

PRESENT: Commissioners Martinez & Varela

PHONE IN: Commissioners Navarro & Mann

OTHERS: City Employees Lara and Waters

ABSENT: Bocanegra

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 18, 2019.

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

V. ACTION/DISCUSSION ITEMS

A. Action: Adoption of Resolution: Approve Site Plan 20-002, Cypress and Kaweah Improvements, 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. Landscaping on Kaweah must match existing and adjacent landscaping.
2. Properties must connect to City water and sewer services
3. The buildings and improvements shall comply with R-1-7 zoning.
4. Owner must construct curb, gutter, and sidewalk improvements on each parcel. Improvements on the parcel with the existing home must be constructed concurrently or prior to the issuance of any permit on the other proposed homes.
5. All improvements shall meet ADA compliance.
6. All buildings shall meet current fire code requirements, including hydrant installation, if requested.
8. A streetlight must be provided on Cypress in a location to be determined by the City engineer.

The subject site is located on the northeast corner of Cypress and Kaweah. The subject property is currently vacant land and one single family home.

The zoning is R-1-7.

Surrounding land uses are as follows:

North: Single Family Homes

South: Schools

East: Single Family Homes

West: Single Family Homes

The applicant is proposing to build two single family homes. The applicant has agreed to comply with City improvement standards for the construction of the homes. The attached site plan shows the location of the lots where the homes will be built.

The City is requiring the applicant to meet the conditions found in the resolution as part of the site plan.

ON A MOTION BY NAVARRO, SECOND BY VARELA IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE SITE PLAN 20-002. APPROVED UNANIMOUSLY.

B. Action: Adoption of Resolution: Approve Site Plan 20-003 Naranjo Oil Change and Carwash, Subject to Listed Conditions

Community Services Director Waters reported the following:

1. A landscaping and irrigation plan 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 drain will connect to City Storm Water System.
 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. The center line on Naranjo Blvd. shall meet Caltrans' requested location.
 8. The applicant shall post "No Parking" signs along Naranjo in a manner that meets the California Manual on Uniform Traffic Control Devices (CA MUTCD).
 9. Streetlight shall be provided on Naranjo Blvd. in locations requested by the City. Streetlights along Naranjo shall meet the downtown design standards.
 10. Sidewalks along Naranjo shall meet the downtown decorative design standards.
 11. All signs shall comply with Woodlake's sign ordinance and must be approved by the City's design committee.
 12. A drive approach shall be added on Naranjo Blvd., in line with Walnut Street.
 13. Curb shall be placed between all areas where landscaping abuts paved asphalt.
 14. The applicant shall connect to City sewer and water.
 15. The applicant shall comply with all comments and recommendations from Caltrans.
- The project is located on the southside of Naranjo Blvd. at the intersection of Walnut Street and Naranjo Boulevard between Autozone and Green Bean.
- The subject property is currently vacant land.
The current zoning is Service Commercial
Surrounding land uses are as follows:

North: Walnut Street, Residences
South: Vacant Land, Future Residential
East: Autozone Commercial Building
West: Green Bean Pharm

The applicant is proposing to build a build an oil change and carwash. The attached site plan shows the location of the improvements and the lots. The City is requiring the applicant to meet the conditions found in the resolution as part of the site plan.

ON A MOTION BY NAVARRO SECOND MY MANN IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE SITE PLAN 20-003. APPROVED UNANIMOUSLY.

- C. Action: Adoption of Resolution: Approve Site Plan 20-0004 and Variance 20-001, North Palm Multifamily Complex, Subject to the Listed Conditions
Community Services Director Waters reported the following:

1. A landscaping and irrigation plan shall be provided and approved by the City. MWELO requirements shall be followed.
2. Properties must connect to City water and sewer services
3. The buildings and improvements shall comply with R-3 zoning.
4. Owner must construct sidewalk improvements on the parcel.
5. All improvements and buildings shall meet ADA compliance.
6. All buildings shall meet current fire code requirements, including hydrant installation, if requested.
7. A trash enclosure must be provided.
8. Fencing should comply with city improvement standards and must be consistent with R-3 design standards including wrought iron fencing along Palm. Prior to installation,

the City will approve fencing materials and locations.

9. A lighting plan showing the location of lights in the proposed parking area and in the complex must be provided.

10. New and existing structures must have similar design features and must complement each other.

11. ADA parking spots must provide access to ADA vans.

12. Building elevations must be provided prior to the issuance of permits.

13. Pedestrian access must be available from the alley.

14. Parking should be reconfigured to allow for spots to face north and south, instead of east. A smaller drive approach would be required with this reconfiguration.

15. Fire sprinklers must be installed in all units, including the existing multifamily unit.

The subject site is located on North Palm between Lakeview and Antelope Avenues. The subject property is currently vacant land and with one apartment building.

The zoning is RM-3.

Surrounding land uses are as follows:

North: Single Family Homes

South: Single Family Homes

East: Commercial Businesses/Woodlake Downtown

West: Single Family Homes

The applicant is proposing to build two multifamily units and repair an existing multifamily unit. The project also includes the construction of sidewalks within the complex, a parking lot, fencing, a drive approach, and lighting.

The project also needs a variance because it does not meet setback requirements between buildings (10 feet) and between the rear property line (15 feet). As proposed, there is a 6-foot setback between the buildings and a 7-foot setback from the rear property line. As a conditional of approval of the variance, the City is requiring fire sprinklers in the existing unit. The City is requiring the applicant to meet the conditions found in the resolution as part of the site plan.

ON A MOTION BY NAVARRO SECOND BY MANN IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE SITE PLAN 20-004 AND VARIANCE 20-001. 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

Armida Martinez

Meeting adjourned at 6:24 PM

Submitted by,

Irene Zacarias

Planning Commissioner Secretary