

Date: October 16, 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 June 19, 2019 (Pages 1-2)

V. ACTION/DISCUSSION ITEMS

- A. Action: Adoption of Resolution: Approve Site Plan 19-008, Woodlake Gas Station, Subject to the Listed Conditions: (Pages 3-8)

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, November 20, 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, Bocanegra

OTHERS: City Employees Lara and Waters

ABSENT: Valero

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 December 12, 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: Approve Site Plan 19-004, Woodlake Concord, Subject to the Listed Conditions

Employee Waters reported that the applicant is proposing to subdivide the land into industrial lots. 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, which are listed in the agenda.

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

B. Action: Adoption of Resolution: Approve Site Plan 19-005, Consolidated Gardens, Subject to the Listed Conditions

Employee Waters reported that the applicant is proposing to use the site as an industrial site, that could be used for cannabis. The attached site plan shows the location of the improvements.

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

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

C. Action: Adoption of Resolution: Approve Site Plan 19-006, Startz Commercial, Subject to Listed Conditions

Employee Waters reported that 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 Commission asked if the design was final and Employee Waters indicated that they were in the design phase but that the building design would like be similar to what was shown.

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

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

- D. Action: Adoption of Resolution: Approve Site Plan 19-007, Ropes Industrial Park, Subject to the Listed Conditions

Employee Waters reported that the applicant is proposing to subdivide the land into industrial lots. 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, which are listed in the agenda.

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

VI. OTHER BUSINESS

- A. Information Items from Staff

City Administrator Lara –The South Valencia project was still underway but should be completed soon. 7 Points should be ready to open in the fall.

Meeting adjourned: 6:50 pm

Respectfully submitted,

Jason Waters
Acting Planning Commissioner Secretary

City of Woodlake

AGENDA ITEM V-A

October 16, 2019

Prepared by City Staff

SUBJECT:

Action: Adoption of Resolution: Approve Site Plan 19-008, Woodlake Gas Station, Subject to the Listed Conditions:

1. A landscaping and irrigation plans shall be provided and approved by the City. MWELo requirements shall be followed.
2. A grading and drainage plan showing how the storm water will be handled for the site shall be provided and approved by the City. Storm water shall be maintained on-site.
3. The building shall comply with the Woodlake DD-X overlay zone.
4. 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.
5. All improvements shall meet ADA compliance.
6. All buildings shall meet current fire code requirements including fire sprinklers, if necessary, and back flow preventers.
7. Hydrants shall be installed at locations approved by the Woodlake Fire District.
8. The center line on Naranjo Blvd. shall meet Caltrans' requested location.
9. The applicant shall post "No Parking" signs along Naranjo in a manner that meets the California Manual on Uniform Traffic Control Devices (CA MUTCD).
10. Streetlights shall be provided on Naranjo and Mulberry in locations requested by the City. Streetlights along Naranjo shall meet the downtown design standards.
11. Sidewalks along Naranjo shall meet the downtown decorative design standards. Sidewalks along Mulberry shall meet Woodlake's Improvement Standards.
12. The corner at Mulberry and Naranjo shall be designed in the downtown design standard form.
13. All signs shall comply with Woodlake's sign ordinance and must be approved by the City's design committee.
14. A drive approach shall be added on Mulberry, which will be used for fire access only at this time. Temporary barricades will be placed at Naranjo and Mulberry and at the drive approach at

Mulberry to prevent vehicles, other than fire trucks, from accessing Mulberry Street. In the future, the drive approach on Mulberry can be opened to all traffic when Mulberry Street is fully completed.

15. Curb shall be placed between all areas where landscaping abuts paved asphalt.

16. The applicant shall connect to City sewer and water.

17. The applicant shall comply with all comments and recommendations from Caltrans.

BACKGROUND

The subject site is located on the southeast corner of Naranjo and the future location of Mulberry. The subject property is currently vacant land.

The proposed zoning is CN, Neighborhood Commercial

Surrounding land uses are as follows:

North: Cemetery, Church
South: Vacant Land, Future Residential
East: Green Bean Pharm
West: Agriculture

DISCUSSION:

The applicant is proposing to build a gas station with a commercial building that could be used for approved commercial uses. 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:

If needed, the proposed activity will require that applicant to comply with CEQA.

RECOMMENDATIONS:

That the Woodlake Planning Commission approve Site Plan 19-007, Woodlake Gas Station, subject to the following conditions:

1. A landscaping and irrigation plans shall be provided and approved by the City. MWELo requirements shall be followed.
2. A grading and drainage plan showing how the storm water will be handled for the site shall be provided and approved by the City. Storm water shall be maintained on-site.
3. The building shall comply with the Woodlake DD-X overlay zone.
4. 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.

5. All improvements shall meet ADA compliance.
6. All buildings shall meet current fire code requirements including fire sprinklers and back flow preventers.
7. Hydrants shall be installed at locations approved by the Woodlake Fire District.
8. The center line on Naranjo Blvd. shall meet Caltrans' requested location.
9. The applicant shall post "No Parking" signs along Naranjo in a manner that meets the California Manual on Uniform Traffic Control Devices (CA MUTCD).
10. Streetlights shall be provided on Naranjo and Mulberry in locations requested by the City. Streetlights along Naranjo shall meet the downtown design standards.
11. Sidewalks along Naranjo shall meet the downtown decorative design standards. Sidewalks along Mulberry shall meet Woodlake's Improvement Standards.
12. The corner at Mulberry and Naranjo shall be designed in the downtown design standard form.
13. All signs shall comply with Woodlake's sign ordinance and must be approved by the City's design committee.
14. A drive approach shall be added on Mulberry, which will be used for fire access only at this time. Temporary barricades will be placed at Naranjo and Mulberry and at the drive approach at Mulberry to prevent vehicles, other than fire trucks, from accessing Mulberry Street. In the future, the drive approach on Mulberry can be opened to all traffic when Mulberry Street is fully completed.
15. Curb shall be placed between all areas where landscaping abuts paved asphalt.
16. The applicant shall connect to City sewer and water.
17. The applicant shall comply with all comments and recommendations from Caltrans.

FISCAL IMPACT:

There is no fiscal impact.

ATTACHMENTS:

1. Resolution: Approve Site Plan 19-007, Woodlake Gas Station 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 19-008)
WOODLAKE GAS STATION) Resolution No. 19-

Commissioner, offered the following resolution and moved its adoption. Approve Site Plan 19-008, Woodlake Gas Station

WHEREAS, the applicant is proposing to build a gas station and commercial buildings on the southeast corner of Naranjo and the future location of Mulberry.

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 buildings and has determined that it is consistent with requirements of the CS zone, and

WHEREAS, upon review of the project the Site Plan Review Committee has recommended approval of Site Plan 19-008 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 19-008, Woodlake Gas Station, subject to the following conditions.

1. A landscaping and irrigation plans shall be provided and approved by the City. MWELO requirements shall be followed.
2. A grading and drainage plan showing how the storm water will be handled for the site shall be provided and approved by the City. Storm water shall be maintained on-site.
3. The building shall comply with the Woodlake DD-X overlay zone.
4. 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.

5. All improvements shall meet ADA compliance.
6. All buildings shall meet current fire code requirements including fire sprinklers and back flow preventers.
7. Hydrants shall be installed at locations approved by the Woodlake Fire District.
8. The center line on Naranjo Blvd. shall meet Caltrans' requested location.
9. The applicant shall post "No Parking" signs along Naranjo in a manner that meets the California Manual on Uniform Traffic Control Devices (CA MUTCD).
10. Streetlights shall be provided on Naranjo and Mulberry in locations requested by the City. Streetlights along Naranjo shall meet the downtown design standards.
11. Sidewalks along Naranjo shall meet the downtown decorative design standards. Sidewalks along Mulberry shall meet Woodlake's Improvement Standards.
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14. A drive approach shall be added on Mulberry, which will be used for fire access only at this time. Temporary barricades will be placed at Naranjo and Mulberry and at the drive approach at Mulberry to prevent vehicles, other than fire trucks, from accessing Mulberry Street. In the future, the drive approach on Mulberry can be opened to all traffic when Mulberry Street is fully completed.
15. Curb shall be placed between all areas where landscaping abuts paved asphalt.
16. The applicant shall connect to City sewer and water.
17. The applicant shall comply with all comments and recommendations from Caltrans.

The foregoing resolution was adopted upon a motion of Commissioner , second by Commissioner , at a regular meeting of the Woodlake Planning Commission on the 16th day of October 2019, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

, Chair

ATTEST:

Irene Zacarias, Planning Commission Secretary