



Agri-Center of the World

City of Tulare

Planning Commission

Agenda

Chair
Chuck Miguel

Vice-Chair
Sandi Miller

Commissioners
Susan Henard
Erica Cubas
Jocelyn Limas

Council Chamber
491 North M Street, Tulare
www.tulare.ca.gov

Monday, February 26, 2024
7:00 p.m. – Regular Meeting

Mission Statement

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

Attending and Participating in Meetings

Regular meetings of the Planning Commission are held on the second and fourth Mondays of the month in the Council Chamber located in the Tulare Public Library at 491 North M Street, Tulare, subject to cancellation. 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 and available for viewing at the entrance of the Council Chamber.

Rules for Addressing the 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 the 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 agenda item will be invited to address the Planning Commission during the time the Planning Commission is considering that item. Persons wishing to address the Planning Commission concerning non-agenda items will be invited to address the Planning Commission during the Public Comments portion of the meeting.
 - When invited by the Commission Chair to speak, please step up to the podium, state your name and city where you reside, and make your comments. Comments are limited to three minutes per speaker.
-

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 Planning 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.

1. CALL TO ORDER**1.1 Planning Commissioner Oath of Office [Submitted by: M. Sanchez]****2. PLEDGE OF ALLEGIANCE**

- 3. PUBLIC COMMENTS** - This is the time for the public to comment on matters within the jurisdiction of the Tulare Planning Commission that are not on the agenda. The Planning Commission asks that comments are kept brief and positive. The Planning Commission cannot legally discuss or take official action on request items that are introduced tonight. This is also the time for the public 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 Public Hearing or General Business items will be heard at the time those items are discussed. 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 Planning Commission. Please begin your comments by stating your name and providing your city of residence.

4. COMMISSIONER REPORTS AND ITEMS OF INTEREST

- 5. 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.

5.1 Approve the Minutes of the January 8, 2024 Regular Meeting [Submitted by: M. Sanchez]

- 6. PUBLIC HEARINGS** - Comments related to Public Hearing items are limited to three minutes per speaker, for a maximum of 30 minutes per item, unless otherwise extended by the Planning Commission.

6.1 Conditional Use Permit No. 2024-01

Public hearing to consider a request by Elizabeth Madrid on behalf of Evergreen Island to upgrade an existing ABC License to a type 47: On Sale General – Eating Place to sell all legal beers, wines, liquors, and distilled spiriting for consumption on the premises where sold. This project is exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act of 1970, as amended.

Project Planner: Julian Reynaga, Assistant Planner

Recommended Action: Adopt Resolution 5476 approving Conditional Use Permit No. 2024-01 based on findings and subject to the conditions as listed in the staff report.

6.2 Mitigated Negative Declaration / General Plan Amendment No. 2024-01 / Zone Amendment No. 753 / Del Lago Specific Plan – Fourth Amendment / Tentative Subdivision Map – Lago Subdivision

Consider a request by San Joaquin Valley Homes to subdivide approximately 14.06 acres into a 125-lot residential subdivision. The project includes a request to change the General Plan land use designation from Community Commercial to Low Density Residential and to change the existing zoning designation from C-3 (Retail Commercial) to R-1-4 (Small-lot Residential). The project also includes a request to amend the existing Del Lago Specific Plan. The project is located on the southwest corner of Cartmill Avenue and Mooney Blvd. 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, Principal Planner

Recommended Action: Consider and determine whether to recommend to the City Council approval of General Plan Amendment 2024-01 and Zone Amendment 753 and the Fourth Amendment of the Del Lago Specific Plan. Consider and determine whether to recommend to the City Council, adoption of the Initial Study/Mitigated Negative Declaration prepared for the Lago Tentative Subdivision Map, General Plan Amendment 2024-01, Zone Amendment 753, and the Fourth Amendment of the Del Lago Specific Plan (Resolution 5474).

Recommended Action: Consider and determine whether to approve the Lago Tentative Subdivision Map subject to the findings and conditions in Resolution No. 5475. The Planning Commission’s consideration and determination is required to be based on the findings and the project’s consistency with the policies and intent of the City’s General Plan and Municipal Code.

7. GENERAL BUSINESS – NON PUBLIC HEARING ITEMS

8. STAFF UPDATES

9. ADJOURNMENT

The next regularly scheduled meeting of the Tulare Planning Commission is Monday, March 11, 2024, at 7:00 p.m. in the Council Chamber, 491 North M Street, Tulare.

AFFIDAVIT OF POSTING AGENDA

I, MARIA SANCHEZ, hereby certify, in conformance with Government Code Sections 54954.2 and 54956, this agenda was posted in the kiosk at the front of City Hall, 411 E. Kern Avenue, as well as on the City of Tulare’s website (www.tulare.ca.gov).

POSTED: Friday, February 23, 2024, at 5:00 p.m.