

AGENDA

TULARE PLANNING COMMISSION

7:00 p.m.

MONDAY, April 8, 2019

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 March 25, 2019 Regular Planning Commission Meeting

VI. GENERAL BUSINESS- PUBLIC HEARING

(1) Variance No. 460:

Review and consider a request by Pilot Travel Centers for a variance to allow a freeway sign to be established approximately 710 ft. away from SR 99 in lieu of the maximum 300 ft. required per City of Tulare Municipal Code Section 10.188.05 (K) (7). The project site is located at 979 E. Paige Avenue and is zoned M-1 (Light Industrial). It has been determined that the environmental impacts of this project were previously analyzed in the Environmental Impact Report prepared for Conditional Use Permit No. 2016-04 (SCH#2016021028) and do not require further analysis.

Project Planner: Steven Sopp, Associate Planner

Recommended Motion: **Adopt Resolution 5319**, approving Variance No. 460 based on the findings and subject to the conditions as listed in the staff report.

(2) Conditional Use Permit No. 2019-08:

Review and consider a request by Gary Grigoryan to construct an 8,000 sq. ft. diesel exhaust fluid manufacturing facility located north of Industrial Avenue on the east side of Industrial Place. The property is zoned M-2 (Heavy Industrial). This project is exempt pursuant to Section 15332 (In-fill Development Projects) of the California Environmental Quality Act of 1970, as amended.

Project Planner: Steven Sopp, Associate Planner

Recommended Motion: **Adopt Resolution 5318**, approving Conditional Use Permit No. 2019-08 based on the findings and subject to the conditions as listed in the staff report.

(3) Conditional Use Permit No. 2019-09:

Review and consider a request by Art Quintero of AQ Designs on behalf of Diego Espinoza to construct a duplex consisting of two 1,749 sq. ft. units to be located at 253 North "M" Street. The property is zoned C-2 (Office Commercial). This project is exempt pursuant to Section 15332 (In-fill Development Projects) of the California Environmental Quality Act of 1970, as amended.

Project Planner: Steven Sopp, Associate Planner

Recommended Motion: **Adopt Resolution 5316**, approving Conditional Use Permit No. 2019-09 based on the findings and subject to the conditions as listed in the staff report.

(4) Conditional Use Permit No. 2019-10:

Consider a request by Varinder Singh to operate a stationary mobile vending vehicle on the property located at 2811 Blackstone Street. The property is zoned M-1 (Light Industrial) Heavy Industrial. 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 5317**, approving Conditional Use Permit No. 2019-10 based on the findings and subject to the conditions as listed in the staff report.

VII. GENERAL BUSINESS-NON PUBLIC HEARING ITEMS

VIII. TEENS ON BOARD REPORTS

IX. 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.