

CITY OF TULARE PLANNING COMMISSION

REGULAR MEETING MINUTES

**Tulare Public Library—Council Chambers
491 North M Street**

June 24, 2019

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

TEENS ON BOARD PRESENT: None

STAFF PRESENT: Josh McDonnell, Community & Economic Development Director
Michael Miller, City Engineer
Andrew Brownson, Assistant City Attorney
Mario Anaya, Principal Planner
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:

None

CONSENT CALENDAR:

(1) Minutes of the June 10, 2019 Regular Planning Commission Meeting

It was motioned by Commissioner Miller and seconded by Commissioner Rocha to approve the Consent Calendar as presented.

Motion carried by unanimous vote.

PUBLIC HEARING:

(1) Mitigated Negative Declaration/ General Plan Amendment No. 2019-01/ Zone Amendment No. 733:

Steven Sopp, Associate Planner, reviewed with the Commission a request by Three River Development, LLC for a General Plan Amendment No. 2019-01 to change the General Plan land use designation for the project site from Office Commercial to Community Commercial and for Zone Amendment No. 733 to change the existing zoning from C-2 (Office Commercial) to C-3 (Retail Commercial). This project is located on approximately 3.83 acres on the south side of Prosperity Avenue between Brentwood and Laspina Streets (APN 171-300-016). A Mitigated Negative Declaration has been prepared in accordance with the California Environmental Quality Act.

Steven Sopp, Associate Planner, clarified for the record that the applicant and current property owner is Tulare Local Health Care. Three Rivers Development, LLC is currently in escrow to purchase the property.

Chairman Miguel opened the public hearing.

Kevin Northcraft, President of Tulare Local Health Care District, spoke in favor of the project and he also noted that also in attendance was Board Member, Senovia Gutierrez and CESO, Sandra Ormonde.

John Roberts, Three River Development, LLC thanked staff for their work on this project and asked the Commission for their consideration of the project.

There being no one 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 Rocha to adopt Resolution 5327, adopting Mitigated Negative Declaration and recommending to the City Council approval of General Plan Amendment No. 201-01 and Zone Amendment No. 733, based on the findings and subject to the conditions as listed in the staff report.

COMMISSIONERS

AYES: Miller, Rocha, Cox, Olivares
Miguel

ABSENT: None

NOES: None

ABSTAIN: None

GENERAL BUSINESS—NON PUBLIC HEARING ITEMS

None

TEENS ON BOARD:

None

DIRECTORS REPORT:

Director McDonnell announced to the Commission that the State has changed the 2nd dwelling unit law once again and staff will be working on revising our Municipal Code to be consistent with the new laws. He also noted that within the next two months the Commission will see a few annexation requests coming before them which is something that hasn't happened in quite a few years.

AJOURNMENT:

There being no other items to come before the Commission, the meeting was adjourned at 7:21 p.m.

CHUCK MIGUEL, CHAIRMAN
City of Tulare Planning Commission

ATTEST:

JOSH MCDONNELL, Community & Economic
Development Director
City of Tulare Planning Commission