

**PRESENT:** Commissioners Mann

**ZOOM:** Commissioners Navarro & Mann

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

**ABSENT:** Varela signed in at 6:10 pm

**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 March 18, 2020.

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

V. ACTION/DISCUSSION ITEMS

A. Action: Adoption of Resolution: Conditional Use Permit 20-001 7-Points and

Recommend Approval to City Council – **PUBLIC HEARING**

Community Services Director Waters reported the following: The applicant is proposing to operate cannabis business. The subject property is located at 19535 Avenue 344, Woodlake, CA 93286 (APN: 059-110-024)

The applicant is requesting conditional use permits and regulatory permits for the following cannabis business:

1. Cannabis Non-Storefront Retail

The applicant has existing conditional use permits and regulatory permits for the following cannabis business:

1. Cannabis Manufacturing
2. Cannabis Cultivation
3. Cannabis Distribution

Cannabis businesses within the City of Woodlake require a Conditional Use Permit, Certificate of Occupancy, Business License, and a Regulatory Permit before beginning operations.

As part of the Conditional Use Permit, the City is requesting that the business comply with the following conditions:

1. Meet all City development and State Building Code requirements prior to beginning operations.
2. Meet all State requirements, laws, and regulations for cannabis businesses in the State of California.
3. Meet all City requirements, laws, and regulations found in the City's Municipal Code, including Section 5.48, which regulates cannabis businesses.
4. Pay all fees and taxes imposed by the City of Woodlake.
5. Failure to comply with any City or State regulations will be considered a violation of the Conditional Use Permit and Regulatory Permit and result in the revocation of the Regulatory Permit.

PUBLIC HEARING OPENED: 6:05 PM

PUBLIC HEARING CLOSED: 6:06 PM

**ON A MOTION BY NAVARRO, SECOND BY BOCANEGRA IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE CONDITIONAL USE PERMIT 20-001 7-POINTS AND RECOMMEND APPROVAL TO CITY COUNCIL. APPROVED UNANIMOUSLY.**

B. Action: Adoption of Resolution: Approve Site Plan 20-005, 7 Points Industrial Subject to the Listed Conditions

Community Services Director Waters reported the following: The applicant is proposing to build an industrial metal building that could be used for cannabis cultivation. The attached site plan shows the location of the improvements.

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

1. A landscaping and irrigation plan shall be provided and shall meet MWELo requirements.
2. A location for a trash enclosure to serve the businesses shall be provided on site. Concrete slab is required in front of enclosure.
3. The building and all improvements, including fencing, façade design, etc. shall comply with the ML 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. 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.
6. All improvements shall meet ADA standards.
7. A lighting plan showing the placement of streetlights shall be provided and installed by the applicant.
8. The parking lot will be well lit and parking design must be approved by the City.
9. The applicant shall provide roads, curb, gutters, and sidewalks as shown on the site plan. The alignment of the curb, gutter, and sidewalks will match neighboring properties and be consistent with complete streets guidelines.
10. A fire analysis report will be prepared to determine fire suppression needs.
11. All buildings shall meet current fire code requirements including fire sprinklers and back flow preventers.
12. Hydrants shall be installed at locations approved by the Woodlake Fire District.
13. Any existing wells intended for commercial use shall be tested and certified for potable water.
14. A stormwater system that diverts water to a nearby storm drain facility shall be provided. A grading and drainage plan showing how the storm water will be handled for the site shall be provided.
15. The City may request the applicant connect to City sewer services and provide sewer infrastructure.
16. Design calculations shall be provided with submittals.
17. All elevation shall be based on the City's benchmark system.
18. Show adjacent property grades. A retaining wall will be required for grade differences greater than 0.5-feet at the property line.
19. The applicant shall connect to City water services.
20. The right-of way for Mulberry Street shall 60-feet (40' curb to curb). Ropes must meet City design standards and include a landscaping strip.
21. Provide R-value tests.
22. Traffic Index for Mulberry and Ropes is 9.0.
23. Sidewalks shall meet city standard.
24. Install street striping and signage as required by City Engineer. Stop signs (and street name signs) and limit lines are required at intersections.
25. A curb return and ADA ramp shall be installed at the intersection of Mulberry and Ropes.
26. An ADA ramp shall be installed on the south end of Mulberry Street.
27. Construct parking per City Standard.
28. Applicant will coordinate and comply with the requests of other government agencies including the San Joaquin Valley Air Pollution Control District, Cal Cannabis, and the State Water Resources Control Board.
29. If no sewer services are available, septic tanks need to be tested and certified. Capacity of tanks needs to be calculated.

30. City shall approve all building and civil plans before construction may begin.  
**ON A MOTION BY NAVARRO SECOND MY BOCANEGRA IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE SITE PLAN 20-005, 7 POINTS INDUSTRIAL, SUBJECT TO LISTED CONDITIONS. APPROVED UNANIMOUSLY.**

## VI. OTHER BUSINESS

### A. Information Items from Staff

Community Services Director Waters – Reported the homes at Castle Rock Estates are almost done. The property is being prepped for the new homes on Cajon. Valencia Heights is moving along great. City Staff will be applying for a park grant.

City Administrator Lara – Reported the City has put in an offer to purchase the car wash property.

## 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 6:25 PM

Submitted by,

Irene Zacarias

Planning Commissioner Secretary