

# AGENDA

## TULARE PLANNING COMMISSION

7:00 p.m.

MONDAY, April 10, 2017

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) Minutes of the March 27, 2017 Planning Commission Meeting.**

## **VII. GENERAL BUSINESS- PUBLIC HEARING**

### **(1) Conditional Use Permit No. 2017-03:**

Consider a request by Colton Carlson to operate a stationary mobile vending vehicle on property located at 1425 E. Prosperity (Evolutions parking lot).

Project Planner: Dawn Marple, Assistant Contract City Planner

Adopt Resolution **5219**, approving Conditional Use Permit No. 2017-03

### **(2) Conditional Use Permit No. 2017-04:**

Consider a request by Jose Nunez to operate a stationary mobile vending vehicle on property located at 265 S. West Street in front of the T-N-Js Indoor Swap Meet.

Project Planner: Dawn Marples, Assistant Contract City Planner

Adopt Resolution **5220**, approving Conditional Use Permit No. 2017-04

### **(3) Conditional Use Permit No. 2017-05:**

Consider a request by Bethel Assembly of God Church to construct a 91 unit, two-story assisted living facility (Phase 1/ 95,720 sf) and 77 unit independent living facility (Phase 2/ 77,791 sf) on approximately 5.82 acres located on the west side of Retherford Street, between Cartmill Avenue and Corvina Avenue alignment.

Project Planner: Traci Myers, Community Development Deputy Director

Adopt Resolution **5221**, approving Conditional Use Permit No. 2017-05

### **(4) Conditional Use Permit No. 2017-06:**

Consider a request by Bethel Assembly of God Church to construct a 57,579 sf church, 21,096 sf future church building, 25,500 sf children's classroom, 19,810 sf youth building and 2,800 sf maintenance building on 16.1 acres located on the west side of Retherford Street, between Cartmill Avenue and Corvina Alignment.

Project Planner: Traci Myers, Community Development Deputy Director

Adopt Resolution **5222**, approving Conditional Use Permit No. 2017-06

**(5) Design Review No. 1092:**

Consider a request by Bethel Assembly of God Church to construct 122,235 sf, 100 unit senior apartment building on Retherford Street, south of Cartmill Avenue.

Project Planner: Traci Myers, Community Development Deputy Director

Adopt Resolution **5223**, approving Design Review No. 1092

**(6) Variance 456:**

Consider a request by Bethel Assembly of God Church for a variance to allow the building height of the church building to be 83 feet in a C-3 zone district which allows 60 feet on property located on the west side of Retherford Street, between Cartmill Avenue and Corvina Avenue alignment.

Project Planner: Traci Myers, Community Development Deputy Director

Adopt Resolution **5224**, approving Variance 456

**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.]