

AGENDA

TULARE PLANNING COMMISSION

7:00 p.m.

MONDAY, August 28, 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 August 14, 2017 Planning Commission Meeting.

VII. GENERAL BUSINESS- PUBLIC HEARING

**(1) Mitigated Negative Declaration for Tentative Subdivision Map 2017-07: The Greens at Oak Creek / General Plan Amendment No. 2017-02 and Zone Amendment No.720:**

Review and consider adoption of a Mitigated Negative Declaration for Tentative Subdivision Map 2017-07 to construct an 88-lot single family residential subdivision on 19.5 acres of vacant land, change the land use designations from Community Commercial on the western half of the parcel, and Medium Density Residential on the eastern half of the parcel, to Low Density Residential on the entire parcel and the Zone Amendment is to change the existing zone districts from R-M-2 on the eastern half of the parcel and C-3 on the western half of the parcel to R-1-6 zone district on the entire parcel. The project is located approximately 1,700 feet north of Tulare Avenue, east of Mooney Boulevard (APNs 172-100-001, 172-070-003)

Project Planner: Dawn E. Marple, Contract Planner

Recommended Motion: Adopt **Resolution 5245**, adopting a Mitigated Negative Declaration for Tentative Subdivision Map 2017-07: The Greens at Oak Creek/ General Plan Amendment No. 2017-02 and Zone Amendment No. 720.

**(2) General Plan Amendment No. 2017-02:**

Consider a request by Great Valley Land Builders, LLC to change General Plan designation from Community Commercial (9.78 ac) and Medium Density Residential (9.78 ac) to Low Density Residential (19.56 ac) on 19.5 acres of vacant land on property located approximately 1,700 feet north of Tulare Avenue, east of Mooney Boulevard (APNs 172-100-001, 172-070-003).

Project Planner: Dawn E. Marple, Contract Planner

Recommended Motion: Adopt **Resolution 5246**, recommending to the City Council approval of General Plan Amendment No. 2017-02.

**(3) Zone Amendment No. 720:**

Consider a request by Great Valley Land Builders, LLC to change the Zoning designation from C-3 (Retail Commercial, 9.78 ac) and RM-2 (MFR 1 unit/3,000 min lot area, 9.78 ac) to R-1-6 (Single Family Residential, 6,000 sq. ft.lot area 19.56 ac) on 19.5 acres of vacant land on property located approximately 1,700 feet north of Tulare Avenue, east of Mooney Boulevard (APNs 172-100-001, 172-070-003).

Project Planner: Dawn E. Marple, Contract Planner

Recommended Motion: Adopt **Resolution 5247**, recommending to the City Council approval of Zone Amendment No. 720.

**(4) Tentative Subdivision Map 2017-07: The Greens at Oak Creek**

Consider a request by Great Valley Land Builders, LLC to construct an 88 single family residential subdivision on 19.5 acres of vacant land on property located approximately 1,700 feet north of Tulare Avenue, east of Mooney Boulevard (APNs 172-100-001, 172-070-003).

Project Planner: Dawn E. Marple, Contract Planner

Recommended Motion: Adopt **Resolution 5248**, approving Tentative Subdivision Map 2017-07: The Greens.

**(5) Mitigated Negative Declaration for Conditional Use Permit No. 2017-15 and Conditional Use Permit No. 2017-15:**

Review and consider adoption of a Mitigated Negative Declaration for Conditional Use Permit 2017-15 and Conditional Use Permit No. 2017-15, a request by Kraft-Heinz Foods Company (Kraft), in coordination with SolarCity Corporation dba Tesla Energy, to construct an approximately 13.9 megawatt (MW) single-axis tracker ground mounted solar photovoltaic (PV) system on approximately 65 acres . Property project is located at 10800 Avenue 184 (APN 228-100-009, 228-110-025 and 191-230-002).

Project Planner: Aaron Carpenter, Contract Planner

Recommended Motion: Adopt **Resolution 5250**, adopting a Mitigated Negative Declaration and approving Conditional Use Permit No. 2017-15.

**VIII. GENERAL BUSINESS-NON PUBLIC HEARING ITEMS**

None

**IX. TEENS ON BOARD REPORTS**

## **X. ITEMS OF BOARD INTERESTS**

### **1) The Chamber Tulare Business & Education Council**

## **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.]

### **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.