

Date: December 4, 2019
Time: 6:00 p.m.
Place: Woodlake Community Center
145 North Magnolia
Woodlake, CA 93286

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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 November 20, 2019 (Pages 1-2)

V. ACTION/DISCUSSION ITEMS

- A. Action: Adoption of Resolution: Approve Annual CUP Renewal for 2020

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 January 15, 2020 (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 Varela, Mann & Bocanegra

OTHERS: City Employees Waters and Zacarias

ABSENT: Navarro

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 October 16, 2019.

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

V. ACTION/DISCUSSION ITEMS

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

Community Services Director Waters reported the following: 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. 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 would be required to install curb, gutter, sidewalk and street build out on Cypress Street and Kaweah Avenue.

PUBLIC COMMENT OPENED: 6:04 PM

Hector Hernandez, 852 Cypress, Woodlake – Mr. Hernandez asked what was being built on this property. Community Services Director Waters stated it is zoned for residential.

PUBLIC COMMENT CLOSED: 6:11 PM

ON A MOTION BY VARELA, SECOND BY MANN IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE TENTATIVE PARCEL MAP 19-003.

APPROVED UNANIMOUSLY.

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

Community Services Director Waters reported the following: 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. 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.

PUBLIC COMMENT OPENED: 6:17 PM

PUBLIC COMMENT CLOSED: 6:17 PM

ON A MOTION BY BOCANEGRA, SECOND BY VARELA IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE TENTATIVE PARCEL MAP 19-004 AND VARIANCE 1-001. APPROVED UNANIMOUSLY.

- C. Action: Adoption of Resolution: Approve Amending Site Plan 1-005, Consolidated Gardens, Subject to Listed Conditions

Community Services Director Waters reported 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.

ON A MOTION BY VARELA, SECOND BY MANN IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE AMENDING SITE PLAN 19-005 WITH LISTED CONDITIONS. APPROVED UNANIMOUSLY.

VI. OTHER BUSINESS

A. Information Items from Staff

Meeting adjourned: 6:30 pm

Respectfully submitted,

Irene Zacarias
Planning Commissioner Secretary

City of Woodlake

AGENDA ITEM V-A

December 4, 2019

Prepared by Jason Waters

SUBJECT:

Action: Adoption of Resolution: Annual Renewal of CUPs with Conditions– **PUBLIC HEARING**

BACKGROUND:

The Woodlake Municipal Code requires that the City renew CUPs issued within the City.

DISCUSSION:

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 2020.

The City is recommending an approval with conditions for the following permits:

1. **CUP 17-011 Green Bean.** Curb, gutters, sidewalks, streetlights on Naranjo (SR-216) and Road 196 need to be installed to meet design standards established by the City. All sidewalk areas and parking shall have ADA access and meet the design standards established by the City in the Downtown Area. Construction and install landscaping and irrigation in compliance with City's design standards.
2. **CUP 18-006 Cultivation, 18-007 Manufacturing and 18-006 Distribution 7 Points.** Curb, gutters, sidewalks, streetlights on Naranjo (SR-216) and Road 196 need to be installed. Landscaping and Irrigation around site.
3. **CUP 18-009 Premium Extracts.** Complete the road construction on Lago Ave., 32' of pavement (2-12' lanes and 8' shoulder).
4. **CUP 18-001 Cultivation, 18-002 Manufacturing, and 18-003 Distribution Uncle Green.** Meet all City Development Standards and State Building Code Requirements. Meet all State Requirements, laws, and regulations for cannabis businesses in the State of California. Construct curb, gutters, sidewalks, streetlights on Naranjo (SR-216) and Road 196 need to be installed to meet design standards established by the City. All sidewalk areas and parking shall have ADA access and meet the design standards established by the City. Construction and install landscaping and irrigation in compliance with City's design standards.
5. **17-012 Platinum Gardens.** Meet all City Development Standards and State Building Code Requirements. Meet all State Requirements, laws, and regulations for cannabis businesses in the State of California. Construct curb, gutters, sidewalks, streetlights on S. Acacia Street need to be installed to meet design standards established by the City. All

sidewalk areas and parking shall have ADA access and meet the design standards established by the City. Construction and install landscaping and irrigation in compliance with City's design standards.

6. **CUP 17-008 Manufacturing and CUP 17-009 Cultivation Top Crop.** Meet all City Development Standards and State Building Code Requirements. Meet all State Requirements, laws, and regulations for cannabis businesses in the State of California. Construct curb, gutters, sidewalks, streetlights on S. Acacia Street need to be installed to meet design standards established by the City. All sidewalk areas and parking shall have ADA access and meet the design standards established by the City. Construction and install landscaping and irrigation in compliance with City's design standards.

For the projects listed with conditions, the City would like to request the 2020 renewal to be valid for 6 months pending the final completion of the noted conditions. Once conditions have been completed the CUP will automatically be renewed for the duration for the 2020 year.

Additionally, The City is recommending an approval with the following condition:

1. **CUP 18-004 Buttonwillow.** Complete street light installation to finalize Phase II, automatically renewed for 2020 pending finalization.

RECOMMENDATIONS:

City staff recommends that the Planning Commission Renew the CUPs with Conditions.

FISCAL IMPACT:

None.

ATTACHMENTS:

1. Resolution: Approve Renewal of CUPs with Conditions
2. 2020 CUP Renewal List

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

In the matter of:

APPROVING RENEWAL OF CUPS)
WITH CONDTIONS) Resolution No. 19-

Commissioner offered the following resolution and moved its adoption. That the Woodlake Planning Commission approve the renewal of CUPs with conditions.

WHEREAS, the City must renew Conditional User Permits each year, and

WHEREAS, the attached Conditional Use Permits are up for renewal, and

WHEREAS, the following conditions must be met within 6 months:

1. **CUP 17-011 Green Bean.** Curb, gutters, sidewalks, streetlights on Naranjo (SR-216) and Road 196 need to be installed to meet design standards established by the City. All sidewalk areas and parking shall have ADA access and meet the design standards established by the City in the Downtown Area. Construction and install landscaping and irrigation in compliance with City's design standards.
2. **CUP 18-006 Cultivation, 18-007 Manufacturing and 18-006 Distribution 7 Points.** Curb, gutters, sidewalks, streetlights on Naranjo (SR-216) and Road 196 need to be installed. Landscaping and Irrigation around site.
3. **CUP 18-009 Premium Extracts.** Complete the road construction on Lago Ave., 32' of pavement (2-12' lanes and 8' shoulder).
4. **CUP 18-001 Cultivation, 18-002 Manufacturing, and 18-003 Distribution Uncle Green.** Meet all City Development Standards and State Building Code Requirements. Meet all State Requirements, laws, and regulations for cannabis businesses in the State of California. Construct curb, gutters, sidewalks, streetlights on Naranjo (SR-216) and Road 196 need to be installed to meet design standards established by the City. All sidewalk areas and parking shall have ADA access and meet the design standards established by the City. Construction and install landscaping and irrigation in compliance with City's design standards.
5. **17-012 Platinum Gardens.** Meet all City Development Standards and State Building Code Requirements. Meet all State Requirements, laws, and regulations for cannabis businesses in the State of California. Construct curb, gutters, sidewalks, streetlights on S. Acacia Street need to be installed to meet design standards established by the City. All sidewalk areas and parking shall have ADA access and meet the design standards established by the City. Construction and install landscaping and irrigation in compliance with City's design standards.
6. **CUP 17-008 Manufacturing and CUP 17-009 Cultivation Top Crop.** Meet all City Development Standards and State Building Code Requirements. Meet all State

Requirements, laws, and regulations for cannabis businesses in the State of California. Construct curb, gutters, sidewalks, streetlights on S. Acacia Street need to be installed to meet design standards established by the City. All sidewalk areas and parking shall have ADA access and meet the design standards established by the City. Construction and install landscaping and irrigation in compliance with City's design standards.

WHEREAS, the following conditions remain and are currently pending:

1. **CUP 18-004 Buttonwillow.** Complete street light installation to finalize Phase II, automatically renewed for 2020 pending finalization.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission approves the renewal of the Conditional Use Permits with the above listed condition.

The foregoing resolution was adopted upon a motion of Commissioner, second by Commissioner , at a regular meeting of the Woodlake Planning Commission on the 4th day of December 2019, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

, Chair

ATTEST:

Irene Zacarias, Planning Commission Secretary

CUP	Name	Conditions of Renewal
02-003	Car Wash	
02-004	Food pantry- moved/ closed at this location	
08-001	Tattoo Parlor- Arnold	
09-001	Family Health Care Network	
14-002	Gracie's Flowers	
17-001	Green Smart - Manufacturing	
17-002	Green Smart - Distribution	
17-003	Green Smart - Cultivation	
17-008	Top Crop - Manufacturing	Yes
17-009	Top Crop - Cultivation	Yes
17-010	Valley Pure - Dispensary	
17-011	Green Bean - Dispensary	Yes
17-012	Platinum Gardens	Yes
18-001	Uncle Green - Cultivation	Yes
18-002	Uncle Green - Manufacturing	Yes
18-003	Uncle Green - Distribution	Yes
18-004	Buttonwillow	Yes
18-005	Woodlake Christian center	
18-006	7 points - Cultivation	Yes
18-007	7 points - Manufacturing	Yes
18-008	7 points - Distribution	Yes
18-009	Premium Extracts - Manufacturing	Yes