

**CITY OF TULARE PLANNING COMMISSION**

**REGULAR MEETING MINUTES**

**Council Chambers  
491 North M Street**

**November 14, 2016**

**COMMISSIONERS PRESENT:** Miller, Crase, Rocha, Miguel, Killion

**TEENS ON BOARD PRESENT:** None

**STAFF PRESENT:** Rob Hunt, Community Development Director  
Traci Myers, Community Development Deputy  
Director  
Lucie Brown, Commission Clerk

**CALL TO ORDER:**

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

**PLEDGE OF ALLEGIANCE:**

Commissioner Miller led us in the flag salute.

**CITIZEN COMMENTS:**

None

**COMMISSIONER COMMENTS:**

None

**STAFF COMMUNICATIONS:**

Director Hunt announced to the Commission that there will not be a December 26<sup>th</sup> Planning Commission meeting. He also announced that the 5<sup>th</sup> District Court of Appeals denied Mr. Manro's

appeal on the City's 2035 General Plan lawsuit and ordered Mr. Manro to pay all the City's related attorneys fees.

**CONSENT CALENDAR:**

**Chairman Killion stepped down citing conflict of interest with an item on the consent calendar.**

**Minutes of the October 24, 2016 meeting and Elevation Change- Design Review No. 1013:**

It was motioned by Commissioner Miller and seconded by Commissioner Rocha to approve the items on the Consent Calendar as presented.

Motion carried by unanimous vote.

**Chairman Killion returned to his seat.**

**PUBLIC HEARING:**

**Negative Declaration/ Conditional Use Permit No. 2016-19:**

Rob Hunt, Community Development Director, reviewed with the Commission a request by CNS Steel, Inc. (Clint Russel) to construct an 80,225 sf. steel fabrication facility (72,600 sf. warehouse/ 7,625 sf. office constructed in two phases) on property located on Industrial Place (Private Road) off of Industrial Avenue.

Chairman Killion opened the public hearing.

Keith Reynolds, Architect, spoke in favor of the project.

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

Commissioner Rocha commended the architect and the owner on the elevations of the project.

Commissioner Miller also congratulated the applicant on a great project as well as the location.

It was the consensus of the Commission that this is a great project.

It was motioned by Commissioner Miguel and seconded by Crase to adopt Resolution 5202 adopting a Mitigated Negative Declaration for Conditional Use Permit No. 2016-19.

**COMMISSIONERS**

AYES: Miguel, Crase, Miller, Rocha  
Killion

ABSENT: Davis, Herrera

NOES: None

ABSTAIN: None

It was motioned by Commissioner Miguel and seconded by Commissioner Miller to adopt Resolution 5203 approving Conditional Use Permit No. 2016-19 based on the findings and subject to the conditions as listed in the staff report.

**COMMISSIONERS**

AYES: Miguel, Miller, Crase, Rocha  
Killion

ABSENT: Davis, Herrera

NOES: None

ABSTAIN: None

**GENERAL BUSINESS- NON PUBLIC HEARING ITEMS:**

None

**TEENS ON BOARD:**

Kathie Diaz and Palwinder Dhillon commented on various school activities.

**ITEMS OF BOARD INTEREST:**

Commissioner Miguel commended both Tulare Union and Tulare Western athletes for their outstanding sportsmanship following the bell game.

**AJOURNMENT:**

There being no other items to come before the Commission, the meeting was adjourned 7:21. p.m.

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JEFF KILLION, CHAIRMAN  
City of Tulare Planning Commission

ATTEST:

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ROB HUNT, SECRETARY  
City of Tulare Planning Commission