

CITY OF TULARE PLANNING COMMISSION
REGULAR MEETING MINUTES

Tulare Public Library—Council Chambers
491 North M Street

April 9, 2018

COMMISSIONERS PRESENT: Cox, Miller, Rocha, Herrera, Miguel

TEENS ON BOARD PRESENT: Jennifer Rodriguez, Ethan Padilla

STAFF PRESENT: Josh McDonnell, Community & Economic
Development Director
Michael Miller, City Engineer
Steven Sopp, Associate Planner
Lucie Brown, Commission Clerk

CALL TO ORDER:

Chairman Miguel called the regular meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE:

Commissioner Cox led us in the flag salute.

CITIZEN COMMENTS:

None.

COMMISSIONER COMMENTS:

Commissioner Rocha asked staff if they could provide the Commission with a list of the streets that the City will be working on this year.

Michael Miller, City Engineer stated that he will gather the information and provide it to Commission at a future meeting.

Commissioner Cox noted that the old Foster Freeze location at Hwy 99 and Tulare Avenue still has broken windows and it doesn't seem that anything has been done.

Director McDonnell stated that this has been forwarded to Coded Enforcement and they are working on it.

Commissioner Herrera stated the Planning Commission had approved a Veteran's Administration Building on Mooney Boulevard awhile back and asked about the status of the project.

Director McDonnell stated that he isn't aware of any plans being submitted for the project.

SELECTION OF PARCEL MAP COMMITTEE CHAIRPERSON:

Director McDonnell provided the Commission with the responsibilities of the Parcel Map Committee and the duties of elected Chairperson. He noted that the Chairperson is a member of the Planning Commission and asked if any of the Commissioners had an interest in serving as Chairperson.

Commissioner Miller noted that she would be interested in serving as Chairperson.

It was motioned by Commissioner Herrera and seconded by Commissioner Rocha to appoint Commissioner Miller as Chairperson for the Parcel Map Committee.

Motion carried by unanimous vote.

CONSENT CALENDAR:

(1) Minutes of the March 26, 2018 regular meeting

It was motioned by Commissioner Miller and seconded by Commissioner Rocha to approve the minutes as presented and carried by unanimous vote.

PUBLIC HEARING:

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

Steven Sopp, Associate Planner, reviewed with the Commission 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. He noted that the City Engineer wished to revise Engineering Condition number 16 (a) to read as follows:

16 (a)- No more than 40 building permits shall be issued prior to the completion of a new city well to be located within the Willow Glen Subdivision and connection of the water mains within the proposed project to the new well via a 12 inch main.

Chairman Miguel opened the public hearing.

Jim Robinson, San Joaquin Valley Homes, spoke in favor of the project and thanked staff for all their work.

Following Commission discussion it was motioned by Commissioner Miller and seconded by Chairman Miguel to 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.

COMMISSIONERS

AYES: Miller, Miguel, Cox
Miguel

ABSENT: None

NOES: Herrera, Rocha

ABSTAIN: None

It was noted that the motion was made and approved without the mention of the revision to Engineering Condition number 16 (a). Director McDonnell suggested a new motion be made, seconded and a new vote be taken with the addition that the project is approved based on the findings and subject to the conditions as listed in the staff report with the modification to Engineering Condition number 16 (a) to read as follows:

16 (a)- No more than 40 building permits shall be issued prior to the completion of a new city well to be located within the Willow Glen Subdivision and connection of the water mains within the proposed project to the new well via a 12 inch main.

It was motioned by it was motioned by Commissioner Miller and seconded by Chairman Miguel to 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 with the modification to Engineering Condition number 16 (a) as noted above.

COMMISSIONERS

AYES: Miller, Miguel, Cox

ABSENT: None

NOES: Herrera, Rocha

ABSTAIN: None

Following commission discussion it was motioned by Commissioner Miller and seconded by Chairman Miguel to recommend to the City Council approval of Zone Amendment No. 722 subject to the findings and conditions in the staff report.

COMMISSIONERS

AYES: Miller, Miguel, Cox

ABSENT: None

NOES: Herrera, Rocha

ABSTAIN: None

GENERAL BUSINESS—NON PUBLIC HEARING ITEMS

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

Steven Sopp, Associate Planner, 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. This was continued from the March 26, 2018 meeting to allow the applicant and Council Member Sigala to try to meet with property owner to work together to see if they could both share in the cost of the improvements that Engineering is requiring. He further noted that as of now staff is unaware of any new developments into this request.

Debra Perry and Justin Bouchard, Applicants, stated that there has been no new developments and that they don't believe Council Member Sigala was ever able to meet with the property owner.

Following Commission discussion it was motioned by Rocha and seconded by Chairman Miguel to deny the appeal for Finding of Consistency for Conditional Use Permit No. 2017-11.

COMMISSIONERS

AYES: Rocha, Miguel, Cox

ABSENT: None

NOES: Herrera, Miller

ABSTAIN: None

TEENS ON BOARD:

Jennifer Rodriguez and Ethan Padilla commented on various school activities.

DIRECTORS REPORT:

Director McDonnell made several announcements to the Commission, he reminded the Commission that the joint meeting with City Council, Board of Public Utilities and Planning Commission is on Thursday, April 12th at 6 pm. He also noted that the Commission will be seeing more and more of these higher density type projects coming up he concluded by stating that what staff is really focusing on in regards to Development Standards is consistency.

Commissioner Miller asked if the Commission could be provided with an update on the Transit Oriented Development plan noting that this would help Planning Commission with future type of high density projects.

Director McDonnell agreed that it would be beneficial to Planning Commission and that staff would be happy to provide the Commission with an update.

City Engineer announced to the Commission that Cartmill Avenue will be closed between Hillman and De La Vina Street, the City is installing a regional sewer line.

AJOURNMENT:

There being no other items to come before the Commission, the meeting was adjourned at 8:25 p.m.

CHUCK MIGUEL, CHAIRMAN
City of Tulare Planning Commission

ATTEST:

JOSH McDONNELL,, SECRETARY
City of Tulare Planning Commission