



*Agri-Center of the World*

# City of Tulare

## Planning Commission

### Agenda

**Chair**  
Chuck Miguel

**Vice-Chair**  
Sandi Miller

**Commissioners**  
Chad Petersen  
Erica Cubas  
Jocelyn Limas

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**Tulare Public Library & Council Chamber**  
491 North M Street, Tulare  
[www.tulare.ca.gov](http://www.tulare.ca.gov)

**Monday, June 26, 2023**  
**7:00 p.m. – Regular Meeting**

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### Mission Statement

To promote a quality of life making Tulare the most desirable community in which to live, learn, play, work, worship and prosper.

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### Attending and Participating in Meetings

Regular Planning Commission Meetings are held on the second and fourth Monday of each month in the City Council Chamber located in the Tulare Public Library at 491 North M Street, Tulare. Additional meetings of the Planning Commission may be called as needed.

Documents related to items on the agenda are accessible on the City's website at [www.tulare.ca.gov](http://www.tulare.ca.gov) and available for viewing at the entrance of the Council Chamber.

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### Rules for Addressing Planning Commission

- Members of the public may address the Tulare Planning Commission on matters within the jurisdiction of the City of Tulare.
- If you wish to address Planning Commission, please complete one of the yellow speaker cards located at the entrance to the Council Chamber and provide to the Clerk.
- Persons wishing to address the Planning Commission concerning an **agendized** item will be invited to address the Planning Commission during the time that Planning Commission is considering that particular agenda item. Persons wishing to address Planning Commission concerning a **non-agendized** issue will be invited to address Planning Commission during the Citizen Comments portion of the meeting.
- When invited by the Commission Chair to speak, please step up to the podium, state and spell your name and city where you reside, and make your comments. Comments are limited to three minutes per speaker.

- I. CALL TO ORDER REGULAR MEETING – 7:00 p.m.**
- II. PLEDGE OF ALLEGIANCE**
- III. CITIZEN COMMENTS** - This is the time for citizens to comment on subject matters, not on the agenda within the jurisdiction of the Tulare Planning Commission. The Commissioners ask that you keep your comments brief and positive. Creative criticism, presented with appropriate courtesy, is welcome. The Commission cannot legally discuss or take official action on citizen request items that are introduced tonight. This is also the time for citizens to comment on items listed under the Consent Calendar or to request an item from the Consent Calendar be pulled for discussion purposes. Comments related to general business items or public hearing items will be heard at the time the item is discussed or at the time the Public Hearing is opened for comment. In fairness to all who wish to speak, each speaker will be allowed three minutes, with a maximum time of 15 minutes per item, unless otherwise extended by the Planning Commission Chair. Please begin your comments by stating and spelling your name and providing your city of residence.
- IV. COMMISSIONER REPORTS OR ITEMS OF INTEREST** – G.C. 54954.2(a)(3)
- V. CONSENT CALENDAR** - All Consent Calendar Items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made, in which event the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.
- (a) Approve minutes of the June 12, 2023 regular meeting [Submitted by: M. Sanchez]
- VI. GENERAL BUSINESS – PUBLIC HEARING:** Comments related to General Business – Public Hearing Items are limited to three minutes per speaker, for a maximum of 30 minutes per item, unless otherwise extended by the Commission.

**1. Conditional Use Permit No. 2023-12**

Consider a request by Dora Marmolejo to allow dancing in conjunction with an existing restaurant and bar with a type 47 ABC license. The property is located at 200 N J Street (C-3: Retail Commercial). Project is exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act of 1970 as amended.

**Project Planner:** Jonathan Coelho, Assistant Planner

**Recommended Motion: Adopt Resolution 5457** approving Conditional Use Permit No. 2023-12, based on the findings and subject to the conditions as listed in the staff report.

**2. Conditional Use Permit No. 2023-10**

Consider a request by UG2 Tulare CA, LP to construct a service station and convenience store. Application includes a request to obtain an ABC license (Type 20: Off Sale beer and wine). The proposed property will be located on the southwest corner of Cartmill Avenue and the Akers Street alignment (C-3: Retail Commercial). Project is exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act of 1970 as amended.

**Project Planner:** Steven Sopp, Principal Planner

**Recommended Motion: Adopt Resolution 5458** approving Conditional Use Permit No. 2023-10, based on the findings and subject to the conditions as listed in the staff report.

**3. Zone Amendment No. 750**

Consider a request by City of Tulare to amend the Zoning Ordinance for revisions to the City’s standards for sidewalks and stationary mobile vendors within the city limits. Project is categorically exempt pursuant to CEQA Section 15601 (B)(3) (Existing Facilities) of the California Environmental Quality Act of 1970 as amended.

**Project Planner:** Mario Anaya, Community Development Director

**Recommended Motion: Adopt Resolution 5459** approving Zone Amendment No. 750, based on the findings and subject to the conditions as listed in the staff report.

**VII. GENERAL BUSINESS – NON PUBLIC HEARING ITEMS**

NONE

**VIII. DIRECTOR/STAFF UPDATES – GC 54954.2(a)(3)**

**IX. ADJOURN REGULAR MEETING**

**Americans with Disabilities Act**

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification from the Community and Economic Development Department at (559) 684-4217. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting.

**AFFIDAVIT OF POSTING**

State of California }  
County of Tulare } ss.  
City of Tulare }

I, MARIA SANCHEZ, Planning Commission Clerk for the City of Tulare, hereby certify, under penalty of perjury, that I caused the posting of this agenda before 5:00 p.m. on Friday, June 23, 2023, at City Hall, 411 E. Kern Avenue, as well as on the City’s website.

POSTED BY: Maria Sanchez, Planning Commission Clerk