



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, June 10, 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.
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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**
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 May 13, 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 **Mitigated Negative Declaration / Annexation 2023-01 (East Tulare No. 37) Mission Creek / Tentative Subdivision Map – Mission Creek / Zone Amendment No. 751 / Conditional Use Permit No. 2023-16**

Consider a request by N & M Tulare LLC., to annex into the City limits approximately 39.26-acres and subdivide the area into a 255-lot single-family residential subdivision. The project includes a request to pre-zone the project site to the R-1-4 (Small-lot Residential) zoning designation to become effective upon annexation into the City limits. The project also includes a Conditional Use Permit application as required by the City's Municipal Code to implement the establishment of the R-1-4 zone. The project is located at the southwest corner of Bardsley Avenue and Oakmore Street. 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 Motion: Adopt Resolution 5484 recommending to the City Council approval of Annexation No. 2023-01 (East Tulare No. 37) – Mission Creek, Zone Amendment No. 751, and adoption of the Mitigated Negative Declaration prepared for the project.

Recommended Motion: Adopt Resolution 5485 approving Tentative Subdivision Map – Mission Creek, and Conditional Use Permit No. 2023-16 based on the findings and subject to the recommended conditions as listed in the staff report.

6.2 Conditional Use Permit No. 2024-06

Public hearing to consider a request by Quick Fill 2 Inc. to relocate an existing convenience store from the northeast corner of the property to the westside portion of the property. The property will continue to operate with a Type 20 ABC License (Off-Sale beer and wine). Project is located at 610 West Inyo Avenue. This project is exempt pursuant to Section 15332 (In-fill Development Projects) of the California Environmental Quality Act of 1970, as amended.

Project Planner: Jonathan Coelho, Assistant Planner

Recommended Action: Adopt Resolution 5480 approving Conditional Use Permit No. 2024-06 based on findings and subject to the conditions as listed in the staff report.

6.3 Conditional Use Permit No. 2024-07

Public hearing to consider a request by Deep Grewal to demolish an existing donut shop and replace it with a car wash and service station. The application includes a request to obtain an ABC license (Type 20: Off-Sale Beer and Wine) to sell beer and wine for consumption off-site in conjunction with the service station. Project is located at 1363 East Tulare Avenue. This project is exempt pursuant to Section 15332 (In-fill Development Projects) of the California Environmental Quality Act of 1970, as amended.

Project Planner: Jonathan Coelho, Assistant Planner

Recommended Action: Adopt Resolution 5481 approving Conditional Use Permit No. 2024-07 based on findings and subject to the conditions as listed in the staff report.

6.4 Conditional Use Permit No. 2024-08

Consider a request by Juan Carlos Ramirez of (Jalisco's Tacos) to renew a Conditional Use Permit to operate a stationary mobile vending vehicle on the property located at 1510 North J Street.

Project Planner: Julian Reynaga, Assistant Planner

Recommended Action: Adopt Resolution 5483 approving Conditional Use Permit No. 2024-08 based on the findings and subject to the conditions as listed in the staff report.

- 7. GENERAL BUSINESS – NON PUBLIC HEARING ITEMS
- 8. STAFF UPDATES
- 9. ADJOURNMENT

The next regularly scheduled meeting of the Tulare Planning Commission is Monday, June 24, 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, June 7, 2024, at 5:00 p.m.