

**CITY OF TULARE PLANNING COMMISSION**  
**REGULAR MEETING MINUTES**

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

**September 14, 2020**

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

**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:**

Chairman Miguel called the regular meeting to order at 7:01 p.m.

**PLEDGE OF ALLEGIANCE:**

Commissioner Cox led us in the flag salute.

**CITIZEN COMMENTS:**

None.

**COMMISSIONER COMMENTS:**

Commissioner Miller voiced her concerns about trailer encampments. She noted that there is one in the parking lot just north of the Bethel Church and a second one on Cartmill just off the overpass to the south.

Director Myers, stated that she has made contact with Pastor Sunderland regarding the one near the Bethel Church and he is working with the occupant to try and get her relocated. She will forward the Cartmill location to Code Enforcement for action.

## **CONSENT CALENDAR:**

### **(1) Minutes of the August 24, 2020 Regular Planning Commission Meeting**

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

Motion carried by unanimous vote.

## **PUBLIC HEARING:**

### **(1) Mitigated Negative Declaration/ Conditional Use Permit No. 2020-03:**

Steven Sopp, Senior Planner, reviewed with the Commission a request by TAE, Inc. on behalf of Darshan Singh to construct a service station and convenience store with a lease space for a future tenant. The application also includes a request to obtain an ABC license (Type 20: Off Sale beer and wine). The project is located on the southeast corner of Prosperity Avenue and West Street.

Chairman Miguel opened the public hearing.

Keith Reynolds, Architect at TAE Inc., 120 North "L" Street, spoke in favor of the project and made himself available to answer any questions.

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

Commissioner Miller asked if this was going to be a strip mall.

Keith Reynolds stated at this time there is no plans for anything other than the service station and convenience store.

Chairman Miguel stated that it is nice to see that vacant parcel developed.

Commissioner Rocha also stated that it is nice to see that corner developed.

Following Commission discussion it was motioned by Commissioner Cox and seconded by Commissioner Rocha to adopt the Mitigated Negative Declaration and adopt Resolution 5368, approving Conditional Use Permit No. 2020-03 based on the findings and subject to the conditions as listed in the staff report.

## COMMISSIONERS

AYES: Cox, Rocha, Miller, Miguel

ABSENT: Olivares

NOES: None

ABSTAIN: None

### (2) Conditional Use Permit No. 2020-15:

Steven Sopp, Senior Planner, reviewed with the Commission a request by Jose Antonio Martinez (Los Culichis) to operate a stationary mobile vending vehicle on the property located at 265 S. West Street.

Chairman Miguel opened the public hearing.

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

Commissioner Miller was glad to see that the business is having success and sees no problem granting them renewal.

Following Commission discussion it was motioned by Commissioner Rocha and seconded by Commissioner Miller to adopt Resolution 5374, approving Conditional Use Permit No. 2020-15 based on the findings and subject to the conditions as listed in the staff report.

## COMMISSIONERS

AYES: Cox, Rocha, Miller, Miguel

ABSENT: Olivares

NOES: None

ABSTAIN: None

### GENERAL BUSINESS—NON PUBLIC HEARING ITEMS

None

### TEENS ON BOARD:

None

**DIRECTORS REPORT:**

Director Myers announced to the Commission that this years' State of the City will be held virtually and if they are interested in participating they can go to the Chamber of Commerce website to register.

Director Myers also stated that the City still has a little bit of money left for the Micro Enterprise Business grants and if any Commissioner knows of any small business with 5 or less employees that has been affected by the Covid- 19 virus to direct them to her.

Chairman Miguel stated that he was sad to see that the Farm Show was cancelled this year and noted that this will be a major hit to City and businesses.

Commissioner Miller stated that she is glad to see all the infill projects going on in the City.

**AJOURNMENT:**

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

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CHUCK MIGUEL, CHAIRMAN  
City of Tulare Planning Commission

ATTEST:

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TRACI MYERS, SECRETARY  
City of Tulare Planning Commission