

CITY OF TULARE PLANNING COMMISSION
REGULAR MEETING MINUTES

Council Chambers
491 North M Street

February 13, 2017

COMMISSIONERS PRESENT: Miller, Crase, Killion, Miguel
Davis, Herrera, Rocha

TEENS ON BOARD PRESENT: None

STAFF PRESENT: Rob Hunt, Community Development Director
Traci Myers, Community Development Deputy
Director
David Hale, 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 Herrera led us in the flag salute.

CITIZEN COMMENTS:

None

COMMISSIONER COMMENTS:

Chairman Killion thanked Joe Carlini, Interim City Manager for attending the meeting.

STAFF COMMUNICATIONS:

None

CONSENT CALENDAR:

Minutes of the January 23, 2017 meeting:

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

Motion carried by unanimous vote.

PUBLIC HEARING:

None

GENERAL BUSINESS- NON PUBLIC HEARING ITEMS:

Commissioner Herrera recused herself citing that she owns property in the area of the project.

Notice of Intent to Adopt Recirculated Mitigated Negative Declaration/ Design Review No. 1088:

Deputy Director Traci Myers, reviewed with the Commission a request by the City of Tulare Public Works Department to construct a new water well, 2.0 million gallon concrete water storage tank and associated appurtenances on 6.38 acres of City-owned property located on the southeast corner of Nelder Grove Street and Alpine Avenue.

Trisha Whitfield, Project Manager, provided the Commission with some project background as well as the process of site determination.

Brandon Stipe, Carrollo Engineering, provided the Commission with a presentation of project site and views from different perspectives.

Chairman Killion noted that although this is not a public hearing the Commission will allow the public to speak on this project.

Danielle Evenson, Descanso Bay, spoke in opposition of the project. She stated that she had collected over 100 signatures from residents in the area opposing the project. She cited various concerns among the residents, tank failure, hazardous chemicals that treat the water, decrease in property values and an eye sore to the area. She stated that there are more suitable sites for this storage tank than near a school in a residential area. She urged the Commission to consider alternate sites.

Terry Bell, spoke in opposition of the project. She stated that a park was promised to the home buyers in the area by the developer. She stated that a commercial site is better suited for this type of project. She also noted her concerns with decreased property values as well as the project providing a blank canvas for graffiti. She stated that the health of the community is important and not having enough parks in the community is an issue.

Mark Lima, Kirch Flat, asked if there were any plans to construct a park at that location.

Director Hunt, stated that the remainder of the project could be suitable for a park but that is a subject for the City Council. As of now the General Plan calls for that to be single family residential and there are no plans at this time for a park.

Sabino Martinez, 2588 Keltly Meadow, spoke in opposition of the project. He too stated that the homeowners were misled by the developer when they were promised a park. He questioned the need for so much storage citing that the city has not grown that much over the last 10 years. He too noted his concerns with graffiti and urged the Commission to explore alternate locations for the storage tank.

It was the consensus of the Commission that larger box trees would grow faster to aid in the camouflaging of the storage tank.

Following Commissioner discussion, it was motioned by Commissioner Rocha and seconded by Commissioner Miguel to Adopt Resolution 5213, adopting the Recirculated Mitigated Negative Declaration for Water Well/ Water Storage Tank Project.

COMMISSIONERS

AYES: Davis, Miller, Crase, Rocha
Miguel, Killion

ABSENT: None

NOES: None

ABSTAIN: Herrera

It was motioned by Commissioner Rocha and seconded by Commissioner Crase to adopt Resolution 5214 approving Design Review No. 1088 based on the findings and subject to the conditions as listed in the staff report with an additional condition that there be 24" box trees planted inside the fence to shield the storage tank.

COMMISSIONERS

AYES: Rocha, Davis, Miller, Crase,
Miguel, Killion

ABSENT: None

NOES: None

ABSTAIN: Herrera

Commissioner Herrera returned to her seat.

TEENS ON BOARD:

None

ITEMS OF BOARD INTEREST:

None

AJOURNMENT:

There being no other items to come before the Commission, the meeting was adjourned 8:14 p.m.

JEFF KILLION, CHAIRMAN
City of Tulare Planning Commission

ATTEST:

ROB HUNT, SECRETARY
City of Tulare Planning Commission