

CITY OF TULARE PLANNING COMMISSION
REGULAR MEETING MINUTES

Tulare Public Library—Council Chambers
491 North M Street

April 23, 2018

COMMISSIONERS PRESENT: Cox, Miller, Miguel

TEENS ON BOARD PRESENT: Jennifer Rodriguez

STAFF PRESENT: Josh McDonnell, Community & Economic
Development Director
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 Miller led us in the flag salute.

CITIZEN COMMENTS:

None.

COMMISSIONER COMMENTS:

Commissioner Miller announced that she is glad to see the Habit Burger moving along. She also asked staff if they have had the opportunity to look into the new State Law pertaining to secondary residential units.

Director McDonnell stated that staff has reviewed our current Ordinance and finds that it is not consistent with State law.

Steven Sopp, Associate Planner, stated that he is preparing to take this item to City Council to amend the current Ordinance.

CONSENT CALENDAR:

- (1) Minutes of the April 9, 2018 regular meeting**
- (2) Oak Creek No. 1-Tentative Subdivision Map- Time Extension**
- (3) Oak Creek No. 2-Tentative Subdivision Map- Time Extension**

It was motioned by Commissioner Miller and seconded by Commissioner Cox to approve the consent calendar as presented and carried by unanimous vote.

PUBLIC HEARING:

(1) Variance No. 457:

Steven Sopp, Associate Planner, reviewed with the Commission 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.

Chairman Miguel opened the public hearing.

Mitch Chemers, agent for the project, spoke in favor of the project.

Jeff Sealey, applicant, spoke in favor of the project.

There being no one else to speak in favor of or against the project the public hearing was closed.

Following Commission discussion it was motioned by Commissioner Miller and seconded by Commissioner Cox to adopt Resolution 5282, approving Variance No. 457 based on the findings and subject to the conditions as listed in the staff report.

COMMISSIONERS

AYES: Miller, Miguel, Cox

ABSENT: Rocha, Herrera

NOES: None

ABSTAIN: None

(2) Variance No. 458:

Steven Sopp, Associate Planner, reviewed with the Commission 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.

Chairman Miguel opened the public hearing.

Mitch Chemers, agent for the project, spoke in favor of the project.

Jeff Sealey, applicant, spoke in favor of the project.

There being no one else to speak in favor of or against the project the public hearing was closed

Following commission discussion it was motioned by Commissioner Miller and seconded by Commissioner Cox to adopt Resolution No. 5283, approving Variance No. 458 based on the findings and subject to the conditions as listed in the staff report.

COMMISSIONERS

AYES: Miller, Miguel, Cox

ABSENT: Rocha, Herrera

NOES: None

ABSTAIN: None

GENERAL BUSINESS—NON PUBLIC HEARING ITEMS

None

TEENS ON BOARD:

Jennifer Rodriguez commented on various school activities.

DIRECTORS REPORT:

Director McDonnell made several announcements to the Commission. He first noted that on May 1st he will be taking an item to City Council to discuss the methodologies for site selection on Housing Element rezoning opportunities. He also stated that the Ice House Kiosk will be appealing the Planning Commission decision to City Council on May 15th.

AJOURNMENT:

There being no other items to come before the Commission, the meeting was adjourned at 7:22 p.m.

CHUCK MIGUEL, CHAIRMAN
City of Tulare Planning Commission

ATTEST:

JOSH McDONNELL, SECRETARY
City of Tulare Planning Commission