

CITY OF TULARE PLANNING COMMISSION

REGULAR MEETING MINUTES

**Council Chambers
491 North M Street**

October 10, 2016

COMMISSIONERS PRESENT: Crase, Rocha, Herrera, Davis, Miguel
Miller, Killion

TEENS ON BOARD PRESENT: Kathie Diaz

STAFF PRESENT: Rob Hunt, Community Development Director
Traci Myers, Community Development Deputy
Director
David Hale, City Attorney
Lucie Brown, Commission Clerk

CALL TO ORDER:

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

PLEDGE OF ALLEGIANCE:

Commissioner Herrera led us in the flag salute.

CITIZEN COMMENTS:

None

COMMISSIONER COMMENTS:

Commissioner Herrera thanked the City Engineer for fixing the issues with the overpass off of J Street leading onto SR 99.

Chairman Killion introduced Kathie Diaz, Teen on Board.

STAFF COMMUNICATIONS:

Director Hunt, announced to the Commission that the Special Joint Meeting with the Board of Public Utilities, Planning Commission and City Council to discuss water system and new connection review process will be held on Tuesday, October 25th at 6 p.m. in the Council Chambers.

Director Hunt also noted that on November 1, 2016 at 6 p.m. in the Council Chambers there will be a workshop to discuss 5 preliminary alternatives for new interchange around the Commercial Avenue, Industrial Avenue and Paige Avenue area.

CONSENT CALENDAR:

Minutes of the September 12, 2016 meeting. Design Review No. 1067 (2236 North J Street) – Site Plan Modification

It was motioned by Commissioner Rocha and seconded by Commissioner Crase to approve the consent calendar.

Motion carried by unanimous vote.

PUBLIC HEARING:

Chairman Killion recused himself citing conflict, handing gavel over to Vice Chair Miguel.

(1) General Plan Amendment No. 2015-14/ Zone Amendment No. 710:

Traci Myers, Community Development Deputy Director, recommended that this item be continued to the October 24, 2016 meeting without opening the public hearing due to staff still working on items.

It was motioned by Commissioner Crase and seconded by Commissioner Rocha to continue this item until the October 24, 2016 meeting.

COMMISSIONERS

AYES: Crase, Rocha, Herrera
Davis, Miller, Miguel

ABSENT: None

NOES: None

ABSTAIN: Killion

Mitigated Negative Declaration/ Conditional Use Permit No. 2015-13:

Traci Myers, Community Development Deputy Director, recommended that this item be continued to the October 24, 2016 meeting without opening the public hearing due to staff still working on items.

It was motioned by Commissioner Rocha and seconded by Commissioner Miller to continue this item until the October 24, 2016 meeting.

COMMISSIONERS

AYES: Crase, Rocha, Herrera
Davis, Miller, Miguel

ABSENT: None

NOES: None

ABSTAIN: Killion

Chairman Killion returned to his chair and resumed his position as Chairman.

Conditional Use Permit No. 2016-20:

Traci Myers, Deputy Director, reviewed with the Commission a request by Juan Carlos (Jaliscos Tacos) to operate a stationary mobile vending vehicle on the property located at 1510 North J Street.

Chairman Killion opened the public hearing.

An employee of Jaliscos Tacos spoke in favor of the project.

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

Commissioner Miller asked if the neighbors had resolved the issues they had with this project last time it came before the Planning Commission.

Deputy Director Myers noted that the project was noticed and no concerns or comments were received. She also asked that this project be given a two year expiration date as opposed to the normal one year as they have been operating at this location without incident for 2 years.

Commissioner Herrera noted that she has visited the location and it was very clean and staff was very friendly.

It was motioned by Commissioner Miguel and seconded by Commissioner Herrera to adopt Resolution 5196 approving Conditional Use Permit No. 2016-20 based on the findings and subject to the conditions as listed in the staff report.

COMMISSIONERS

AYES: Crase, Rocha, Herrera, Miguel
Davis, Miller, Killion

ABSENT: None

NOES: None

ABSTAIN: None

Design Review No. 1082:

Rob Hunt, Community Development Director, reviewed with the Commission a request by Manuel Gutierrez to construct a two unit multiple family dwelling on the back half of one 11,074 sq. ft. parcel located at 400 South H Street.

Chairman Killion opened the public hearing.

Jesus Gutierrez, 1004 W. Main Street, agent for the property owner spoke in favor of the project.

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

Commissioner Crase asked if there would be any issues with water.

Director Hunt noted that this is an infill project which already had an existing water connection.

Commissioner Rocha stated that this is a good design for the amount of space available.

It was motioned by Commissioner Rocha and seconded by Commissioner Miller to adopt Resolution 5197 approving Design Review No. 1082 based on the findings and subject to the conditions as listed in the staff report.

COMMISSIONERS

AYES: Crase, Rocha, Herrera, Miguel
Davis, Miller, Killion

ABSENT: None

NOES: None

ABSTAIN: None

GENERAL BUSINESS- NON PUBLIC HEARING ITEMS:

None

TEENS ON BOARD:

Kathie Diaz, Teen on Board, introduced herself and commented on various school activities.

OF BOARD INTEREST:

Commissioner Miguel reminded everyone that the Tulare County Fair will begin on Wednesday.

AJOURNMENT:

There being no other items to come before the Commission, the meeting was adjourned 7:28 p.m.

JEFF KILLION, CHAIRMAN
City of Tulare Planning Commission

ATTEST:

ROB HUNT, SECRETARY
City of Tulare Planning Commission