

AGENDA

TULARE PLANNING COMMISSION

7:00 p.m.

MONDAY, November 28, 2016

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 October 24, 2016 Planning Commission Meeting.

VII. GENERAL BUSINESS- PUBLIC HEARING

Continued Public Hearing:

(1) General Plan Amendment No. 2015-01/ Zone Amendment No. 710:

Consider a request by Monterey Dynasty, LLC to change the General Plan from Low Density Residential (3.1-7 units/acre) to Community Commercial on 4.74 acres at Cartmill and SR 99 and Re-zone 4.74 acres from R-1-7 (SFR, 7,000 sf lot minimum) to C-3 (Retail Commercial) at the southwest corner of Cartmill Avenue and SR 99 with access along M Street.

Recommend to City Council approval of a Mitigated Negative Declaration for General Plan Amendment No. 2015-01 and Zone Amendment No. 710. APN: 166-240-008

Recommend to City Council approval of General Plan Amendment No. 2015-01 to change the General Plan from Low Density Residential (3.1-7 units/acre) to Community Commercial on 4.74 acres at Cartmill Avenue and SR 99. APN: 166-240-008

Recommend to City Council approval of Zone Amendment No. 710 to rezone 4.74 acres at Cartmill Avenue and SR 99 from R-1-7 (SFR, 7,000 sf lot minimum) to C-3 (Retail Commercial). APN: 166-240-008

Project Planner: Traci Myers, Community Development Deputy Director

(2) Mitigated Negative Declaration/ Conditional Use Permit 2015-13:

Consider a request by Monterey Dynasty, LLC to construct a 24,500 sf, 5-story/136 room hotel with restaurant/bar, convention center/hall, 75 ft. freeway sign, for an ABC Type 47 (on-sale general for restaurant) license on property located at the southwest corner of Cartmill Avenue and SR 99 with access along M Street.

Adopt Resolution **5198**, adopting a mitigated negative declaration for General Plan Amendment No. 2015-13, Zone Amendment No. 710 and Conditional Use Permit No. 2015-13.

Adopt Resolution **5199**, approving Conditional Use Permit No. 2015-13.

Project Planner: Traci Myers, Community Development Director

VIII. GENERAL BUSINESS-NON PUBLIC HEARING ITEMS

(1) Design Review No. 1085:

Consider a request by Supreme Construction (Scott Wright) to construct a 21,850 sq. ft. metal building (3,116 sq. ft. office, 18,734 sq. ft. warehouse in two phases) on approximately 3.23 acre site for a general construction/metal fabrication business located off of Bardsley Avenue, on "Q" Place (a private street).

Project Planner: Amy Wilson, Planning Technician

Adopt Resolution **5204**, approving Design Review No. 1085.

(2) Design Review No. 1086:

Consider a request by Greg Nunley to construct a 11,322 sq. ft. retail commercial shell building (including a 3,962 sq. ft. Orthodontist Office) with associated parking lot and landscaping. Property is located in the Plaza Del Lago Shopping Center (Prosperity Avenue and Brentwood Street), north of Surf Thru Car Wash, west of Home Depot.

Project Planner: Rob Hunt, Community Development Director

Adopt Resolution **5205**, approving Design Review No. 1081.

IX. TEENS ON BOARD REPORTS.

X. ITEMS OF BOARD INTERESTS

None

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.]