

AGENDA

TULARE PLANNING COMMISSION

7:00 p.m.

MONDAY, March 14, 2016

TULARE PUBLIC LIBRARY & COUNCIL CHAMBERS

491 NORTH "M" STREET

MISSION STATEMENT

TO PROMOTE A QUALITY OF LIFE MAKING TULARE THE MOST DESIRABLE
COMMUNITY IN WHICH TO LIVE, LEARN, PLAY, WORK, WORSHIP AND
PROSPER

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. CITIZEN COMMENTS- *This is the time for citizens to comment on items within the jurisdiction of the Planning Commission. The Planning Commission cannot legally discuss or take official action on citizen comments that are introduced tonight. Each speaker will be allowed **three minutes**, with a maximum time of 10 minutes per item, unless otherwise extended by the Planning Commission.*

IV. COMMISSIONER COMMENTS

V. STAFF COMMUNICATIONS

VI. CONSENT CALENDAR:

(1) Revised Minutes of the January 25, 2016 Planning Commission Meeting

(2) Minutes of the February 22, 2016 Planning Commission Meeting

VII. GENERAL BUSINESS- PUBLIC HEARING

(1) Mitigated Negative Declaration for Zone Amendment No. 714/ Tentative Subdivision Map 2015-01 (Quail Hollow Court) and Conditional Use Permit No. 2015-14:

Adopt **Resolution 5170**, adopting a Mitigated Negative Declaration for Zone Amendment No. 714, Tentative Subdivision Map 2015-01 (Quail Hollow Court) and Conditional Use Permit No. 2015-14:

Project Planner: Rob Hunt, Community Development Director

(2) Zone Amendment No. 714:

Adopt **Resolution 5171**, recommending to the City Council approval of Zone Amendment No. 714, a request by Holmes Properties, LLC to change the zoning on 1.85 acres from R-1-5PD (Planned Residential) to R-1-4PD on property located at 1727 E. Bardsley Avenue.

Project Planner: Rob Hunt, Community Development Director

(3) Tentative Subdivision Map 2015-01/ Conditional Use Permit No. 2015-14:

Adopt **Resolution 5172** for Tentative Subdivision Map 2015-01–Quail Hollow Court and Conditional Use Permit No. 2015-14, a request by Holmes Properties, LLC to subdivide 1.85 acres into 14 single family lots and to allow planned development with lots fronting on private streets on property located at 1727 E. Bardsley Avenue.

Project Planner: Rob Hunt, Community Development Director

(4) Zone Amendment No. 711:

Adopt **Resolution 5167**, approving a request by the City of Tulare to amend the municipal code to modify Chapter 10.147 – Emergency and Transitional Housing and Chapter 10.148 – Density Bonus to comply with Health and Safety Code Sections 50675.2, 50675.14 and Government Code Section 65583 as they relate to providing for emergency shelters, transitional housing and supportive housing, by

right, in designated zones; and the adoption of a Reasonable Accommodation ordinance to comply with State Housing Element law.

Project Planner: Traci Myers, Community Development Deputy Director

VIII. GENERAL BUSINESS-NON PUBLIC HEARING ITEMS

None

IX. TEENS ON BOARD REPORTS

X. ITEMS OF BOARD INTERESTS

XI. ADJOURNMENT

In compliance with the Americans with Disabilities and Brown Act, if you need special assistance to participate in the meeting, including the receipt of the agenda and documents in the agenda package in an alternate format, please contact the City Manager's Office (559) 684-4200. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102-35, 104 ADA Title II), and allow for the preparation of documents in the appropriate alternate format.

[Note: Pursuant to Government Code 54957.5- Effective 7/1/08 Documents produced and distributed less than 72 hours prior to or during an open session of a regular meeting to a majority of the legislative body regarding any item on the agenda will be made available for public inspection at the meeting and at the Planning Department at City Hall located at 411 East Kern Avenue during normal business hours.]