City Commissioners
Sandi Miller, Chair
Jocelyn Limas, Vice Chair
Susan Henard
Chuck Miguel
Ralph Cantu

Planning Commission Meeting Notice & Agenda

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

Tuesday, May 26, 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 May 12, 2026. [M. Sanchez]

   5.2 Five-Year Capital Improvement Program Comprehensive Plan Conformity Review
   Recommended Action: Review and report to the City Council on the list of new public works projects added to the five-year plan. [S. Sopp]

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. 2026-08
   Recommended Action: Consider a request by Commercial Neon, Inc to install a 20-foot and 102 square foot freeway sign and approve Conditional Use Permit No. 2026-08 based on the findings and subject to the recommended conditions in Resolution No. 5556. The subject property is located at 4600 South K Street [J. Coelho]

   6.2 Conditional Use Permit No. 2026-09
   Recommended Action: Consider a request by Irvin Gutierrez to operate a mobile vending food truck and approve Conditional Use Permit No. 2026-09 based on the findings and subject to the recommended conditions in Resolution No. 5555. The subject property is located at 1543 East Bardsley Avenue [D. Okubo]

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.

   None

8. **STAFF UPDATES**

9. **ADJOURNMENT**

The next regularly scheduled meeting of the Tulare Planning Commission is Tuesday, June 9, 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, May 22, 2026, at 5:00 p.m. Maria Sanchez, Commission Clerk