

AGENDA

TULARE PLANNING COMMISSION

7:00 p.m.

MONDAY, April 24, 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 April 10, 2017 Planning Commission Meeting.

VII. GENERAL BUSINESS- PUBLIC HEARING

(1) General Plan Amendment No. 2016-03:

Staff recommendation is to continue this item to May 8, 2017

Consider a request by Teo Albers to amend the General Plan land use form Community Commercial to Low Density on approximately 6.7 acres; and to Medium Density Residential on approximately 4.01 acres on property located at the southeast corner of North "J" Street and Cartmill Avenue.

Project Planner: Aaron Carpenter, Assistant Contract City Planner

(2) Zone Amendment No. 718:

Staff recommendation is to continue this item to May 8, 2017

Consider a request by Teo Albers to change zoning from C-3 (Retail Commercial) to R-1-7 (Residential Single Family- 7,000 sq. ft. minimum parcel size) on approximately 6.7 acres; and from C-3 (Retail Commercial) to RM-2 (Residential Multi-Family- 2,000 sq. ft. min) on approximately 4.01 acres on property located at the southeast corner of North "J" Street and Cartmill Avenue.

Project Planner: Aaron Carpenter, Assistant Contract City Planner

(3) Tentative Subdivision Map 2016-02 (Oak Tree Estates):

Staff recommendation is to continue this item to May 8, 2017

Consider a request by Teo Albers for a Tentative Subdivision Map to create 28 single family lots, 1 multi-family lot and commercial remainder on approximately 18.82 acre parcel located at the southeast corner of North "J" Street and Cartmill Avenue.

Project Planner: Aaron Carpenter, Assistant Contract City Planner

(4) Conditional Use Permit No. 2016-06:

Staff recommendation is to continue this item to May 8, 2017

Consider a request by Teo Albers to develop a private gated subdivision (PUD) with 28 lots fronting on a private street. Property is located at the southeast corner of North "J" Street and Cartmill Avenue.

Project Planner: Aaron Carpenter, Assistant Contract City Planner

(5) Design Review No. 1084:

Staff recommendation is to continue this item to May 8, 2017

Consider a request by Teo Albers to develop 14 (single and two-story) multi-family buildings (40 units total) and clubhouse on approximately 4.01 acres on property located at the southeast corner of North "J" Street and Cartmill Avenue.

Project Planner: Aaron Carpenter, Assistant Contract City Planner

VIII. GENERAL BUSINESS-NON PUBLIC HEARING ITEMS

(1) Design Review No. 1091:

Consider a request by Jeff Sa, Valley Tech Ag Lab Services, to construct a new 7,959 sq. ft. building located on the south side of Fulton Avenue, between South K and South O Streets to be used for additional office and laboratory space. Property is zoned M-1 (Light Industrial).

Project Planner: Dawn Marples, Assistant Contract City Planner

Adopt Resolution **5225**, approving Design Review No. 1091.

(2) CIP- Five Year Capital Improvement Program 2017-22:

Review the list of new public works projects added to the Fiscal Years (FY) 2017-22 Five Year Projects Budget and report to the City Council as to their conformity with the General Plan pursuant to Government Code 6540.

Project Planner: Traci Myers, Community Development Deputy Director

Adopt Resolution **5226**, reporting to the City Council conformance with the General Plan.

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.]