



*Agri-Center of the World*

# City of Tulare

## Planning Commission

### Agenda

**Chair**  
Chuck Miguel

**Vice-Chair**  
Sandi Miller

**Commissioners**  
Susan Henard  
Jocelyn Limas  
Shauna Guerrero

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

**Monday, October 28, 2024**  
**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 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](http://www.tulare.ca.gov) and available for viewing at the entrance of the Council Chamber.

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#### **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.

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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 September 23, 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. 2024-16**

Public hearing to consider a request by Lactalis Heritage Dairy to install ground-mounted and canopy-mounted photovoltaic solar equipment capable of generating up to 20-megawatts of renewable electrical energy and a BESS storing up to 15-megawatt hour of electricity. The project would generate electricity to support the existing dairy manufacturing facility and offset the cheese manufacturing facility's electrical demand.

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

**Recommended Action:** Adopt Resolution 5494 approving Conditional Use Permit No. 2024-16 based on the findings and subject to the conditions as listed in the staff report.
7. **GENERAL BUSINESS – NON PUBLIC HEARING ITEMS**
  - 7.1 **Finding of General Plan Consistency for the Declaration of Surplus Property and Disposition of Real City Property**

Consider a request by City of Tulare proposing a finding of general plan consistency for the declaration of surplus property and disposition of real city property. The sale of surplus government property is exempt pursuant to Section 15312 of the California Environmental Quality Act of 1970, as amended.

**Project Planner:** Traci Myers, Executive Director of Economic Development and Redevelopment

**Recommended Action:** Determination from the Planning Commission finding the declaration of the properties as surplus and disposition of property for industrial development is consistent with the City’s adopted 2035 General Plan.

**8. STAFF UPDATES**

**9. ADJOURNMENT**

The next regularly scheduled meeting of the Tulare Planning Commission is Monday, November 25, 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](http://www.tulare.ca.gov)).

POSTED: Friday, October 25, 2024, at 5:00 p.m.