

CITY OF TULARE PLANNING COMMISSION
REGULAR MEETING MINUTES

Tulare Public Library—Council Chambers
491 North M Street

July 13, 2020

COMMISSIONERS PRESENT: Miller, Cox, Rocha, Olivares

TEENS ON BOARD PRESENT: None

STAFF PRESENT: Traci Myers, Community & Economic
Development Director
Mario Anaya, Principal Planner
Steven Sopp, Senior Planner
Lucie Brown, Commission Clerk

CALL TO ORDER:

Vice-Chair Rocha called the regular meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE:

Commissioner Olivares led us in the flag salute.

CITIZEN COMMENTS:

None.

COMMISSIONER COMMENTS:

None

CONSENT CALENDAR:

(1) Minutes of the June 22, 2020 Regular Planning Commission Meeting

(2) Extension of Time- Pleasant Oaks 5, 6, 7 (Villa Toscana 1 Tentative Subdivision Map)

(3) CEQA Exemption for Water Well 4-5 (Albers) Project- Resolution 5371

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

Motion carried by unanimous vote.

PUBLIC HEARING:

(1) Zone Amendment No. 741/ Negative Declaration:

Steven Sopp, Senior Planner, reviewed with the Commission a request by Quest Equity, LLC to amend Chapter 10.40 (Permitted and Conditional Uses in Commercial Zones) of the City of Tulare Municipal Code to allow storage buildings, mini storage as a conditional use within the C-3 (Retail Commercial) zoning designation. A Negative Declaration has been prepared in accordance with the California Environmental Quality Act.

Vice Chair Rocha opened the public hearing.

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

Commissioner Miller explained she was hesitant to move forward with the zone amendment request not knowing who, specifically, was the Applicant. Director Myers clarified that the Applicant for the zone amendment is Quest Equity, LLC, an entity that is developing a large project on Retherford and Corvina. She further explained that while the zone amendment request was initiated by one developer, the benefits of the amendment could extend to a number of developers throughout the City looking at developing large-scale projects that propose a residential component.

Commissioner Miller expressed concerns about the aesthetics of a mini-storage facility and felt the zone amendment was not advantageous to the development process.

Commissioner Oliveras inquired whether having a mini-storage in a C-3 zone would increase traffic through residential neighborhoods. Mario Anaya, Principal Planner, explained that the benefit of locating a mini-storage in a C-3 zone is that the C-3 zone is typically closer to residential neighborhoods so there will not be traffic driving to the industrial areas of town, which are typically further away from housing. Mr. Anaya further clarified that if the zone text amendment is approved, an application for a mini-

storage would still be subject to a Conditional Use Permit. With that process, the project would be required to show it meets the design guidelines of the C-3 zone, which are more stringent on aesthetics.

Vice-Chair Rocha asked whether the Applicant could request a zone change specific to their project to allow for a mini-storage. Steven Sopp, Senior Planner, stated that the request would also include a General Plan Amendment and may constitute spot zoning, which is inconsistent with the City's General Plan policies. Vice-Chair Rocha further expressed concern about the use of C-3 zoned property for mini-storage projects due to a lack of current available C-3 zoned properties within the City.

Following Commission discussion it was motioned by Commissioner Miller and seconded by Commissioner Cox to recommend to the City Council denial of Zone Amendment No. 741.

COMMISSIONERS

AYES: Miller, Cox, Olivares, Rocha

ABSENT: Miguel

NOES: None

ABSTAIN: None

GENERAL BUSINESS—NON PUBLIC HEARING ITEMS

None

TEENS ON BOARD:

None

DIRECTORS REPORT:

Director Myers noted that the City has been taking in applications to provide small businesses with grants through the CDBG Cares Act. She also noted that the City is working with restaurant owners to get them outdoor dining permits so that they may continue to operate.

AJOURNMENT:

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

DEANNE ROCHA, VICE CHAIR
City of Tulare Planning Commission

ATTEST:

TRACI MYERS, SECRETARY
City of Tulare Planning Commission