

CITY OF TULARE PLANNING COMMISSION
REGULAR MEETING MINUTES

Tulare Public Library—Council Chambers
491 North M Street

February 12, 2018

COMMISSIONERS PRESENT: Miller, Herrera, Miguel

TEENS ON BOARD PRESENT: None

STAFF PRESENT: Josh McDonnell, Community & Economic
Development Director
Mel Meleka, Principal Planner
Steven Sopp, Associate Planner
Lucie Brown, Commission Clerk

CALL TO ORDER:

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

PLEDGE OF ALLEGIANCE:

Commissioner Miller led us in the flag salute.

CITIZEN COMMENTS:

None

COMMISSIONER COMMENTS:

Commissioner Miller asked staff to look into a dumpster on Blackstone Avenue, between Cross and Merritt, that is out in the street.

Director McDonnell noted that he will refer this to Code Enforcement.

CONSENT CALENDAR:

- (1) Minutes of the January 8, 2018 regular meeting**
- (2) Conditional Use Permit No. 2017-29- Amend hours of operation**

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

Motion carried by unanimous vote.

PUBLIC HEARING:

- (1) Zone Amendment 727/ Conditional Use Permit No.2017-31 and Tentative Subdivision Map 2018-00011:**

Mel Meleka, Principal Planner, reviewed with the Commission a request by Sal Chiamonte for a Zone Amendment, Conditional Use Permit No. 2017-31 and Tentative Subdivision Map 2018-11 to change the Zoning District designation from R-1-5 (Single Family Residential-5,000 sq. ft. minimum lot area) to R-1-5/PD (Single Family Residential-5,000 sq. ft. minimum lot area/Planned Residential Combined District) and, in combination with a Conditional Use Permit, establish a townhouse-type use/development per Section 10.145 of Tulare City Code; and to construct 8 townhouses. The project is located at approximately 100 feet to the South of W. King Avenue and East of N. "G" Street. This project is exempt pursuant to Section 15332 (Infill Development Projects) of the California Environmental Quality Act of 1970, as amended.

Chairman Miguel opened the public hearing.

Randy Forester, project Engineer, spoke in favor of the project and noted that the applicant has no issues with the conditions listed in the staff report.

Steve Secrest, property owner in the area, spoke in opposition of the project. He noted that there is currently an issue with blithe due to too many people living on too small of a lot. He noted that he feels that this should be left as a single family residential neighborhood.

Judy Duglonski, also spoke in opposition of the project stating that she understands the need to improve an empty lot but has concerns with the traffic this project will generate as well as lack of yard for children to play in.

Following Commission discussion it was motioned by Commissioner Miller and seconded by Commissioner Herrera to adopt Resolution 5275 recommending to the City Council approval of Zone Amendment No. 727 based on the findings listed in the staff report.

COMMISSIONERS

AYES: Miller, Herrera, Miguel

ABSENT: Cox, Rocha

NOES: None

ABSTAIN: None

It was motioned by Commissioner Miller and seconded by Commissioner Herrera to adopt Resolution 5276, approving Conditional Use Permit No. 2017-31 & Tentative Subdivision Map 2018-00011 based on the findings and subject to the conditions as listed in the staff report.

COMMISSIONERS

AYES: Miller, Herrera, Miguel

ABSENT: Cox, Rocha

NOES: None

ABSTAIN: None

(2) Conditional Use Permit No. 2018-01:

Steven Sopp, Associate Planner, reviewed with the Commission a request by Pablo Torres-Juarez (El Charro Café) to obtain a Conditional Use Permit for an ABC license (Type 41: On Sale Beer & Wine—Eating Place) to sell beer and wine on-site. This project is located at 575 W. Bardsley Avenue. The property is zoned Retail Commercial (C-3). This project is exempt pursuant to Section 15301 of the California Environmental Quality Act of 1970, as amended.

Chairman Miguel opened the public hearing.

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

Following Commission discussion it was motioned by Commissioner Herrera and seconded by Commissioner Miller to adopt Resolution 5273, approving Conditional Use Permit No. 2018-01 based upon the findings and subject to the conditions as listed in the staff report.

COMMISSIONERS

AYES: Miller, Herrera, Miguel

ABSENT: Cox, Rocha

NOES: None

ABSTAIN: None

GENERAL BUSINESS—NON PUBLIC HEARING ITEMS

(1) Design Review No. 1103:

Steven Sopp, Associate Planner, reviewed with the Commission a request by Robert Palmer to construct a 1,353 sq. ft. community room / leasing office to be located within the existing Parkwood Manor apartment complex. This project is located at 414 Meadow Drive and is zoned RM-2 (Multi Family Residential). This project is exempt pursuant to Section 15332 (*In-fill Development Projects*) of the California Environmental Act of 1970, as amended.

Following Commission discussion it was motioned by Commissioner Herrera and seconded by Commissioner Miller to adopt Resolution 5274, approving Design Review No. 1103 based on the findings and subject to the conditions as listed in the staff report.

TEENS ON BOARD:

None

DIRECTORS REPORT:

Director McDonnell announced to the Commission that City Council approved the changes to Chapter 10.120 pertaining to Design Review moving to Site Plan Review concept. He further announced that the Planning department will be reviewing the Annexation Ordinance as well as Housing Law Changes and that they will be conducting an analysis of build out potential for the city.

AJOURNMENT:

There being no other items to come before the Commission, the meeting was adjourned at 7:50 p.m.

CHUCK MIGUEL, CHAIRMAN
City of Tulare Planning Commission

ATTEST:

JOSH McDONNELL, SECRETARY
City of Tulare Planning Commission