

CITY OF TULARE PLANNING COMMISSION

REGULAR MEETING MINUTES

**Council Chambers
491 North M Street**

June 27, 2016

COMMISSIONERS PRESENT: Davis, Killion, Herrera, Miguel

TEENS ON BOARD PRESENT: None

STAFF PRESENT: Rob Hunt, Community Development Director
Traci Myers, Community Development Deputy
Director
David Hale, Assistant City Attorney
Lucie Brown, Commission Clerk

CALL TO ORDER:

Chairman Killion called the regular meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE:

Commissioner Davis led us in the flag salute.

CITIZEN COMMENTS:

None

COMMISSIONER COMMENTS:

Commissioner Herrera noted that she visited the Bravo Farms restaurant at the outlet mall and stated that the remodel is looking really nice.

Commissioner Miguel asked about the status of the VA project that was approved for the old IRS building.

Director Hunt noted that the project is still moving forward.

STAFF COMMUNICATIONS:

None

CONSENT CALENDAR:

Minutes of the June 13, 2016 meeting.

It was motioned by Commissioner Miguel and seconded by Commissioner Herrera to approve the minutes of the June 13, 2016 meeting with the above noted corrections.

Motion carried by unanimous vote.

PUBLIC HEARING:

(1) Mitigated Negative Declaration/ General Plan Amendment No. 2016-02/ Zone Amendment No. 715 and Design Review No. 1078:

Traci Myers, Community Development Deputy Director, introduced Aaron Carpenter, Assistant Contract City Planner and noted that he would be providing staff report.

Aaron Carpenter, Assistant Contract City Planner, reviewed with the Commission a request by Housing Authority of Tulare County to construct and operate a 10-unit multi-family facility, to change the current Low Density Residential and Commercial land use to High Density Residential to change the current C-4 (Service Commercial) and R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size) zoning to RM-3 (Multi Family Residential, 2,000 sq. ft. lot size per unit) on property located on the northeast corner of Sacramento Street and Inyo Avenue.

Chairman Killion opened the public hearing.

Ken Hayslett, Housing Authority of Tulare County, stated that he agreed with staff recommendations and conditions and made himself available to answer any questions.

There being no one else to speak in favor of or against the project the public hearing was closed.

Commissioner Herrera stated that she is very excited about the project.

Commissioner Davis stated that it is a great use and that there is a shortage of these types of projects.

Commissioner Miguel stated that he had mixed feelings about the project. He stated that although this is a great project he does not like the fact that there seems to be a lot of zoning changes from single family to multi-family on the west side.

It was motioned by Chairman Killion and seconded by Commissioner Davis to adopt Resolution 5185 adopting a Mitigated Negative Declaration for General Plan Amendment No. 2016-02/ Zone Amendment No. 715 and Design Review No. 1078 based on the findings listed in the staff report.

COMMISSIONERS

AYES: Killion, Davis, Herrera

ABSENT: Rocha, Miller, Crase

NOES: Miguel

ABSTAIN: None

It was motioned by Chairman Killion and seconded by Commissioner Davis to adopt Resolution 5186, recommending to the City Council approval of General Plan Amendment No. 2016-02 and Zone Amendment No. 715 based on the findings listed in the staff report.

COMMISSIONERS

AYES: Killion, Davis, Herrera

ABSENT: Rocha, Miller, Crase

NOES: Miguel

ABSTAIN: None

It was motioned by Chairman Killion and seconded by Commissioner Davis to adopt Resolution 5187, approving Design Review No. 1078 based on the findings and subject to the conditions as listed in the staff report.

COMMISSIONERS

AYES: Killion, Davis, Herrera, Miguel

ABSENT: Rocha, Miller, Crase

NOES: None

ABSTAIN: None

(2) Conditional Use Permit No. 2016-13:

Traci Myers, Community Development Deputy Director, reviewed with the Commission a request by Armando Montes/El Grullese, Jal to operate a stationary mobile vending vehicle on property located at 1370 E. Bardsley Avenue.

Chairman Killion opened the public hearing.

The operator of the business spoke in favor of the project and stated that with the mobile vendor in front of his store business increased significantly.

Commissioner Herrera noted her concerns with traffic and transient activity to the area.

It was motioned by Commissioner Miguel and seconded by Commissioner Davis to adopt Resolution 5188 approving Conditional Use Permit No. 2016-13 based on the findings and subject to the conditions as listed in the staff report.

COMMISSIONERS

AYES: Killion, Davis, Miguel

ABSENT: Rocha, Miller, Crase

NOES: Herrera

ABSTAIN: None

GENERAL BUSINESS- NON PUBLIC HEARING ITEMS:

None

TEENS ON BOARD:

None

ITEMS OF BOARD INTEREST:

Commissioner Miguel stated that Tulare Joint Union High School Board approved the mascot name change from Tulare Union Redskins to Tulare Union Tribe.

AJOURNMENT:

There being no other items to come before the Commission, the meeting was adjourned 7:31 p.m.

JEFF KILLION, CHAIRMAN
City of Tulare Planning Commission

ATTEST:



ROB HUNT, SECRETARY
City of Tulare Planning Commission