

AGENDA

TULARE PLANNING COMMISSION

7:00 p.m.

MONDAY, April 9, 2018

TULARE PUBLIC LIBRARY & COUNCIL CHAMBERS

491 NORTH "M" STREET

MISSION STATEMENT

TO PROMOTE A QUALITY OF LIFE MAKING TULARE THE MOST
DESIRABLE COMMUNITY IN WHICH TO LIVE, LEARN, PLAY, WORK,
WORSHIP AND PROSPER

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. CITIZEN COMMENTS- *This is the time for citizens to comment on items within the jurisdiction of the Planning Commission. The Planning Commission cannot legally discuss or take official action on citizen comments that are introduced tonight. Each speaker will be allowed **three minutes**, with a maximum time of 10 minutes per item, unless otherwise extended by the Planning Commission.*

IV. COMMISSIONER COMMENTS

V. SELECTION of PARCEL MAP COMMITTEE CHAIRPERSON

VI. CONSENT CALENDAR:

(1) Minutes of the March 26, 2018 Regular Planning Commission Meeting

VII. GENERAL BUSINESS- PUBLIC HEARING

(1) Mitigated Negative Declaration Addendum/ Kensington Estates Tentative Subdivision Map/ Conditional Use Permit No. 2017-17 and Zone Amendment No. 722:

Consider a request by San Joaquin Valley Homes to change the existing zoning from R-1-7 (Single Family Residential – 7,000 sq. ft. minimum lot area) to R-1-4 (Small Lot Single Family Residential – 3,200 sq. ft. minimum lot area), for a Conditional Use Permit required for a small lot residential development and for Kensington Estates Tentative Subdivision Map to establish a 134-lot single family small lot residential subdivision on approximately 28.6 acres. Project is located on the northeast corner of Cartmill Avenue and De La Vina Street. In accordance with the Environmental Quality Act (CEQA) sections 15162 and 15164, the City of Tulare has prepared an addendum to an initial study/ mitigated negative declaration that was previously adopted by the Planning Commission on September 12, 2016.

Project Planner: Steven Sopp, Associate Planner

Recommended Motion: **Adopt Resolution 5280**, adopting the Mitigated Negative Declaration addendum and approving Kensington Estates Tentative Subdivision Map and Conditional Use Permit No. 2017-17 based on the findings and subject to the conditions as listed in the staff report

Recommended Motion: **Adopt Resolution 5281**, recommending to the City Council approval of Zone Amendment No. 722 subject to the findings and conditions in the staff report.

VIII. GENERAL BUSINESS-NON PUBLIC HEARING ITEMS

(1) Continuance- Finding of Consistency for Conditional Use Permit No. 2017-11:

Consider a request by Plimilco Properties Inc., for revisions to the conditions originally approved by the Planning Commission on June 26, 2017. Applicant is requesting removal of Engineering conditions 5,6,7,8 and 9.

Project Planner: Steven Sopp, Associate Planner

IX. TEENS ON BOARD REPORTS

X. DIRECTOR'S REPORT

XI. ADJOURNMENT

In compliance with the Americans with Disabilities and Brown Act, if you need special assistance to participate in the meeting, including the receipt of the agenda and documents in the agenda package in an alternate format, please contact the City Manager's Office (559) 684-4200. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102-35, 104 ADA Title II), and allow for the preparation of documents in the appropriate alternate format.

[Note: Pursuant to Government Code 54957.5- Effective 7/1/08 Documents produced and distributed less than 72 hours prior to or during an open session of a regular meeting to a majority of the legislative body regarding any item on the agenda will be made available for public inspection at the meeting and at the Planning Department at City Hall located at 411 East Kern Avenue during normal business hours.]

APPEAL PROCEDURE

According to City of Tulare Zoning Ordinance Section 10.20.020 and Subdivision Ordinance Section 8.24-080, decisions of the Planning Commission may be appealed by filing a letter with the City Clerk, located at 411 E. Kern Avenue, Tulare, CA 93274, no later than ten (10) days after the day on which the decision was made. The appeal shall state the name of the person making the appeal, the decision that is being appealed, and the reason for the appeal, including an error, abuse of discretion or a decision that is not supported by the evidence in the record.