

# AGENDA

## TULARE PLANNING COMMISSION

7:00 p.m.

MONDAY, May 8, 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 24, 2017 Planning Commission Meeting.**

## VII. GENERAL BUSINESS- PUBLIC HEARING

### (1) **Mitigated Negative Declaration for General Plan Amendment No. 2016-03/ Zone Amendment No. 718/ Tentative Subdivision Map 2016-02 (Oak Tree Estates)/ Conditional Use Permit No. 2016-06 and Design Review No. 1084:**

Review and adopt Mitigated Negative Declaration for General Plan Amendment No. 2016-03/ Zone Amendment No. 718/ Tentative Subdivision Map 2016-02 (Oak Tree Estates)/ Conditional Use Permit No. 2016-06 and Design Review No. 1084:

Adopt **Resolution 5232**, adopting Mitigated Negative Declaration for General Plan Amendment No. 2016-03/ Zone Amendment No. 718/ Tentative Subdivision Map 2016-02 (Oak Tree Estates)/ Conditional Use Permit No. 2016-06 and Design Review No. 1084:

### (2) **General Plan Amendment No. 2016-03:**

Consider a request by Oakmeadow Properties, LLC 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

Adopt **Resolution 5227**, recommending to City Council approval of General Plan Amendment No. 2016-03.

### (3) **Zone Amendment No. 718:**

Consider a request by Oakmeadow Properties, LLC 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

Adopt **Resolution 5228**, recommending to City Council approval of Zone Amendment No. 718.

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

Consider a request by Oakmeadows Properties, LLC for a Tentative Subdivision Map to create 28 single family parcels, 1 multi-family parcel and 1 remainder community commercial parcel on parcel located at the southeast corner of North "J" Street and Cartmill Avenue.

Project Planner: Aaron Carpenter, Assistant Contract City Planner

Adopt **Resolution 5229**, approving Tentative Subdivision Map 2016-02 (Oak Tree Estates)

**(5) Conditional Use Permit No. 2016-21:**

Consider a request by Oakmeadows Properties, LLC 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

Adopt **Resolution 5230**, approving Conditional Use Permit No. 2016-06.

**(6) Design Review No. 1084:**

Consider a request by Oakmeadow Properties, LLC 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

Adopt **Resolution 5231**, approving Design Review No. 1084

**(7) General Plan Amendment No. 2017-01:**

**Staff recommendation is to continue this item to May 22, 2017**

Consider a request by Jonathan VanRyne to change land use designation from Community Commercial to Low Density Residential (3.1-7 units/acre) on approximately 0.29 acres (12,743 sq. ft.) on property located at the northwest corner of Merritt Avenue and Gen Street (1028 N. Manor).

Project Planner: Aaron Carpenter, Assistant Contract City Planner

**(8) Zone Amendment No. 719:**

**Staff recommendation is to continue this item to May 22, 2017**

Consider a request by Jonathan VanRyne to change zoning from C-2 (office commercial) to R-1-12.5 (single family residential- 12,500 sq. ft. lot area minimum) on approximately 0.29 acres (12,743 sq. ft.) on property located at the northwest corner of Merritt Avenue and Gem Street (1028 N. Manor).

Project Planner: Aaron Carpenter, Assistant Contract City Planner

**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.]