

AGENDA

TULARE PLANNING COMMISSION

7:00 p.m.

MONDAY, August 12, 2019

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 July 8, 2019 Regular Planning Commission Meeting

(2) Minutes of the July 22, 2019 Regular Planning Commission Meeting

VI. GENERAL BUSINESS- PUBLIC HEARING:

(1) Zone Amendment No. 736:

Consider a request by the City of Tulare to amend Section 10.144 of the existing Zoning Ordinance pertaining to second or accessory dwelling units. The proposed amendment is exempt from Environmental Review under the California Environmental Quality Act of 1970, as amended pursuant to Section 15061 (B) (3).

Project Planner: Mario Anaya, Principal Planner

Recommended Motion: **Adopt Resolution 5331**, recommending to the City Council adoption of Zone Amendment No. 736.

(2) Mitigated Negative Declaration/ Annexation 2019-01-Fernjo Estates/ Tentative Subdivision Map- Fernjo Estates/ Zone Amendment No. 734:

Consider a request by Joseph and Tawni Fernandes to annex approximately 18.1 acres, into the City limits and detachment from the Tulare Irrigation District, establish an 80-lot single family residential subdivision and pre-zone the subject property to R-1-6 (Single Family Residential-6,000 sq. ft. minimum lot area) zoning designation. This project is located on the east side of Mooney Blvd. approximately .25 miles south of Bardsley Avenue. A Mitigated Negative Declaration has been prepared for this project pursuant to the California Environmental Quality Act of 1970, as amended.

Project Planner: Steven Sopp, Senior Planner

Recommended Motion: **Adopt Resolution 5334**, approving Tentative Subdivision Map- Fernjo Estates and adoption of the Mitigated Negative Declaration based on the findings and subject to the conditions as listed in the staff report.

Recommended Motion: **Adopt Resolution 5333**, recommending to the City Council adoption of Annexation 2019-01- Fernjo Estates and Zone Amendment No. 734.

(3) Mitigated Negative Declaration/ Conditional Use Permit No. 2019-06:

Consider a request by Roman Catholic Bishop of Fresno to construct a five building church complex for the Roman Catholic Saint Rita's Church. The project is proposed to be constructed in seven phases. The project is located on the southwest corner of Bardsley Avenue and Morrison Street. A Mitigated Negative Declaration has been prepared for this project pursuant to the California Environmental Quality Act of 1970, as amended.

Project Planner: Steven Sopp, Senior Planner

Recommended Motion: **Adopt Resolution 5329**, approving Conditional Use Permit No. 2019-06 and adoption of the Mitigated Negative Declaration based on the findings and subject to the conditions as listed in the staff report.

(4) Conditional Use Permit No. 2019-18:

Consider a request by Kelly Architecture and Planning on to construct an approximately 17,015 sq. ft. medical clinic to be operated by Adventist Health. This project is located on the west side of Hillman Street between Corvina and Cartmill Avenues. This project is exempt pursuant to Section 15332 (In-fill Development Projects) of the California Environmental Quality Act of 1970, as amended.

Project Planner: Steven Sopp, Senior Planner

Recommended Motion: **Adopt Resolution 5330**, approving Conditional Use Permit No. 2019-18, based on the findings and subject to the conditions as listed in the staff report.

VII. GENERAL BUSINESS-NON PUBLIC HEARING ITEMS

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.