



City Commissioners
Chuck Miguel, Chair
Sandi Miller, Vice Chair
Susan Henard
Jocelyn Limas
Shauna Guerrero

Planning Commission Meeting Notice & Agenda

Tulare Public Library & Council Chamber
491 North M Street, Tulare CA 93274
www.tulare.ca.gov

Tuesday, January 27, 2026
5:30 p.m. Regular Meeting

Mission Statement

To promote a quality of life making Tulare the most desirable community in which to live, learn, play, work, worship and prosper.

Regular Planning Commission meetings are held on the second and fourth Tuesdays of the month in the Council Chamber located in the Tulare Public Library at 491 North M Street, Tulare, subject to cancellation. Additional meetings of the Planning Commission may be called as needed.

Members of the public may address the Planning Commission on matters within the jurisdiction of the City of Tulare. A person desiring to address the Planning Commission is encouraged to complete a public comment card and provide to the commission clerk prior to the start of the meeting. Comments are limited to three minutes per speaker unless extended by the Commission. Depending upon the extent of the agenda and number of persons desiring to speak on an issue, the Chair may, at the beginning of the item, limit the time for individual comments. When invited by the Chair to speak, please approach the lectern and begin your comments by stating your name and city of residence.

- All remarks shall be addressed to the Commission as a body and not to any member thereof.
- No person, other than the Planning Commission and person having the floor, shall be permitted to enter into any discussion, either directly or through a member of the Planning Commission, without the permission of the Chair.
- No question shall be asked of a commissioner or a member of City staff except through the Chair.
- Questions and comments from the public shall be limited to the subject under consideration, except for those items introduced under Public Comment.
- No person shall engage in disorderly or boisterous conduct which disturb, disrupt, impede, or otherwise render the orderly conduct of the meeting infeasible. Persons engaging in such conduct may be subject to ejection of the meeting pursuant to Government Code Sections 54954.3 and 54957.95.

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification from the Planning Department at (559) 684-4217. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting.

City of Tulare YouTube Channel: <https://www.youtube.com/@cityoftulare3805>

Documents related to items on the agenda are accessible on the City's website at www.tulare.ca.gov. Copies are also available for public inspection at the City Clerk's Office located at City Hall, 411 E. Kern Avenue, Second Floor, during normal business hours.



1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. **PUBLIC COMMENT** - Members of the public wishing to comment on any item not appearing on the agenda may address the Planning Commission at this time. State law prevents the Commission from acting on any matter not on the agenda; however, your comments may be referred to staff for follow up. This is also the time for the public to comment on items listed under the Consent Calendar or to request an item from the Consent Calendar be pulled for discussion purposes. Comments related to Public Hearing and General Business items will be heard at the time those items are discussed. In fairness to all who wish to speak, public comment is limited to a total of fifteen minutes with each speaker allowed three minutes, unless otherwise extended by the Commission. Please begin your comments by stating your name and providing your city of residence.

4. **COMMISSIONER REPORTS AND ITEMS OF INTEREST**

5. **CONSENT CALENDAR** - All matters listed under the Consent Calendar are considered by the Commission to be routine and will be enacted in one motion without discussion. If discussion is desired, that item may be removed and considered separately.

5.1 **Approval of Planning Commission Meeting Minutes.**

Recommended Action: Approve the minutes of the regular meeting of January 13, 2026. [M. Sanchez]

6. **PUBLIC HEARING** - Comments related to Public Hearing items are limited to three minutes per speaker, for a maximum of thirty minutes per item, unless otherwise extended by the Commission.

6.1 **Conditional Use Permit No. 2026-01**

Recommended Action: Consider a request by Maria Ramirez to operate a mobile vending food truck that will be located at an existing gas station and zoned Light Industrial (M-1) and approve Conditional Use Permit No. 2026-01 based on the findings and subject to the recommended conditions in Resolution No. 5543. The subject property is located at 1010 South Blackstone Street. [J. Coelho]

Environmental: The project is exempt pursuant to Section 15304 (e) of the California Environmental Quality Act.

7. **GENERAL BUSINESS** - Comments related to General Business items are limited to three minutes per speaker, for a maximum of thirty minutes per item, unless otherwise extended by the Commission.

8. **STAFF UPDATES**

9. **ADJOURNMENT**

The next regularly scheduled meeting of the Tulare Planning Commission is Tuesday, February 10, 2026, at 5:30 p.m. in the Council Chamber, 491 North M Street, Tulare.

AFFIDAVIT OF POSTING AGENDA

I hereby certify, in conformance with Government Code Sections 54954.2, this agenda was posted in the kiosk at the front of City Hall, 411 E. Kern Avenue, as well as on the City of Tulare’s website (www.tulare.ca.gov).

POSTED: Friday, January 23, 2026, at 5:00 p.m.

Maria Sanchez, Commission Clerk

**CITY OF TULARE
PLANNING COMMISSION MEETING MINUTES**

**Council Chamber
491 North M Street, Tulare**

**Tuesday, January 13, 2026
5:30 p.m. - Regular Meeting**

COMMISSIONERS PRESENT: Chair Chuck Miguel
Vice-chair Sandi Miller
Commissioner Susan Henard
Commissioner Jocelyn Limas
Commissioner Shauna Guerrero

COMMISSIONERS ABSENT:

STAFF PRESENT: Community Development Director Mario Anaya
Principal Planner Steven Sopp
Associate Planner Jonathan Coelho
Associate City Attorney Nick Matoian
Commission Clerk Maria Sanchez

1. CALL TO ORDER

Chair Miguel called the regular meeting of the Planning Commission to order at 5:30p.m. in the Council Chamber located at 491 North M Street.

2. PLEDGE OF ALLEGIANCE

Vice-Chair Miller led the Pledge of Allegiance.

3. PUBLIC COMMENTS

There were no public comments.

4. COMMISSIONER REPORTS AND ITEMS OF INTEREST

None

5. CONSENT CALENDAR

It was moved by Commissioner Limas, seconded by Commissioner Guerrero, and unanimously carried for items on the Consent Calendar to be approved as presented.

5.1 Approve the minutes of the December 8, 2025 regular meeting [M. Sanchez]

6. GENERAL BUSINESS - PUBLIC HEARINGS

6.1 Conditional Use Permit No. 2025- 25

Consider a request by Sam's Supermarket to obtain an ABC License Type 20 (Off-Sale Beer and Wine) that will allow the applicant to sell beer and wine and to establish a food market.

Recommended Action: Approve Conditional Use Permit No. 2025-25 based on the findings and subject to the recommended conditions in Resolution No. 5541.

Presented By: Jonathan Coelho, Associate Planner

Public Comment: The public hearing was opened at 5:34p.m. Receiving no public comments, the public hearing was closed at 5:34p.m. Questions posed by the Commission were answered by Staff.

Commission Action: It was moved by Vice-Chair Miller, seconded by Commissioner Limas, and carried out 4 to 0, to approve Conditional Use Permit No. 2025-25.

6.2 Conditional Use Permit No. 2025- 24

Consider a request by Simranjit Sandhu to allow the sale of fuel, permit a nonconforming drive-thru and obtain an ABC License Type 20 (Off-Sale Beer and Wine) that will allow the applicant to sell beer and wine that will be in conjunction with the proposed service station.

Recommended Action: Approve Conditional Use Permit No. 2025-24 based on the findings and subject to the recommended conditions in Resolution No. 5535.

Presented By: Jonathan Coelho, Associate Planner

Public Comment: The public hearing was opened at 5:39p.m. Allen Williams, A.W. Engineering and on behalf of applicant, provided more information about the project. Greg Nunley, Tulare resident, was for the project. Following discussion, the public hearing was closed at 5:42 p.m.

Commission Action: It was moved by Commissioner Limas, seconded by Commissioner Henard, and carried out 4 to 1, to approve Conditional Use Permit No. 2025-24.

6.3 Conditional Use Permit No. 2025- 22

Consider a request by Quest Equity LLC to establish a residential development within a commercial zone district (C-3, Retail Commercial).

Recommended Action: Approve Conditional Use Permit No. 2025-22 based on the findings and subject to the recommended conditions in Resolution No. 5542.

Presented By: Jonathan Coelho, Associate Planner

Public Comment: The public hearing was opened at 6:01p.m. Greg Nunley, of Quest Equity LLC, provided more information about the project. Following discussion, the public hearing was closed at 6:01p.m.

Commission Action: It was moved by Commissioner Guerrero, seconded by Vice-Chair Miller, and carried out 5 to 0, to approve Conditional Use Permit No. 2025-22.

7. GENERAL BUSINESS

None

8. STAFF UPDATES

Provided by Staff.

9. ADJOURNMENT

The regular meeting was adjourned at 6:12 p.m.

CHUCK MIGUEL, CHAIR

ATTEST:

MARIO ANAYA, SECRETARY



Staff Report

Meeting: Planning Commission

Date: January 27th, 2026

Item #: 6.1
Public Hearing

Department: Community Development
Submitted by: Jonathan Coelho
Agenda Title: Conditional Use Permit No. 2026-01

RECOMMENDED ACTION

Approve Conditional Use Permit Application No. 2026-01, subject to the findings and conditions in Resolution No. 5543.

SUMMARY

Conditional Use Permit Application No. 2026-01 is a request by Maria Ramirez to operate a mobile vending food truck that will be located at an existing gas station. The subject property is located at 1010 South Blackstone Street (APN 182-040-034). The subject property is zoned Light Industrial (M-1), and the General Plan Designation is Service Commercial. The business plans to have four employees. Operation of stationary mobile vending units requires approval of a Conditional Use Permit (*Chapter 10.08*).

The property was previously approved for a mobile vending truck under CUP 2023-23 that was approved by Planning Commission on September 25, 2023 and again on September 13th, 2021 under CUP 2021-13.

The applicant plans to set up two wall tables with chairs that will be covered with a canopy.

Restrooms are located in the existing gas station, and the applicant has received a letter from the owner to allow use of the restrooms throughout business hours.

CONDITIONAL USE PERMIT FINDINGS:

Staff recommend that the Planning Commission make the following findings, as required by the Tulare Municipal Code Chapter 10.116.040 and Approve Conditional Use Permit Application No. 2026-01.

- A. That the proposed location of the conditional use is in accordance with the objectives of the Zoning Title and the purposes of the District in which the site is located.
- B. That the proposed location of the conditional use and the conditions under which it would operate or be maintained will not be detrimental to the public health, safety, welfare or be materially injurious to properties or improvements in the vicinity.
- C. That the request is in conformance with the goals and objectives of the Zoning Ordinance and General Plan.
- D. That the request will not have a significant effect on surrounding properties and improvements in the vicinity of the project site.
- E. That this project is exempt pursuant to Section 15304 (e) of the California Environmental Quality Act of 1970, as amended.

CONDITIONS OF APPROVAL

Based on the approved findings, staff recommends that Conditional Use Permit No. 2026-01, be approved subject to the following conditions:

- A. All requirements of Title 10 shall be met.
- B. Valid permits are required by the Tulare County Health Department and shall be prominently displayed at the mobile vending unit stand.
- C. The vending stand permit issued by the City of Tulare shall be prominently affixed to the side of the stand.
- D. No trash or empty boxes shall be piled up outside of the mobile vending unit at any time.
- E. Restrooms shall be readily available and which are connected to the City's wastewater system.
- F. Applicant shall obtain any other required license or permit.
- G. Tables, chairs, and canopy shall be removed once the hours of operation have ended.
- H. Hours of operation shall be 8 a.m. to 11 p.m., Monday through Sunday.
- I. Applicant shall ensure all waste materials, including grease, is disposed of appropriately off-site and not spilled or intentionally discarded on-site or in the City's drain & sewer system. If applicant is found to violate this condition, applicant may have their conditional use permit revoked
- J. This permit shall remain valid for two years from approval or January 27th, 2028; at which time Applicant may apply for a new Conditional Use Permit.
- K. Conditional Use Permit approval shall be subject to a one-year review by the Planning Commission to ensure that the applicant is meeting the conditions of approval adopted for the use. The applicant shall provide proof of up-to-date Tulare County Health Department license and, liability insurance as part of a one-year review.

APPEAL INFORMATION:

According to the Tulare Municipal Code Section 10.20.020, decisions of the Planning Commission may be appealed by filing a letter with the City Clerk, located at 411 East 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 reasons for the appeal, including an error, abuse of discretion or a decision that is not supported by the evidence in the record.

ENVIROMENTAL

This project is exempt pursuant to Section 15304 (e) of the California Environmental Quality Act.

CONFLICT OF INTEREST

Staff is not aware of any conflict of interest.

FISCAL IMPACT & FUNDING SOURCES

There is no fiscal impact associated with this action.

LEGAL REVIEW

This item does not require legal review.

PUBLIC NOTICE

A notice of public hearing was mailed to property owners within 300 feet of the subject property and was published in *The Visalia Times Delta* on January 16th, 2026. No comments have been received.

ALTERNATIVE ACTION

Approve with changes

Deny

Table

ATTACHMENTS

Attachment 1- Project Location

Attachment 2- Pictures

Attachment 2- Resolution

Reviewed/Approved: _____

E Bardsley Ave

E Bardsley Ave

C.P. Phelps
Auto parts store

ATM (C P Phelps Inc)

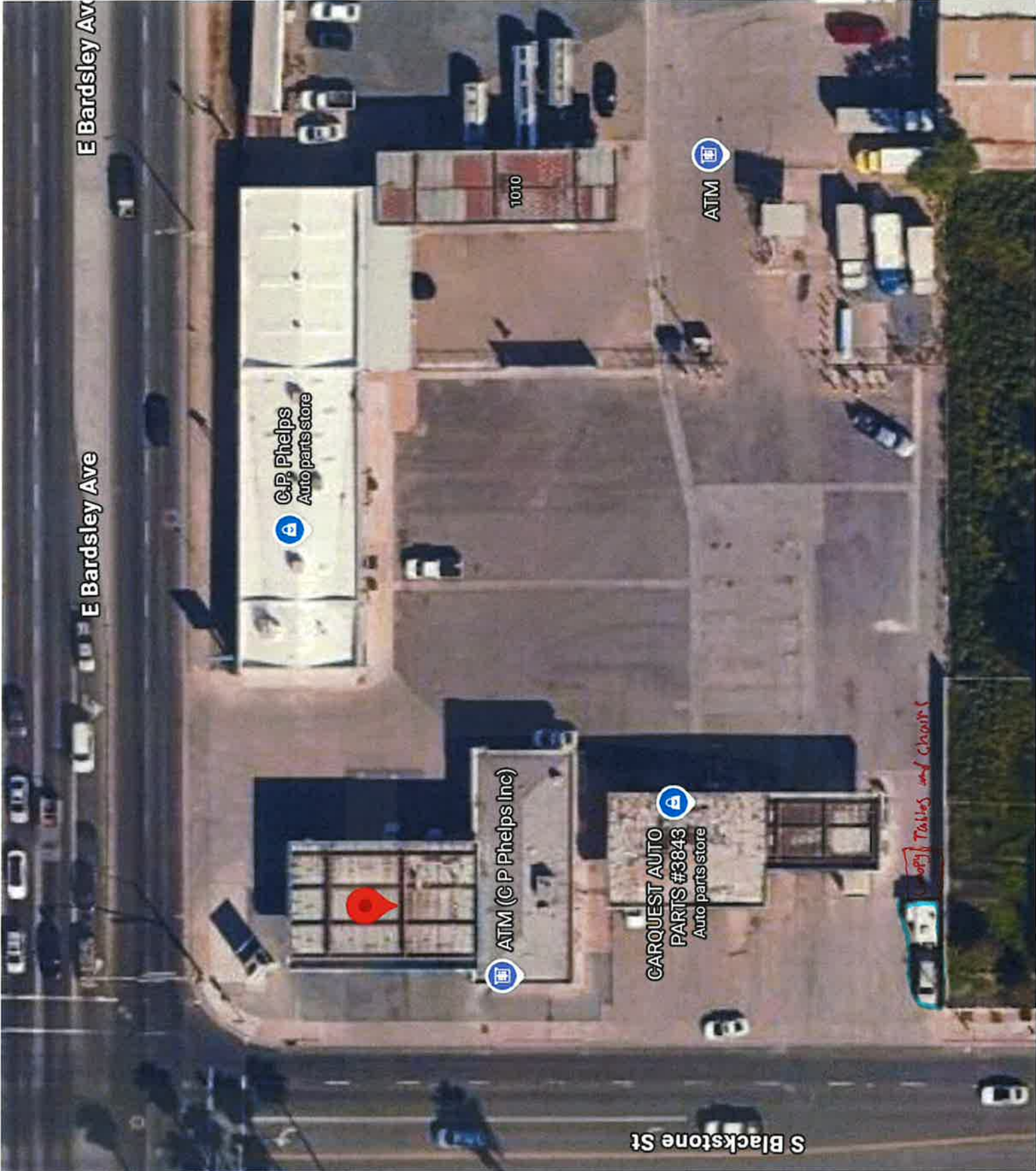
CARQUEST AUTO
PARTS #3843
Auto parts store

ATM

1010

copy Tables and chairs

S Blackstone St



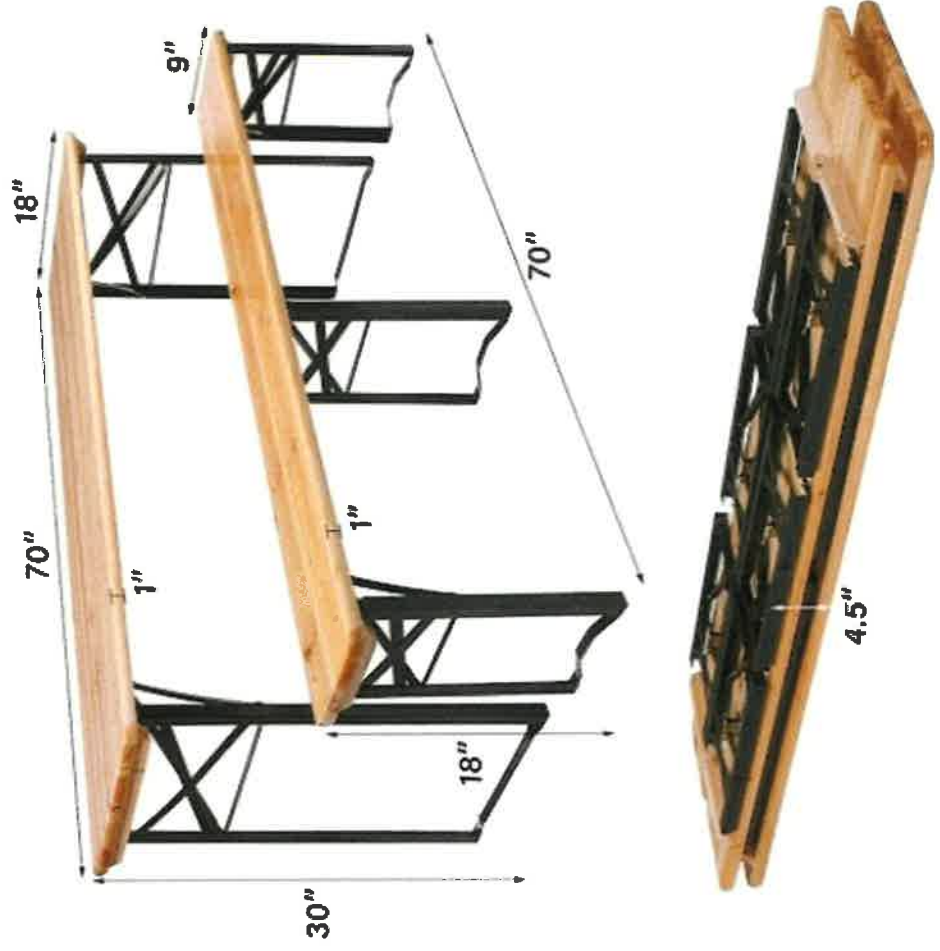
TACOS EL PAISA

559-656-3252

- Tacos
- Burritos
- Tortas
- Quesadillas
- Asado
- Pollo
- Cabeza
- Carnaza
- Susadero
- Lengua



VINGLI 70 Inch Folding Picnic Tables with Benches Set,
Weather-Resistant Wooden Beer Garden Table Bench, 3-
Piece Portable Fold Up Camping BBQ Table w/Carrying
Handles



RESOLUTION NO. 5543

**A RESOLUTION OF THE CITY OF TULARE PLANNING COMMISSION APPROVING
CONDITIONAL USE PERMIT NO. 2026-01**

WHEREAS, Conditional Use Permit 2026-01 is a request by Maria Ramirez to operate a stationary mobile vending vehicle at a gas station located at 1010 South Blackstone Street; and,

WHEREAS, the Planning Commission of the City of Tulare after duly published notice, did hold a public hearing before said Commission on January 27, 2026;

WHEREAS, the Planning Commission of the City of Tulare determines that Conditional Use Permit No. 2026-01 is consistent with the goals and objectives of the Zoning Title and the purposes of the District in which the site is located; and,

WHEREAS, the Planning Commission of the City of Tulare finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA).

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15304(e).

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Tulare makes the following specific findings based on the evidence presented:

- 1) The proposed use will comply with the purpose and objectives of this title and the purposes of the district in which the subject site is located.
- 2) The proposed use would be compatible with existing land uses and future permitted land uses within the zoning district in which the proposed use is to be located.
- 3) The site for the proposed use is adequate in size, shape and location to accommodate the use the district for which it is proposed.
- 4) The proposed use is consistent with the General Plan.
- 5) The proposed use will not have a significant impact on the environment.
- 6) The proposed location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interests, health, safety, convenience, or welfare of the City or materially injurious to properties or improvements in the vicinity, and that any incompatible impacts of the proposed use are mitigated by conditions of approval.

BE IT FURTHER RESOLVED, by the Planning Commission of the City of Tulare that Conditional Use Permit Application No. 2026-01 is hereby approved subject to the following conditions:

Conditions:

1. All requirements of Title 10 shall be met.

2. Valid permits are required by the Tulare County Health Department and shall be prominently displayed at the mobile vending unit stand.
3. The vending stand permit issued by the City of Tulare shall be prominently affixed to the side of the stand.
4. No trash or empty boxes shall be piled up outside of the mobile vending unit at any time.
5. Restrooms shall be readily available and which are connected to the City's wastewater system.
6. Applicant shall obtain any other required license or permit.
7. Tables, chairs, and canopy shall be removed once the hours of operation have ended.
8. Hours of operation shall be 8 a.m. to 11 p.m., Monday through Sunday.
9. Applicant shall ensure all waste materials, including grease, is disposed of appropriately off-site and not spilled or intentionally discarded on-site or in the City's drain & sewer system. If applicant is found to violate this condition, applicant may have their conditional use permit revoked
10. This permit shall remain valid for two years from approval or January 27th, 2028; at which time Applicant may apply for a new Conditional Use Permit.
11. Conditional Use Permit approval shall be subject to a one-year review by the Planning Commission to ensure that the applicant is meeting the conditions of approval adopted for the use. The applicant shall provide proof of up-to-date Tulare County Health Department license and, liability insurance as part of a one-year review.

PASSED, APPROVED, AND ADOPTED this twenty-seventh day of January, 2026 by the following recorded vote:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

 CHUCK MIGUEL, CHAIRMAN
 City of Tulare Planning Commission

ATTEST:

 MARIO ANAYA, SECRETARY
 City of Tulare Planning Commission