

Date: November 20, 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 October 16, 2019 (Pages 1-2)

V. ACTION/DISCUSSION ITEMS

- A. Action: Adoption of Resolution: Approve Tentative Parcel map 19-003. 846 N. Cypress Street (Pages 3-7)
- B. Action: Adoption of Resolution: Approve Tentative Parcel Map 19-004 and Variance 19-001, 390 Cypress Street (Pages 8-11)
- C. Action: Adoption of Resolution: Approve Amended Site Plan 19-005, Consolidated Gardens (Pages 12-19)

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 4, 2019 (if needed) at 6:00 p.m. at City Council Chambers located at 145 North Magnolia, Woodlake, CA 93286.

Planning Commissioners:

Chuck Mann - Vice Chair

Johnny Varela

Xavier Bocanegra

Michael Navarro

PRESENT: Commissioners Navarro, Varela, Mann & Bocanegra

OTHERS: City Employees Lara, Waters 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 December 12, 2018.

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

V. ACTION/DISCUSSION ITEMS

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

Community Services Director Waters reported the following:

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

ON A MOTION BY NAVARRO, SECOND BY BOCANEGRA IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE SITE PLAN 19-008, WOODLAKE GAS STATION. APPROVED UNANIMOUSLY.

VI. OTHER BUSINESS

A. Information Items from Staff

City Administrator Lara – Reported the Housing Development is moving along.

Community Services Director Waters – Reported there is a vacancy on the Planning Commission Board due to Mr. William Valero’s appointment to the Woodlake City Council board. Anyone interested in applying may do so by picking up an application at City Hall. The applications will be given to Woodlake City Council for review and appointment of new member.

Meeting adjourned: 6:30 pm

Respectfully submitted,

Irene Zacarias
Planning Commissioner Secretary

City of Woodlake

AGENDA ITEM V-A

November 20, 2019

Prepared by Jason Waters, City Staff

SUBJECT:

Action: Adoption of Resolution: Approving the Tentative Parcel Map 19-003, 846 N. Cypress Street.

BACKGROUND:

The applicant, Santiago Martinez Arrellano, is proposing to divide 0.68-acre lot into three parcels containing 9,705 square feet, 9,649 square feet and 10,220 square feet, respectively. Two parcels will have a width of 72 feet and a depth of 134 feet. The third parcel is at the corner of North Cypress Street and Kaweah Avenue and will have a front width of 57 feet, a rear width of 77 feet with a radius of 20 feet round and street side depth of 114 feet. One parcel has an existing residence, 846 N. Cypress Street, the southern two proposed parcels are currently vacant. All three parcels will front onto Cypress Street. The subject parcel is located at the intersection of the north side of Kaweah Avenue and the east side of North Cypress Street in Woodlake. The APN is 060-010-069

DISCUSSION:

The applicant could construct a single-family dwelling and 2-car garage on each lot. Staff has been working with the applicant in regards to the design of the single-family homes that could be constructed on each lot. The applicant would be required to install curb, gutter, side walk and street build out on Cypress Street and Kaweah Avenue.

RECOMMENDATIONS:

That the Planning Commission pass a resolution approving Tentative Parcel Map 19-003 subject to the following conditions:

1. The tentative parcel map shall dedicate any necessary rights-of-way.
2. The applicant shall prepare an Improvement Plan that details the improvements, to be installed along North Cypress Street and Kaweah Avenue, which shall include curb, gutter, sidewalk and street paveout consistent with Woodlake's improvement standards. Said Plan shall be prepared by a registered engineer and shall be reviewed and approved by the City Engineer.
3. The subdivider shall pay all fees and charges prior to recordation of the Final Map.

FISCAL IMPACT:

There is no fiscal impact.

ATTACHMENTS:

1. Resolution: Approval of Final Parcel Map 19-003, 846 N Cypress Street
2. Parcel Map 19-003, under separate cover

2. The applicant shall prepare an Improvement Plan that details the improvements, to be installed along North Cypress Street and Kaweah Avenue, which shall include curb, gutter, sidewalk and Street paveout consistent with Woodlake's improvement standards. Said Plan shall be prepared by a registered engineer and shall be reviewed and approved by the City Engineer.
3. The applicant shall construct all improvements detailed on the Improvement Plan prior to recordation of the Final Map.
4. The subdivider shall pay all fees and charges prior to recordation of the Final Map.

The foregoing resolution was adopted upon a motion of Commissioner , and seconded by Commissioner, and carried by the following vote at the Planning Commission meeting held on November 20, 2019

AYES: NOES:
ABSTAIN:
ABSENT:

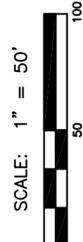
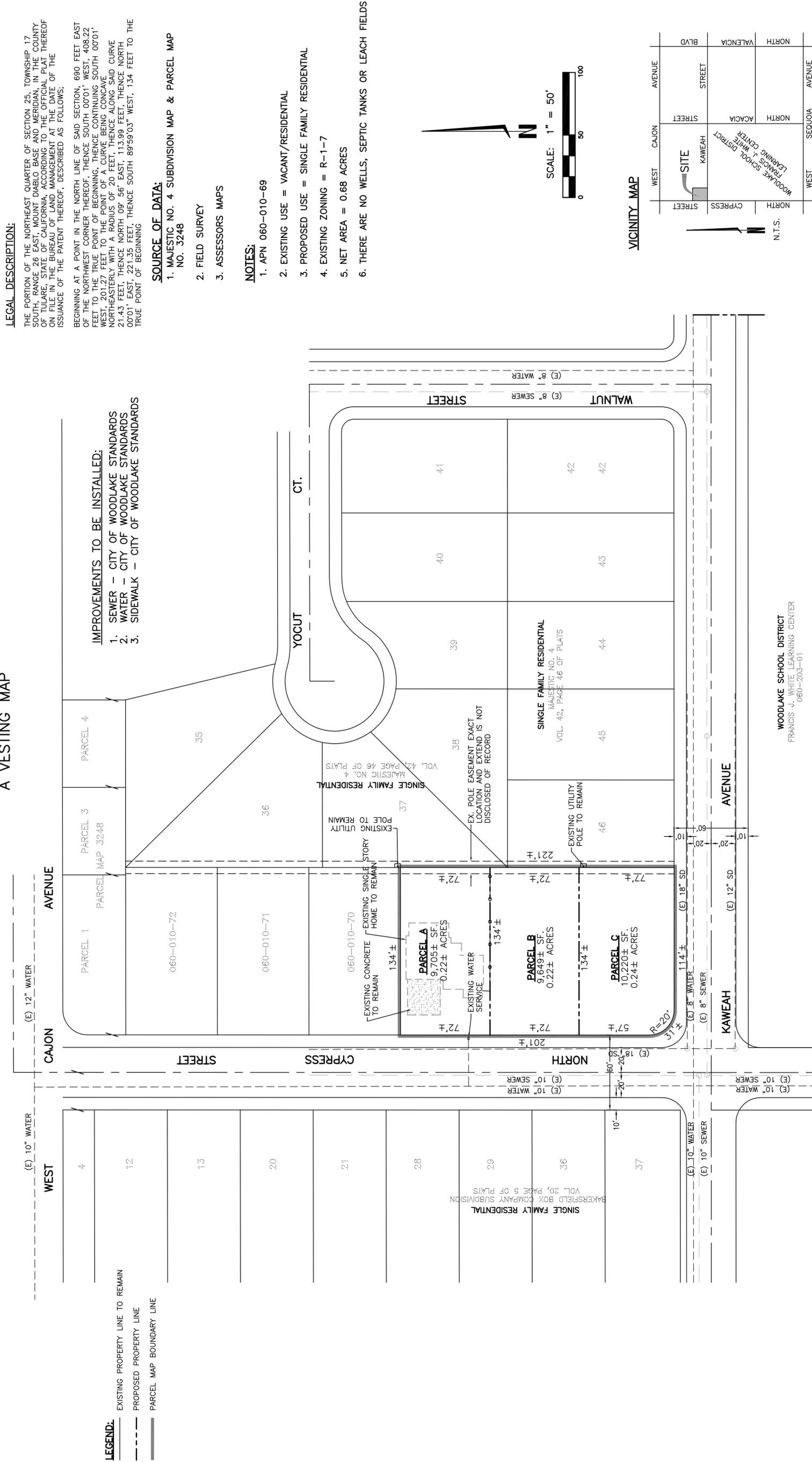
Person

ATTEST:

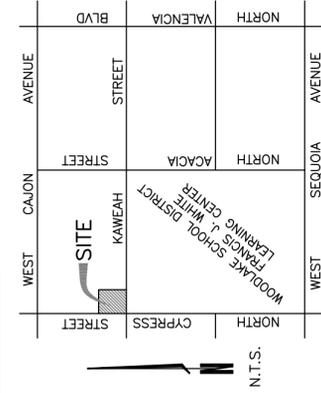
Irene Zacarias, City Clerk

TENTATIVE PARCEL MAP No. 2019

A VESTING MAP



VICINITY MAP



OWNER:
 SANTIAGO ARELLANO
 40456 CINDY ROAD
 CUTLER, CA 93615

SUBDIVIDER:
 SANTIAGO ARELLANO
 40456 CINDY ROAD
 CUTLER, CA 93615

PREPARED BY:
 HECTOR YAHUITL-LINARES
 CIVIL ENGINEER
 7140 NORTH WITBE AVENUE
 FRESNO, CA 93722
 (559) 720-1092

City of Woodlake

AGENDA ITEM V-B

November 20, 2019

Prepared by Jason Waters, City Staff

SUBJECT:

Action: Adoption of Resolution: Approving the Tentative Parcel Map 19-004 and Variance 19-001 390 Cypress Street.

BACKGROUND:

The applicant, Bredd Inc., is proposing to divide a 21,140 square foot lot into two parcels, one containing 12,078 square feet and the second containing 9,062 square feet. Each parcel will be a width of a depth of 141 feet and the larger parcel will be 86 feet wide and the smaller of the two will be 64 feet wide. The two parcels will front onto Cypress. The subject parcel is located at the intersection of the south side of Whitney Avenue and east side of Cypress Street in Woodlake. Currently the proposed subject site has a small residence, 390 Cypress Street, on the southern section of the parcel and the section is currently vacant. The APN is 060-080-021

DISCUSSION:

The applicant could construct a single-family dwelling and 2-car garage on each lot. Staff has been working with the applicant in regard to the design of the single-family homes that could be constructed on each lot. The applicant will be required to install curb, gutter, side walk, and street build out on Cypress Street and Whitney Avenue.

Each unit will be required to be connected to the city's sewer and water system.

The conditions associated with the tentative parcel map were as follows:

1. The applicant shall connect to City sewer and water systems consistent with city standards.
2. The applicant shall submit a final parcel map to the City of Woodlake and pay all necessary fees and charges.
3. The applicant shall install curb, gutter and sidewalk on Cypress Street and Whitney Avenue along the entire frontage of the property consistent with Woodlake improvement standards.

The proposed variance is necessary because the corner lot does not meet the minimum lot width required in the Woodlake Municipal Code. The minimum standard is 75 feet but the proposed lot width is 64 feet. The City finds that:

1. There are exceptional or extraordinary circumstances or conditions applicable to the property or the intended use that do not apply generally to the other property in the same vicinity and zone. To make the lot more marketable it makes sense to divide the lots.
2. The requested variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property owners in the same vicinity and zone. Under the current zoning the property owner would only be able to have a single unit on the parcel.
3. The granting of this variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone. An additional single-family unit will not be detrimental to the neighborhood.
4. The strict literal interpretation and enforcement of the zoning requirement will result in an unnecessary hardship on the applicant. The strict interpretation of the lot width standard for the R-1-7 district will require the developer to only be able to have on single family dwelling on site.

RECOMMENDATIONS:

That the City Council pass a resolution approving Tentative Parcel Map 19-004 and Variance 19-001 subject to the following conditions:

1. The applicant shall prepare an Improvement Plan that details the improvements, to be installed along Cypress Street and Whitney Avenue, which shall include curb, gutter, sidewalk and street paveout consistent with Woodlake's improvement standards. Said Plan shall be prepared by a registered engineer and shall be reviewed and approved by the City Engineer.
2. The applicant shall construct all improvements detailed on the Improvement Plan prior to recordation of the Final Map.
3. The subdivider shall pay all fees and charges prior to recordation of the Final Map.

FISCAL IMPACT:

There is no fiscal impact.

ATTACHMENTS:

1. Resolution: Approval of Tentative Parcel Map 19-004 and Variance 19-001, 390 Cypress Street
2. Parcel Map 19-004, under separate cover

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

In the matter of:

APPROVAL OF RESOLUTION)	Resolution No. 19-
APPROVING TENTATIVE PARCEL)	
MAP 19-004 AND VARIANCE)	
19-001, 390 N. CYPRESS STREET)	

Commissioner , offered the following resolution and moved its adoption. Approving Tentative Parcel Map 19-004 and Variance 19-001, 390 N Cypress Street.

WHEREAS, Bredd, Inc., 390 N. Cypress Street, Woodlake CA, 93286, wishes to divide a 21,140 square foot lot into two parcels, one containing 12,078 square feet and the second containing 9,062 square feet, and

WHEREAS, The subject parcel is located at the intersection of the south side of Whitney Avenue and east side of Cypress Street in Woodlake, and

WHEREAS, the subject parcel measures 149 feet by 141 feet; the APN is 060-080-021, and

WHEREAS, a tentative parcel map proposed on the subject property creating two parcels, one at 86 feet by 141 and one at 65 feet by 141 feet and measuring 72 feet by 134 feet, and

WHEREAS, the proposed Tentative Parcel Map and Variance request has been processed consistent with the Woodlake Subdivision Ordinance, and

WHEREAS, the proposed Tentative Parcel Map requires a variance to allow for a lot width of 64 feet, 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 is exempt from the California Environmental Quality Act because it is not considered to be a “project” under CEQA.
2. The proposed project is consistent with the Woodlake General Plan, Land Use Element.
3. The project is consistent with the goals and policies of the Woodlake Housing Element in that the project promotes residential infill and the creation of affordable housing units.
4. 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 Tentative Parcel Map 19-004 and Variance 19-001, 390 Cypress street, subject to the following conditions:

1. The tentative parcel map shall dedicate the necessary street rights-of-way along Cypress Street and Whitney Avenue consistent with Exhibit A, the tentative parcel map.
2. The applicant shall prepare an Improvement Plan that details the improvements, to be installed along Cypress Street and Whitney Avenue, which shall include curb, gutter, sidewalk and street paveout consistent with Woodlake's improvement standards. Said Plan shall be prepared by a registered engineer and shall be reviewed and approved by the City Engineer.
3. The subdivider shall pay all fees and charges prior to recordation of the Final Map.

The foregoing resolution was adopted upon a motion of Commissioner , and seconded by Commissioner, and carried by the following vote at the Planning Commission meeting held on November 20, 2019

AYES:
NOES:
ABSTAIN:
ABSENT:

Person

ATTEST:

Irene Zacarias, City Clerk

City of Woodlake

AGENDA ITEM V-C

November 20, 2019

Prepared by City Staff

SUBJECT:

Action: Adoption of Resolution: Approve Amended 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 amended site plan shows the location of the improvements.

The City is proposing to “re-adopt” the site plan because the applicant made changes to the site plan that was originally approved by increasing the size of the building.

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 Amended 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.
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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 Amended Site Plan 19-005, Consolidated Gardens subject to conditions
2. Exhibit A: Amended Site Plan

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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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 20th day of November 2019, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chuck Mann, Vice-Chair

ATTEST:

Irene Zacarias, Planning Commission Secretary

