

CITY OF TULARE PLANNING COMMISSION
REGULAR MEETING MINUTES

Tulare Public Library—Council Chambers
491 North M Street

January 27, 2020

COMMISSIONERS PRESENT: Cox, Miller, Rocha, Miguel

TEENS ON BOARD PRESENT: Carmen Gutierrez and Elizabeth Salado

STAFF PRESENT: Traci Myers, Community & Economic
Development Director
Mario Anaya, Principal Planner
Steven Sopp, Senior 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 Cox led us in the flag salute.

CITIZEN COMMENTS:

None.

COMMISSIONER COMMENTS:

Commissioner Cox asked about construction occurring on the vacant lot next to the Tractor Supply store.

Steven Sopp, Senior Planner, stated that Kern Federal Credit Union is building a new bank there.

Commissioner Cox stated that he has emailed the City Engineer regarding possibly extending the turn lane pocket off of Mooney Boulevard onto Tulare Avenue he has witnessed cars stacking up and having to wait 2 to 3 lights before they can get into the turn lane. He further stated that he has not received any response and asked staff to please follow up.

Director Myers stated that she will check with the City Engineer and let him know results.

Commissioner Miguel complimented the City on the timing of the traffic signals at Blackstone and Paige, stating that they seem to be controlling the flow of traffic now as opposed to when the Flying J first opened. He further stated that he is glad to see that a traffic signal will finally be installed at Prosperity Avenue and West Street.

Commissioner Miller noticed that there seems to be an increasing amount of traffic throughout the entire City and asked staff if there are any plans for a more in-depth study to address this.

Director Myers stated that the Engineering Department is looking at updating the Circulation Element, which will take a look at arterial and collector streets relating to traffic.

Commissioner Miller complimented the City on the work being done on Cartmill between Mooney Boulevard and Hillman Street stating that there has been minimal disruption to the traffic flow.

CONSENT CALENDAR:

- (1) Minutes of the December 9, 2019 Regular Planning Commission Meeting**
- (2) Minutes of the December 23, 2019 Regular Planning Commission Meeting**
- (3) CEQA Exemption for F Street & King Avenue ADA Improvements- Resolution 5356**
- (4) CEQA Exemption for Prosperity & West Traffic Signal- Resolution 5357**
- (5) CEQA Exemption for Replacement Electrical Equipment at WWTP- Resolution 5358**
- (6) Extension of Time- KCOK Tentative Subdivision Map**

Commissioner Miller requested that Item No. 3 be pulled for further discussion.

It was motioned by Commissioner Rocha and seconded by Commissioner Cox to approve the Consent Calendar as presented, with the removal of Item No. 3.

Motion carried by unanimous vote.

Commissioner Miller asked for clarification as to what type of improvements would be made along F Street and King Avenue.

Mario Anaya, Principal Planner, stated that the improvements would be made to facilitate pedestrians and the wheel chair bound. They would be installing curb ramps sloped to accommodate wheel chairs as well as sidewalks and drive approaches to make accessibility to the Senior Center easier.

It was motioned by Commissioner Miller and Seconded by Commissioner Rocha to approve Item No. 3 of the Consent Calendar.

Motion carried by unanimous vote.

PUBLIC HEARING:

(1) Conditional Use Permit No. 2019-27:

Steven Sopp, Senior Planner, 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 Miguel opened the public hearing.

Juan Hernandez, employee of Jaliscos Tacos, spoke on behalf of the Applicant. He stated that his employer has heard concerns from residents and he is committed to working with community and the residents.

Mario Anaya, Principal Planner, announced to the Commission that he would be translating for Mr. Hermino Soto.

Hermino Soto, 274 W. Lois Ave., voiced his concerns regarding trash, loud music and the vendor being open until 2 or 3 a.m. when the service station closes at 11 p.m.

Juan Hernandez, stated that they pick up their trash 2-3 times daily and they are only open until 11-11:30 Monday – Thursday and Midnight on weekends. He further stated that they will be enforcing trash pickup more often. He noted that his employer wants to work with the citizens.

Commissioner Miller asked about the hours of operation being different on the staff report compared to what is on the Resolution.

Steven Sopp, Senior Planner, noted the discrepancy and stated that the hours of the convenience store is listed at 8:00 am - 11 p.m. therefore that is the hours listed in the Resolution.

Chairman Miguel asked the applicant if they have music playing.

Juan Hernandez, stated that they do have music playing.

Chairman Miguel noted that in the Municipal Code it states that music is to end no later than 10 p.m. and suggested this be made a condition of approval.

Berkley Roberts, 222 W. Lois, voiced her concerns with traffic, cars speeding down the street, trash and sanitation.

Doug Garrison, Resident on Lois Avenue, stated that when he tries to pull out onto J Street off of Lois he has to pull out almost halfway into the street just to see because of all the cars parked along J Street.

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

Following Commission discussion it was motioned by Commissioner Miller and seconded by Commissioner Rocha to adopt Resolution 5350, approving Conditional Use Permit No. 2019-27 based on the findings and subject to the conditions as listed in the staff report with the addition of Condition No. 10 to read as follows:

10) Applicant to turn off all music no later than 10 p.m.

COMMISSIONERS

AYES: Miller, Rocha, Cox, Miguel

ABSENT: Olivares

NOES: None

ABSTAIN: None

GENERAL BUSINESS—NON PUBLIC HEARING ITEMS

None

TEENS ON BOARD:

Carmen Gutierrez and Elizabeth Salado commented on various school items.

DIRECTORS REPORT:

Director Myers announced she attended the TCAG Local Motion Awards of Excellence and was pleased to announce that City of Tulare received the Economic Development Award for the Cartmill Avenue project and Nick Bartsch, Senior Project Manager, won the Public Employee of the Year award.

AJOURNMENT:

There being no other items to come before the Commission, the meeting was adjourned at 7:51 p.m.

CHUCK MIGUEL, CHAIRMAN
City of Tulare Planning Commission

ATTEST:

TRACI MYERS, SECRETARY
City of Tulare Planning Commission