

**PRESENT:** Commissioners Mann, Navarro & Bocanegra

**OTHERS:** City Employees Lara, Waters and Zacarias

**ABSENT:** Varela

**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 4, 2019.

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

V. ACTION/DISCUSSION ITEMS

A. Action: Adoption of Resolution: Recommending Approval of the Woodlake Reorganization Project to the Woodlake City Council

**PUBLIC HEARING**

Community Services Director Waters reported the following: The City intends to annex, amend the land use through a General Plan Amendment, and/or change the zone in five distinct areas, in and just north of the City of Woodlake. The City is also proposing a residential development within a portion of the site to be annexed for the construction of up to 90 residential units.

The City intends to annex, amend the land use through a General Plan Amendment (GPA), and/or change the zone in five distinct areas, as described below:

**Area A**

Area A consists of APN 057-060-028 and -029. The City intends to annex the 38-acre Area A into city limits, change the land use designation from “Agriculture” to “Low Density Residential”, give it a zone designation of R-1-10 and develop up to 90 single family units, as described in further detail under “Residential Development”.

**Area B**

These parcels along Valencia Blvd. are within the city limits and are currently zoned R-1-7 with a land use designation of “Very Low Density Residential”. These parcels will be rezoned to RA and the land use will be changed to “Low Density Residential”..

**Area C**

These parcels are designated as “Very Low Density Residential”. These parcels will be annexed into the city limits, zoned as RA and re-designated as “Low Density Residential”.

**Area D**

This parcel (APN 061-010-015) is currently within the SOI and designated as “Neighborhood Commercial”. This parcel will be annexed and zoned as Neighborhood Commercial. The land use designation will not change.

**Area E**

APN 061-010-016 is within the city limits with a current land use designation of Neighborhood Commercial, which will remain. The site currently is zoned as R-1-7 and will be rezoned as Neighborhood Commercial to match the land use designation.

**Residential Development**

The City is proposing a residential development within Area A for the development of up to 90 single-family residential units, as demonstrated in the conceptual site plan provided in Attachment 4. The development will hook up to City water and sewer and includes a stormwater basin to hold all storm drainage on-site.

The project consists of three separate actions:

**General Plan Amendments**

The City is proposing to change the General Plan Land Use designations of Area A, Area B, and Area C.

Area	APNs	Current Land Use	Proposed Land Use
Area A	057-060-028, 057-060-029.	Agriculture	Low Density Residential
Area B	061-010-007, 061-010-017, 061-010-005, 061-010-004, 061-010-003, 061-010-002, 061-010-019, 061-010-020	Very Low Density Residential	Low Density Residential
Area C	061-010-008, 061-010-018, 061-010-010, 061-010-011, 061-010-012, 061-010-013, 061-010-014	Very Low Density Residential	Low Density Residential
Area D	061-010-015	Neighborhood Commercial	Neighborhood Commercial (No Change)
Area E	061-010-016	Neighborhood Commercial	Neighborhood Commercial (No Change)

### Zoning Amendments

The City is proposing to change the Zoning designations of Area A, Area B, Area C, Area D and Area E.

Area	APNs	Current Zoning	Proposed Zoning
Area A	057-060-028, 057-060-029.	AE- 20 (County)	R-1-10
Area B	061-010-007, 061-010-017, 061-010-005, 061-010-004, 061-010-003, 061-010-002, 061-010-019, 061-010-020	R-1-7	RA
Area C	061-010-008, 061-010-018, 061-010-010, 061-010-011, 061-010-012, 061-010-013, 061-010-014	AE-20 (County)	RA
Area D	061-010-015	AE-20 (County)	CN
Area E	061-010-016	R-1-7	CN

### Annexations

The City is proposing to Annex of Area A, Area C and Area D.

Area	APNs	Current Jurisdiction	Proposed Jurisdiction
Area A	057-060-028, 057-060-029.	Tulare County	City of Woodlake

Area B	061-010-007, 061-010-017, 061-010-005, 061-010-004, 061-010-003, 061-010-002, 061-010-019, 061-010-020	City of Woodlake	City of Woodlake (No Change)
Area C	061-010-008, 061-010-018, 061-010-010, 061-010-011, 061-010-012, 061-010-013, 061-010-014	Tulare County	City of Woodlake
Area D	061-010-015	Tulare County	City of Woodlake
Area E	061-010-016	City of Woodlake	City of Woodlake (No Change)

A Mitigated Negative Declaration was approved for the project and concluded that no significant environmental impacts will occur as a result of the Project.

**PUBLIC COMMENT OPENED: 6:05 PM**

Jeff Seaward, 20800 Avenue 352 Woodlake – Mr. Seaward asked if the value of his home would increase with the new development. City Administrator Lara stated yes.

Harold Liles, 577 Cajon, Woodlake – Mr. Liles asked if his property would be removed from the flood zone. City Administrator Lara stated no.

**PUBLIC COMMENT CLOSED 6:17 PM**

**ON A MOTION BY NAVARRO, SECOND BY BOCANEGRA IT WAS VOTED TO ADOPT THE RESOLUTION RECOMMEND APPROVAL OF THE WOODLAKE REORGANIZATION PROJECT. APPROVED UNANIMOUSLY.**

VI. OTHER BUSINESS

A. Information Items from Staff

NOTICE TO THE PUBLIC

As provided in the Ralph M. Brown Act, Government Code sections 54950 et seq., the Governing Board may meet in closed session with members of its staff and its attorneys. These sessions are not open to the public and may not be attended by members of the public. The matters the Council will meet on in closed session are identified below or are those matters appropriately identified in open session as requiring immediate attention and arising after the posting of the agenda. Any public reports of action taken in the closed session will be made in accordance with Government Code sections 54957.1

“Documents: If distributed to the Council less than 72 hours before a regular meeting, any public records which are subject to public inspection and pertain to an open-session item on the regular meeting agenda shall be available at the following address at the time they are distributed to a majority of the Council: 350 North Valencia Boulevard, Woodlake, California 93286. Public records distributed to the Council at a public meeting will be available to the public at such meeting if they were prepared by the City.

Exemptions and details in Government Code § 54957.5 (a) shall apply.”

VIII. ADJOURN

The next scheduled Planning Commission meeting TBD at 6:00 p.m. at City Council Chambers located at 145 N. Magnolia, Woodlake, CA 93286.

Planning Commissioners:

Chuck Mann - Chair

Johnny Varela

Xavier Bocanegra

Michael Navarro

Meeting adjourned at 6:22 PM

Submitted by,

Irene Zacarias

Planning Commissioner Secretary