

AGENDA

TULARE PLANNING COMMISSION

7:00 p.m.

MONDAY, July 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. CONSENT CALENDAR:

(1) Minutes of the June 11, 2018 Regular Planning Commission Meeting

(2) Finding of Consistency for CUP 2017-29- Yanez Tacos

VI. GENERAL BUSINESS- PUBLIC HEARING

(1) Tentative Subdivision Oak Creek 3:

Consider a request by Great Valley Land Builders to divide approximately 4 acres into a 15-lot multi-family residential subdivision including development consisting of one or two duplex units to be developed on each proposed parcel (38 units total). Property is located east of Mooney Blvd. and south of Seminole Avenue (APN 172-100-001). This project is exempt pursuant to Section 15332 (Infill Development Projects) of the California Environmental Quality Act of 1970, as amended.

Project Planner: Steven Sopp, Associate Planner

Recommended Motion: **Adopt Resolution 5286**, approving Tentative Subdivision Map Oak Creek 3 based on the findings and subject to the conditions as listed in the staff report.

(2) Conditional Use Permit No. 2018-12:

Consider a request by Veronica Ortiz to operate a stationary mobile vending vehicle on the property located at 1414 W. Tulare Avenue. The property is zoned Light Industrial (M-1). This project is exempt pursuant to Section 15304 (e) of the California Environmental Quality Act of 1970, as amended.

Project Planner: Steven Sopp, Associate Planner

Recommended Motion: **Adopt Resolution 5287**, approving Conditional Use Permit No. 2018-12 based on the findings and subject to the conditions as listed in the staff report.

(3) Conditional Use Permit No. 2018-15:

Consider a request by City of Tulare to construct and operate a new municipal groundwater well and 1.5 million gallon water storage tank with associated equipment and improvements to be located on the northwest corner of Cartmill Avenue and Mooney Blvd. (APN 149-060-013). This project is exempt pursuant to Section 15332 of the California Environmental Quality Act of 1970, as amended.

Project Planner: Steven Sopp, Associate Planner

Recommended Motion: **Adopt Resolution 5290**, approving Conditional Use Permit No. 2018-15 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.