

# AGENDA

## TULARE PLANNING COMMISSION

7:00 p.m.

(Immediately following 12/9 Continued Agenda)

MONDAY, December 23, 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 December 9, 2019 Regular Planning Commission Meeting

## VI. GENERAL BUSINESS- PUBLIC HEARING:

### (1) Mitigated Negative Declaration/ Farrar-Tentative Subdivision Map/General Plan Amendment No. 2019-02/ Zone Amendment No. 735 and Conditional Use Permit No. 2019-19:

Consider a request by Woodside Homes to establish a 360-lot single family residential subdivision, to change the existing land use designation from Low Density Residential, Residential Estate and Rural Residential to Low Density Residential, to change the existing zoning designation from RA (Rural Residential), R-1-7 (Single-family Residential, 7,000 sq. ft. minimum lot area), R-1-12.5 (Single-family Residential, 12,500 sq. ft. minimum lot area) and R-1-20 (Single-family Residential, 20,000 sq. ft. minimum lot area) to R-1-4 (Small-lot Residential) and R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot area) zoning designation and for a Conditional Use Permit in conformance with Chapter 10.33.030 of the City of Tulare Municipal Code which requires a CUP application must be included when filing for establishment of an R-1-4 zone. This project is located on the west side of Morrison Street between Tulare Avenue and the Seminole Avenue alignment. A Mitigated Negative Declaration has been prepared in accordance with the California Environmental Quality Act of 1970, as amended.

Project Planner: Mario Anaya, Principal Planner

Recommended Motion: **Adopt Resolution 5354** recommending to the City Council adoption of the Mitigated Negative Declaration prepared for General Plan Amendment No. 2019-02, Zone Amendment No. 735, Conditional Use Permit No. 2019-19 and Tentative Subdivision No. 2019-15-Farrar and adoption of General Plan Amendment No. 2019-02 and Zone Amendment No. 735.

Recommended Motion: **Adopt Resolution 5355** approving Tentative Subdivision map 2019-15- Farrar and Conditional Use Permit No. 2019-19 based on the findings and subject to the conditions as listed in the staff report.

### (2) Zone Amendment No. 739:

Consider a request by the City of Tulare to add Zoning Ordinance Section 10.162 Farmland Mitigation to the City of Tulare Municipal Code. This Ordinance would affect properties within the City's urban Development Boundary and outside the City's limits that would convert critical farmland to non-agricultural uses. The proposed Zoning Ordinance Amendment is exempt pursuant to Section 15317 and 15325 (b) of the California Environmental Quality Act of 1970, as amended.

Project Planner: Mario Anaya, Principal Planner

Recommended Motion: **Adopt Resolution 5352** recommending to the City Council adoption of Zone Amendment No. 739.

**(3) Conditional Use Permit No. 2019-28;**

Consider a request by Paramjit Kaur to upgrade an existing ABC License from Type 20 to Type 21 (Off Sale General) to sell beer, wine and distilled spirits for consumption off the premises where sold, in association with an existing service station and convenience store located at 117 W. Inyo Avenue. This project is exempt pursuant to Section 15301 (existing facilities) of the California Environmental Quality Act of 1970, as amended.

Project Planner: Steven Sopp, Senior Planner

Recommended Motion: **Adopt Resolution 5353** approving Conditional Use Permit No. 2019-28 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.