

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