAD 204



SITE PLAN
1" = 40'-0"

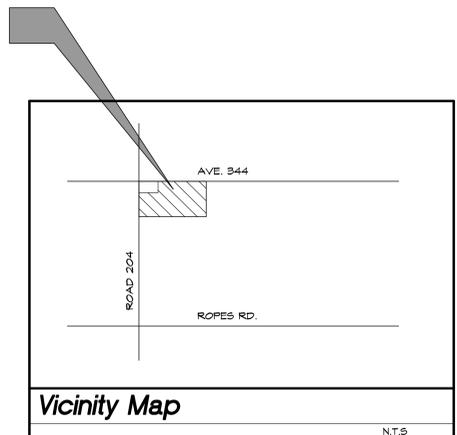
LEGEND	
	PROPERTY LINE
	LOT LINE
	CENTER LINE
	(P) CURB AND GUTTER
	(P) STREETLIGHT
	(P) SIDEWALK
	(P) PERMANENT PAVING

TREE	BOTANICAL NAME / COMMON NAME	SIZE
	PISTACIA CHINENSIS / CHINESE PISTACHE ORANGE FALL COLOR-DICIDUOUS H=30'	15 GAL
	LAGERSTROEMIA INDICA / RED PINK GRAPE MYRTLE - RED PINK BLOOMS SUMMER - DECIDUOUS H=20'	15 GAL
	ARBUTUS MARINA / STRAWBERRY MADRONE SUMMER - DECIDUOUS H=25'	15 GAL

SHRUB	BOTANICAL NAME / COMMON NAME	SIZE
	CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER / FEATHER REED GRASS	1 GAL
	COLEONEMA PULCHRUM 'SUNSET GOLD' / GOLDEN BREATH OF HEAVEN	5 GAL
	JUNCUS PATENS 'ELK BLUE' / SPREADING RUSH	1 GAL
	CALLISTEMON VIMINALIS / DWARF BOTTLEBRUSH	1 GAL

SHRUB LEGEND

Project Location



REVISIONS	
REV	DESCRIPTION

CR CONSULTING GROUP
DESIGN AND ENGINEERING
RESIDENTIAL, COMMERCIAL, INDUSTRIAL

CR CONSULTING GROUP
2515 TULLUMNE ST.,
FRESNO, CA 93721
PH.#559-286-4605
FAX#559-412-2044
email: ccr@crconsultinggroup.com

PROJECT TITLE

PROPOSED SITE DEVELOPMENT
RD. 204 AND AVE. 344
Woodlake, CA.



PROJECT NUMBER: 19-01

DRAWING TITLE

SITE PLAN

SCALE: As noted
PLOT DATE: 02/19/19
DRAWN BY: CRR

SHEET NO.
A1.1

City of Woodlake

AGENDA ITEM V-B

June 19, 2019

Prepared by City Staff

SUBJECT:

Action: Adoption of Resolution: Approve Site Plan 19-005, Consolidated Gardens, 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 uses requiring a conditional use permit shall meet the City's conditional use permitting process and must meet the conditions of the permit.
7. All improvements shall meet ADA standards.
8. A lighting plan showing the placement of street lights shall be provided and street lights shall be installed by the applicant.
9. The applicant shall provide roads, curb, gutters, and sidewalks as shown on the site plan.
10. All buildings shall meet current fire code requirements including fire sprinklers and back flow preventers.
11. Hydrants shall be installed at locations approved by the Woodlake Fire District.
12. Any existing wells intended for commercial use shall be tested and certified for potable water.
13. A stormwater system that diverts water to a nearby storm drain facility on site shall be provided.
14. The applicant shall connect to City water services.
15. The project shall comply with the California Environmental Quality Act.

16. The applicant shall provide water storage on site for fire suppression. If the existing tank is used for water storage, the applicant must provide an engineering report showing it meets structural and capacity rules.
17. The applicant shall remove all unpermitted structures.
18. The applicant shall provide access lanes on site.
19. The applicant shall work with the City on obtaining all necessary land dedication exchanges.
20. On-site lighting will be required.
21. The applicant shall provide a septic system or connect to City sewer services
22. Alignment at Bravo shall match the development to the north.
23. At least 2/3 of a street will be constructed along Bravo to allow access to and from the site.

BACKGROUND

The subject site is and 1.4 acre site located at on Naranjo Blvd and Road 196. The subject property consists of a parcel that is used for industrial purposes.

The proposed zoning is ML, Light Manufacturing.

The subject is industrial land with an orchard. Surrounding land uses are as follows:

North: Industrial Site
South: Agriculture
East: Industrial Site
West: Industrial Site

The proposed project will complete the CEQA process prior to final approval of the project.

DISCUSSION:

The applicant is proposing to use the proposed site as an industrial site. The attached site plan shows the location of the improvements.

Following approval of the site plan, the applicant will begin the CEQA process prior to final approval

The City is requiring the applicant to meet the conditions found in the resolution as part of the site plan.

ENVIRONMENTAL DOCUMENT:

The proposed activity will require that applicant to comply with CEQA.

RECOMMENDATIONS:

That the Woodlake Planning Commission approve Site Plan 19-005, Consolidated Gardens, subject to the following 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 uses requiring a conditional use permit shall meet the City's conditional use permitting process and must meet the conditions of the permit.
7. All improvements shall meet ADA standards.
8. A lighting plan showing the placement of street lights shall be provided and street lights shall be installed by the applicant.
9. The applicant shall provide roads, curb, gutters, and sidewalks as shown on the site plan.
10. All buildings shall meet current fire code requirements including fire sprinklers and back flow preventers.
11. Hydrants shall be installed at locations approved by the Woodlake Fire District.
12. Any existing wells intended for commercial use shall be tested and certified for potable water.
13. A stormwater system that diverts water to a nearby storm drain facility on site shall be provided.
14. The applicant shall connect to City water services.
15. The project shall comply with the California Environmental Quality Act.
16. The applicant shall provide water storage on site for fire suppression. If the existing tank is used for water storage, the applicant must provide an engineering report showing it meets structural and capacity rules.
17. The applicant shall remove all unpermitted structures.
18. The applicant shall provide access lanes on site.

19. The applicant shall work with the City on obtaining all necessary land dedication exchanges.
20. On-site lighting will be required.
21. The applicant shall provide a septic system or connect to City sewer services
22. Alignment at Bravo shall match the development to the north.
23. At least 2/3 of a street will be constructed along Bravo to allow access to and from the site.

FISCAL IMPACT:

There is no fiscal impact.

ATTACHMENTS:

1. Resolution: Approve Site Plan 19-005, Consolidated Gardens 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 19-005)
CONSOLIDATED GARDENS) Resolution No.

Commissioner _____, offered the following resolution and moved its adoption. Approve Site Plan 19-005, Consolidated Gardens

WHEREAS, the applicant is proposing to subdivide and develop an industrial park, 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 Consolidated Gardens project the Site Plan Review Committee has recommended approval of Site Plan 19-005 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 prior to final approval.
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.
4. The project will be develop as shown in Exhibit A

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Site Plan Permit 19-005, Consolidated Gardens, subject to the following 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 uses requiring a conditional use permit shall meet the City's conditional use permitting process and must meet the conditions of the permit.
7. All improvements shall meet ADA standards.
8. A lighting plan showing the placement of street lights shall be provided and street lights shall be installed by the applicant.
9. The applicant shall provide roads, curb, gutters, and sidewalks as shown on the site plan.
10. All buildings shall meet current fire code requirements including fire sprinklers and back flow preventers.
11. Hydrants shall be installed at locations approved by the Woodlake Fire District.
12. Any existing wells intended for commercial use shall be tested and certified for potable water.
13. A stormwater system that diverts water to a nearby storm drain facility on site shall be provided.
14. The applicant shall connect to City water services.
15. The project shall comply with the California Environmental Quality Act.
16. The applicant shall provide water storage on site for fire suppression. If the existing tank is used for water storage, the applicant must provide an engineering report showing it meets structural and capacity rules.
17. The applicant shall remove all unpermitted structures.
18. The applicant shall provide access lanes on site.
19. The applicant shall work with the City on obtaining all necessary land dedication exchanges.
20. On-site lighting will be required.
21. The applicant shall provide a septic system or connect to City sewer services
22. Alignment at Bravo shall match the development to the north.

23. At least 2/3 of a street will be constructed along Bravo to allow access to and from the site.

The foregoing resolution was adopted upon a motion of Commissioner _____, second by Commissioner _____, at a regular meeting of the Woodlake Planning Commission on the 19th day of June 2019, 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

June 19, 2019

Prepared by City Staff

SUBJECT:

Action: Adoption of Resolution: Approve Site Plan 19-006, Startz Commercial, 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 added to the plan.
3. A grading and drainage plan showing how the storm water will be handled for the site shall be provided.
4. The building shall comply with the Woodlake DD-X overlay 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 uses requiring a conditional use permit shall meet the City's conditional use permitting process and must meet the conditions of the permit.
7. All improvements shall meet ADA standards.
8. All buildings shall meet current fire code requirements including fire sprinklers and back flow preventers.
9. Hydrants shall be installed at locations approved by the Woodlake Fire District.
10. Per Caltrans' request, the applicant shall remove the drive approach located on Valencia Blvd.
11. The project shall comply with the California Environmental Quality Act.
12. Sewer and water service sizes need to be verified and must accommodate the needs of the project.
13. On site lighting will be required.
14. Block wall on south property line will be required.
15. Streetlights on Palm will be required.

BACKGROUND

The subject site is located on the southwest corner of Naranjo and Valencia. The subject property consists of a carwash.

The proposed zoning is CS, Service Commercial

The subject is industrial land with an orchard. Surrounding land uses are as follows:

North: Commercial, Restaurant
South: Commercial and Residential
East: Vacant Land
West: Commercial, Auto Shop

The proposed project will complete the CEQA process.

DISCUSSION:

The applicant is proposing to remove the car wash and replace it with a two-story, mixed use commercial and residential building. The attached site plan shows the location of the improvements and the lots.

The City is requiring the applicant to meet the conditions found in the resolution as part of the site plan.

ENVIRONMENTAL DOCUMENT:

The proposed activity will require that applicant to comply with CEQA.

RECOMMENDATIONS:

That the Woodlake Planning Commission approve Site Plan 19-006, Startz Commercial, subject to the following conditions:

1. A landscaping and irrigation plan shall be provided.
2. A location for a trash enclosure to serve the businesses shall be added to the plan.
3. A grading and drainage plan showing how the storm water will be handled for the site shall be provided.
4. The building shall comply with the Woodlake DD-X overlay 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 uses requiring a conditional use permit shall meet the City's conditional use permitting process and must meet the conditions of the permit.

7. All improvements shall meet ADA standards.
8. All buildings shall meet current fire code requirements including fire sprinklers and back flow preventers.
9. Hydrants shall be installed at locations approved by the Woodlake Fire District.
10. Per Caltrans' request, the applicant shall remove the drive approach located on Valencia Blvd.
11. The project shall comply with the California Environmental Quality Act.
12. Sewer and water service sizes need to be verified and must accommodate the needs of the project.
13. On site lighting will be required.
14. Block wall on south property line will be required.
15. Streetlights on Palm will be required.

FISCAL IMPACT:

There is no fiscal impact.

ATTACHMENTS:

1. Resolution: Approve Site Plan 19-006, Startz Commercial 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 19-006)
STARTZ COMMERCIAL) Resolution No.

Commissioner _____, offered the following resolution and moved its adoption. Approve Site Plan 19-006, Startz Commercial

WHEREAS, the applicant is proposing to develop a two-story, mixed use residential and commercial building, and

WHEREAS, the proposed zone for the site is CS, Service Commercial with a Downtown District Overlay, 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 CS zone, and

WHEREAS, upon review of the Startz Commercial project the Site Plan Review Committee has recommended approval of Site Plan 19-006 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 prior to final approval.
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.
4. The project will be develop as shown in Exhibit A

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Site Plan Permit 19-006, Startz Commercial, subject to the following conditions.

1. A landscaping and irrigation plan shall be provided.
2. A location for a trash enclosure to serve the businesses shall be added to the plan.

3. A grading and drainage plan showing how the storm water will be handled for the site shall be provided.
4. The building shall comply with the Woodlake DD-X overlay 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 uses requiring a conditional use permit shall meet the City's conditional use permitting process and must meet the conditions of the permit.
7. All improvements shall meet ADA standards.
8. All buildings shall meet current fire code requirements including fire sprinklers and back flow preventers.
9. Hydrants shall be installed at locations approved by the Woodlake Fire District.
10. Per Caltrans' request, the applicant shall remove the drive approach located on Valencia Blvd.
11. The project shall comply with the California Environmental Quality Act.
12. Sewer and water service sizes need to be verified and must accommodate the needs of the project.
13. On site lighting will be required.
14. Block wall on south property line will be required.
15. Streetlights on Palm will be required.

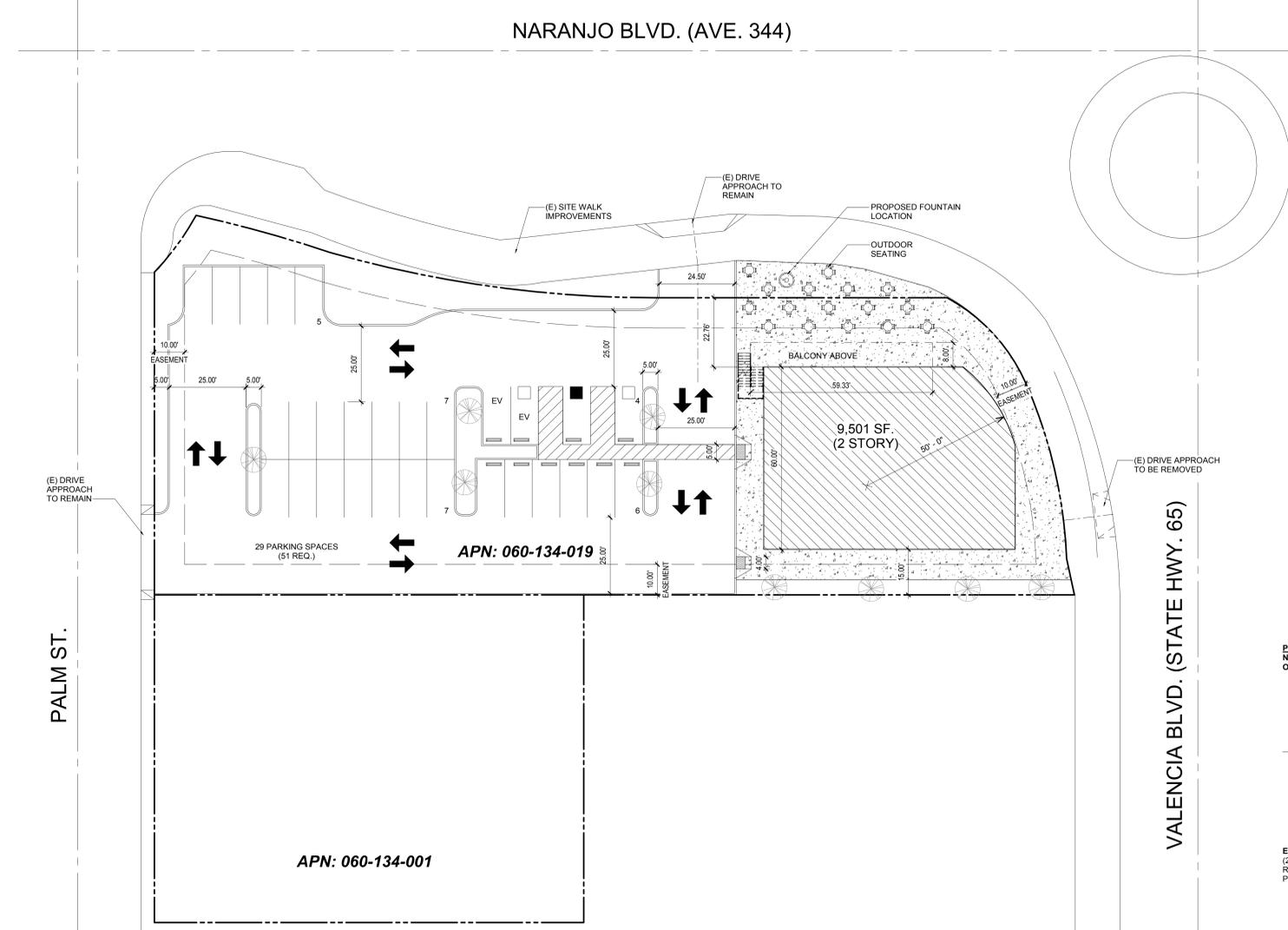
The foregoing resolution was adopted upon a motion of Commissioner _____, second by Commissioner _____, at a regular meeting of the Woodlake Planning Commission on the 19th day of June 2019, by the following roll call vote:

AYES:
 NOES:
 ABSTAIN:
 ABSENT:

 William Valero, Chair

ATTEST:

 Irene Zacarias, Planning Commission Secretary



PARKING REQUIRED:
 NOTE: PER 2016 CBC TABLE 11B-208.2 PARKING SPACES & 2018 COUNTY OF TULARE CODE OF ORDINANCES, CHAPTER 10, SEC. 192.

2,391 S.F. NEW RETAIL SPACE (1ST FLR.) (1:350):	7 SPACES
2,391 S.F. NEW RESTAURANT SPACE (1ST FLR.) (1:100):	24 SPACES
4,782 S.F. NEW OFFICE SPACE (2ND FLR.) (1:250):	20 SPACES
TOTAL REQUIRED:	51 SPACES
TOTAL PROVIDED:	29 SPACES

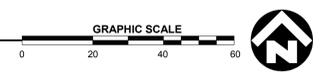
2 - ACCESSIBLE PARKING SPACES REQUIRED:
 1 - STANDARD ACCESSIBLE PARKING SPACE PROVIDED
 1 - VAN ACCESSIBLE PARKING SPACE PROVIDED

3 - DESIGNATED PARKING SPACES REQUIRED
 (2016 CalGreen Code Sec. 5.106.5.2):
 3 - DESIGNATED PARKING SPACE PROVIDED

EV CHARGING SPACES REQUIRED:
 (2016 CalGreen Code Sec. 5.106.5.3)
 REQUIRED: 2
 PROVIDED: 2

BASED ON PROVIDED PARKING SPACES

SITE PLAN BUILDING TOTAL SF.: 9,564
 1" = 20'-0"



NEW OFFICE / RETAIL / RESTAURANT CENTER
SW CORNER INTERSECTION OF NARANJO BLVD. & VALENCIA BLVD.
WOODLAKE, CA

MARK	△	△	△	△	△	△	△
ISSUED FOR							
OWNER REVIEW							
DATE	5-29-19						

Project No.: 05-1-19503
 SITE PLAN - OPTION 5C

City of Woodlake

AGENDA ITEM V-D

June 19, 2019

Prepared by City Staff

SUBJECT:

Action: Adoption of Resolution: Approve Site Plan 19-007, Ropes Industrial Park, 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 each 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 uses requiring a conditional use permit shall meet the City's conditional use permitting process and must meet the conditions of the permit.
7. All improvements shall meet ADA standards.
8. A lighting plan showing the placement of street lights shall be provided and street lights shall be installed by the applicant.
9. The applicant shall provide roads, curb, gutters, and sidewalks as shown on the site plan.
10. All buildings shall meet current fire code requirements including fire sprinklers and back flow preventers.
11. Hydrants shall be installed at locations approved by the Woodlake Fire District.
12. Any existing wells intended for commercial use shall be tested and certified for potable water.
13. A stormwater system that diverts water to a nearby storm drain facility shall be provided.
14. The City may request the applicant connect to City sewer services and provide sewer infrastructure.
15. The applicant shall connect to City water services.

16. The project shall comply with the California Environmental Quality Act.

17. On-site lighting will be required.

BACKGROUND

The subject site is an 18.24 acre site located at on West Ropes and Mulberry Street. The subject property consists of a parcel that is used as an orchard.

The proposed zoning is ML, Light Manufacturing.

The subject is industrial land with an orchard. Surrounding land uses are as follows:

North: Agriculture
South: Vacant Land
East: Agriculture
West: Industrial Site

The proposed project will complete the CEQA process prior to final approval of the project.

DISCUSSION:

The applicant is proposing to subdivide the land into industrial lots. The attached site plan shows the location of the improvements and the lots.

Following approval of the site plan, the applicant will begin the CEQA process and submit a tentative and final map for approval.

The City is requiring the applicant to meet the conditions found in the resolution as part of the site plan.

ENVIRONMENTAL DOCUMENT:

The proposed activity will require that applicant to comply with CEQA.

RECOMMENDATIONS:

That the Woodlake Planning Commission approve Site Plan 19-007, Ropes Industrial Park, subject to the following 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 each 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.
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14. The City may request the applicant connect to City sewer services and provide sewer infrastructure.
15. The applicant shall connect to City water services.
16. The project shall comply with the California Environmental Quality Act.
17. On-site lighting will be required.

FISCAL IMPACT:

There is no fiscal impact.

ATTACHMENTS:

1. Resolution: Approve Site Plan 19-007, Ropes Industrial Park 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 19-007)
ROPES INDUSTRIAL PARK) Resolution No.

Commissioner _____, offered the following resolution and moved its adoption. Approve Site Plan 19-007, Ropes Industrial Park

WHEREAS, the applicant is proposing to subdivide and develop an industrial park, 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 Ropes Industrial Park project the Site Plan Review Committee has recommended approval of Site Plan 19-007 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 as part of the Tentative/Final Map Process.
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.
4. The project will be develop as shown in Exhibit A

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Site Plan Permit 19-007, Ropes Industrial Park, subject to the following 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 each 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.
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13. A stormwater system that diverts water to a nearby storm drain facility shall be provided.
14. The City may request the applicant connect to City sewer services and provide sewer infrastructure.
15. The applicant shall connect to City water services.
16. The project shall comply with the California Environmental Quality Act.
17. On-site lighting will be required.

The foregoing resolution was adopted upon a motion of Commissioner _____, second by Commissioner _____, at a regular meeting of the Woodlake Planning Commission on the 19th day of June 2019, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

William Valero, Chair

ATTEST:

Irene Zacarias, Planning Commission Secretary

TENTATIVE SUBDIVISION EXHIBIT

FOR:
CITY OF WOODLAKE
350 NORTH VALENCIA
WOODLAKE, CA 93286
(559) 564-8055

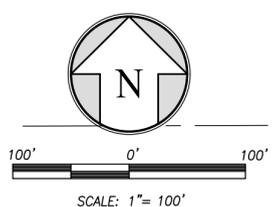
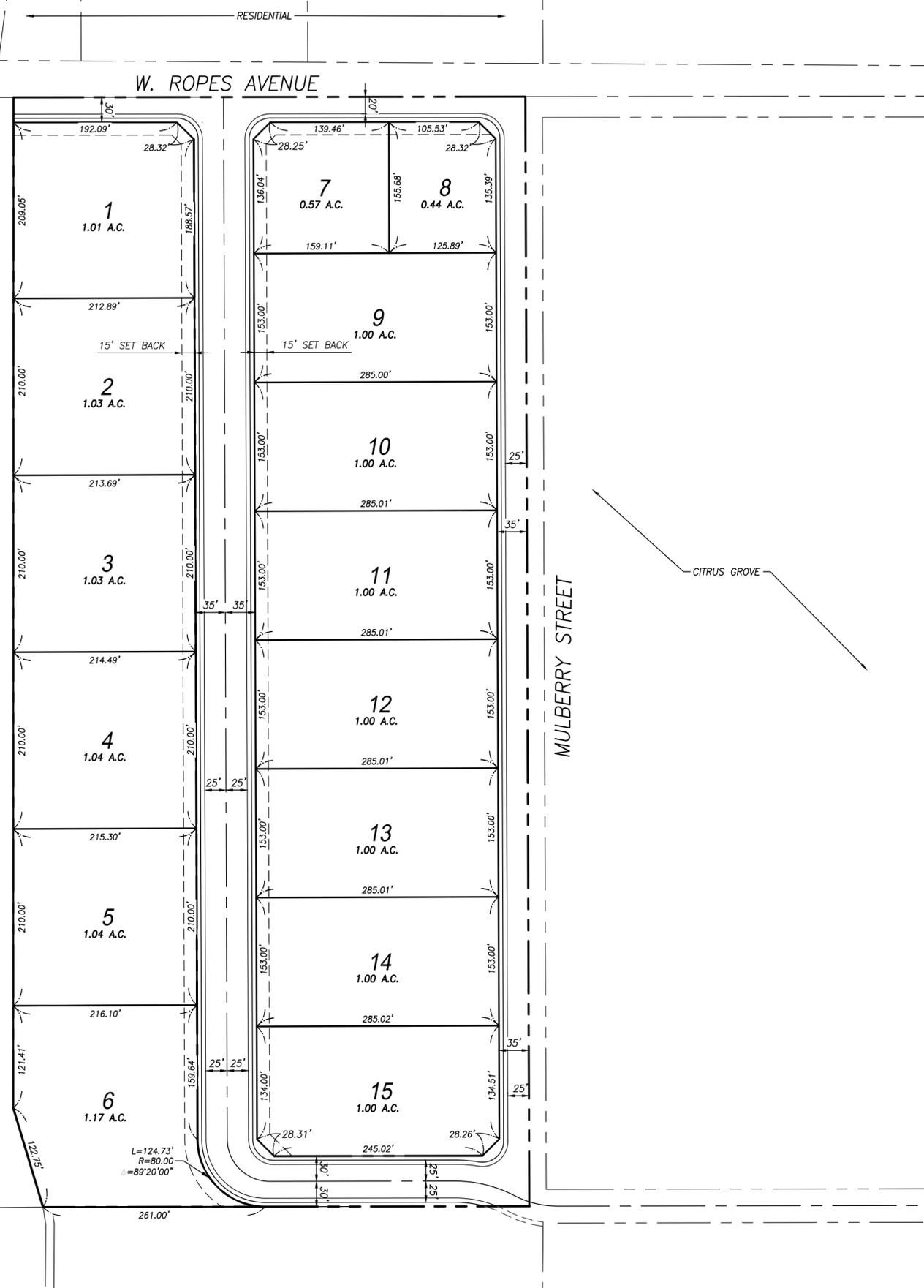
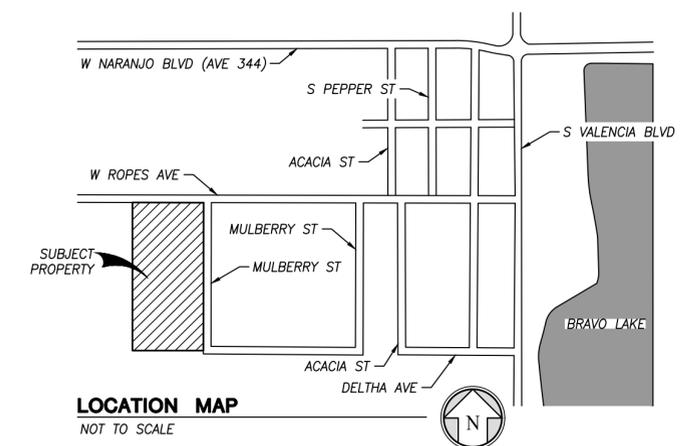
BY:
QK
901 EAST MAIN STREET
VISALIA, CA 93292
TEL: (559) 733-0440
WWW.QKINC.COM

NOTES

1. DATE OF PREPARATION: MAY 2, 2019
2. ZONE: LIGHT INDUSTRIAL GENERAL PLAN: COMMERCIAL INDUSTRIAL
3. ALL DISTANCES SHOWN ARE IN FEET & DECIMALS THEREOF AND ARE APPROXIMATE.
4. GROSS PARCEL AREA = 18.24 ACRES; GROSS DENSITY = 1.10 UNIT/ACRES;
NET PARCEL AREA = 15.5 ACRES.
5. EXISTING LAND USE: VACANT.
6. PROPOSED LAND USE: COMMERCIAL.
7. IMPROVEMENTS TO CONFORM TO APPLICABLE ORDINANCES & STATUTES.
8. EASEMENTS FOR PUBLIC UTILITIES TO BE PROVIDED AS REQUIRED.
9. NOT SUBJECT TO INUNDATION OR OVERFLOW, UNLESS OTHERWISE NOTED.
10. NATURAL GAS BY: THE GAS COMPANY
11. TELEPHONE BY: AT&T
12. POWER BY: SOUTHERN CALIFORNIA EDISON CO.
13. CABLE T.V. BY: CHARTER COMMUNICATIONS
14. DOMESTIC WATER BY: CITY OF WOODLAKE
15. SEWAGE DISPOSAL BY: CITY OF WOODLAKE
16. REFUSE COLLECTION BY: CITY OF WOODLAKE
17. DRAINAGE: SURFACE FLOW AND EXTENSION OF EXISTING STORM DRAIN SYSTEM.
18. WATER QUANTITY: AS PER CITY STANDARDS.
19. OFF STREET PARKING: 2 SPACES/UNIT.
20. BUILDING HEIGHT - MAXIMUM 45'
21. BUILDING SET BACKS: FRONT - 15', SIDE AND REAR - 0'

LEGEND

- — — — — PROPERTY LINE
- — — — — ROAD CENTERLINE
- — — — — TOP OF CURB
- — — — — BACK OF SIDEWALK



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