

AGENDA

TULARE PLANNING COMMISSION

7:00 p.m.

MONDAY, October 23, 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. CONSENT CALENDAR:

(1) Minutes of the October 9, 2017 Regular Planning Commission Meeting.

VI. GENERAL BUSINESS- PUBLIC HEARING

(1) Mitigated Negative Declaration/Tentative Subdivision Map 2017-10- Villa Toscana 2 and Zone Amendment No. 723:

Review and consider adoption of Tentative Subdivision Map 2017-10 a request to construct a 24-unit single family residential subdivision. This project is within and adjacent to an already-approved subdivision (Villa Toscana Phase 1—which is currently vacant). Also, change the existing zone district from R-M-2 to R-1-5 zone district. A Mitigated Negative Declaration has been prepared for the project pursuant to the California Environmental Quality Act, for which review and approval is also requested. The property is located on approximately 4.56 acres on the south side of Olema Avenue at Hall Street, west of West Street in Tulare.

Project Planner: Steven Sopp, Associate Planner

Recommended Motion: Adopt **Resolution 5257**, approving Tentative Subdivision Map 2017-10 Villa Toscana 2 and adopting a Mitigated Negative Declaration for Tentative Subdivision Map 2017-10 Villa Toscana 2 and Zone Amendment No. 723.

Recommended Motion: Adopt Resolution **5258**, recommending approval of Zone Amendment No. 723 to the City Council for adoption.

(2) Conditional Use Permit No. 2017-20:

Consider a request by 99 Cent Only Stores for an off-sale beer and wine license in conjunction with a retail store. The property is located at 1035 E. Prosperity Avenue. This project is exempt pursuant to Section 15301 of the California Environmental Quality Act of 1970, as amended.

Project Planner: Steven Sopp, Associate Planner

Recommended Motion: Adopt **Resolution 5254**, approving Conditional Use Permit No. 2017-20.

(3) Conditional Use Permit No. 2017-22:

Consider a request by Rigoberto and Jose Luis Ruvalcaba to operate a stationary mobile vending vehicle on the property located at 117 W. Inyo Avenue. This project is exempt pursuant to Section 15304 (e) of the California Environmental Quality Act of 1970, as amended.

Project Planner: Steven Sopp, Associate Planner

Recommended Motion: Adopt **Resolution 5256**, approving Conditional Use Permit No. 2017-22.

VII. GENERAL BUSINESS-NON PUBLIC HEARING ITEMS

VIII. TEENS ON BOARD REPORTS

IX. ITEMS OF BOARD INTERESTS/ DIRECTOR'S REPORT

X. 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.]

APPEAL PROCEDURE

According to City of Tulare Zoning Ordinance Section 10.20.020 and Subdivision Ordinance Section 8.24-080, decisions of the Planning Commission may be appealed by filing a letter with the City Clerk, located at 411 E. Kern Avenue, Tulare, CA 93274, no later than ten (10) days after the day on which the decision was made. The appeal shall state the name of the person making the appeal, the decision that is being appealed, and the reason for the appeal, including an error, abuse of discretion or a decision that is not supported by the evidence in the record.