

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