

**CITY OF TULARE PLANNING COMMISSION**  
**REGULAR MEETING MINUTES**

**Council Chambers**  
**491 North M Street**

**March 27, 2017**

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

**TEENS ON BOARD PRESENT:** Kathie Campos

**STAFF PRESENT:** Rob Hunt, Community Development Director  
Traci Myers, Community Development Deputy  
Director  
Aaron Carpenter, Assistant Contract City Planner  
Lucie Brown, Commission Clerk

**CALL TO ORDER:**

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

**PLEDGE OF ALLEGIANCE:**

Commissioner Crase led us in the flag salute.

**CITIZEN COMMENTS:**

None

**COMMISSIONER COMMENTS:**

Commissioner Miller stated that she was pleased with the joint meeting of the Board of Public Utilities, City Council and Planning Commission. She also stated that she is glad to see the City re-focus and re-direct activities on Economic Development.

**STAFF COMMUNICATIONS:**

Director Hunt, presented the Commission with a handout showing Planning and Building Development highlights from 2014 to 2016.

**CONSENT CALENDAR:**

**Minutes of the March 13, 2017 meeting:**

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

Motion carried by unanimous vote.

**PUBLIC HEARING:**

**Conditional Use Permit No. 2017-02:**

Rob Hunt, Community Development Director, reviewed with the Commission a request by Gerald Byrnes on behalf of T Mobile for the installation and operation of a cellular antenna and ground equipment on property located at 1000 North "H" Street (Tulare Little League Park/Centennial Park).

Chairman Killion opened the public hearing.

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

Following Commissioner discussion, it was motioned by Commissioner Miguel and seconded by Commissioner Crase to Adopt Resolution 5217, approving Conditional Use Permit No. 2017-02 based on the findings and subject to the conditions listed in the staff report.

**COMMISSIONERS**

AYES: Crase, Miller, Miguel Rocha  
Killion

ABSENT: Davis, Herrera

NOES: None

ABSTAIN: None

**Design Review No. 1089:**

Aaron Carpenter, Assistant Contract City Planner, reviewed with the Commission a request by Pacific West Communities, Inc. to construct and operate a 65-unit multi-family facility with clubhouse on a 4.91 acre parcel located near the south east corner of Morrison Street and Bardsley Avenue.

Chairman Killion opened the public hearing.

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

Commissioner Rocha asked if the project was to be used for low income housing.

Tim Sciaqua, Pacific West Communities, stated that the project will be submitted as an affordable housing project.

Following Commissioner discussion, it was motioned by Commissioner Miguel and seconded by Commissioner Rocha to Adopt Resolution 5218, approving Design Review No. 1089 based on the findings and subject to the conditions listed in the staff report.

**COMMISSIONERS**

AYES: Crase, Miller, Miguel Rocha  
Killion

ABSENT: Davis, Herrera

NOES: None

ABSTAIN: None

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

None

**TEENS ON BOARD:**

Kathie Campos commented on various school activities.

**ITEMS OF BOARD INTEREST:**

None

**AJOURNMENT:**

There being no other items to come before the Commission, the meeting was adjourned 7:32 p.m.

ATTEST:



ROB HUNT, SECRETARY  
City of Tulare Planning Commission

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JEFF KILLION, CHAIRMAN  
City of Tulare Planning Commission