

AGENDA

TULARE PLANNING COMMISSION

7:00 p.m.

MONDAY, April 23, 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. CONSENT CALENDAR:

(1) Minutes of the April 9, 2018 Regular Planning Commission Meeting

(2) Oak Creek No. 1-Tentative Subdivision Map- Time Extension

(3) Oak Creek No. 2- Tentative Subdivision Map- Time Extension

VI. GENERAL BUSINESS- PUBLIC HEARING

(1) Variance No. 457:

Consider a request by Ross Stores, Inc. for a variance to allow 272 sq. ft. of combined wall sign area in lieu of the maximum 110 sq. ft. for a storefront with 110 linear feet of store frontage, per City of Tulare Municipal Code Section 10.188.040 (b)(5). The proposed site is located at 1461 Hillman Street and is zoned C-3 (Retail Commercial). This project is exempt pursuant to Section 15061 (b)(3) of the California Environmental Quality Act of 1970, as amended.

Project Planner: Steven Sopp, Associate Planner

Recommended Motion: **Adopt Resolution 5282**, approving Variance No. 457 based on the findings and subject to the conditions as listed in the staff report

(2) Variance No. 458:

Consider a request by Ross Stores, Inc. for a variance to allow 371 sq. ft. of combined wall sign area in lieu of the maximum 130 sq. ft. for a storefront with 130 linear feet of store frontage, per City of Tulare Municipal Code Section 10.188.040 (b)(5). The proposed site is located at 1475 Hillman Street and is zoned C-3 (Retail Commercial). This project is exempt pursuant to Section 15061 (b)(3) of the California Environmental Quality Act of 1970, as amended.

Project Planner: Steven Sopp, Associate Planner

Recommended Motion: **Adopt Resolution 5283**, approving Variance No. 458 based on the findings and subject to the conditions as listed in the staff report

VII. GENERAL BUSINESS-NON PUBLIC HEARING ITEMS

None

VIII. TEENS ON BOARD REPORTS

IX. DIRECTOR'S REPORT

X. 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.