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**COMMUNITY DEVELOPMENT SERVICES**

411 E Kern Ave.  
Tulare, CA 93274  
(559) 684-4217

April 13, 2017

Bethel Assembly of God  
2516 North M Street  
Tulare, CA 93274

**RE: Design Review No. 1092**  
**(South of Cartmill Ave., between Hwy 99 and Retherford Street)**


Pastor Sunderland;

Your request for a Design Review to construct a 100 unit senior apartment building on Retherford Street, south of Cartmill Avenue **was approved by the Planning Commission for the City of Tulare on April 10, 2017**. We have also attached the signed resolution document that state the conditions of approval of the project (Resolution 5223).

This conditional use permit shall become effective ten (10) days after the application is approved by the Planning Commission, unless an interested party appeals the Planning Commission's decision to the City Council.

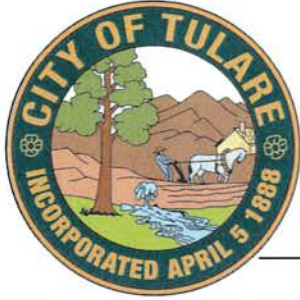
Please feel free to contact me with any questions at (559) 684 - 4217.

Respectfully,

  
Rob Hunt  
Community Development Director  
City of Tulare

Attached:  
Resolution 5223

C: Monterey Dynasty, LLC  
21701 Stevens Creek, Bldg #2610  
Cupertino, CA 95014



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Tulare, CA 93274  
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April 13, 2017

Bethel Assembly of God  
2516 North M Street  
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**RE: Conditional Use Permit 2017-05  
(South of Cartmill Ave., between Hwy 99 and Retherford Street)**

Pastor Sunderland;

Your request for a Conditional Use Permit to construct a 91 unit, two-story assisted living facility and 77 unit independent living facility located on the west side of Retherford Street between Cartmill and Corvina Avenue alignment **was approved by the Planning Commission for the City of Tulare on April 10, 2017**. We have also attached the signed resolution document that state the conditions of approval of the project (Resolution 5221).

This conditional use permit shall become effective ten (10) days after the application is approved by the Planning Commission, unless an interested party appeals the Planning Commission's decision to the City Council.

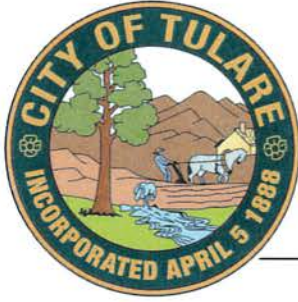
Please feel free to contact me with any questions at (559) 684 - 4217.

Respectfully,

Rob Hunt  
Community Development Director  
City of Tulare

Attached:  
Resolution 5221

C: Monterey Dynasty, LLC  
21701 Stevens Creek, Bldg #2610  
Cupertino, CA 95014



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**RE: Conditional Use Permit 2017-06**  
**(South of Cartmill Ave., between Hwy 99 and Retherford Street)**

Pastor Sunderland;

Your request for a Conditional Use Permit to construct a church, future church building, children's classroom, youth building and maintenance building **was approved by the Planning Commission for the City of Tulare on April 10, 2017**. We have also attached the signed resolution document that state the conditions of approval of the project (Resolution 5222).

This conditional use permit shall become effective ten (10) days after the application is approved by the Planning Commission, unless an interested party appeals the Planning Commission's decision to the City Council.

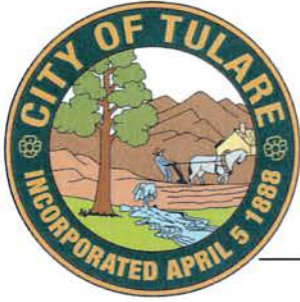
Please feel free to contact me with any questions at (559) 684 - 4217.

Respectfully,

  
Rob Hunt  
Community Development Director  
City of Tulare

Attached:  
Resolution 5222

C: Monterey Dynasty, LLC  
21701 Stevens Creek, Bldg #2610  
Cupertino, CA 95014



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**RE: Conditional Use Permit 2017-05**  
**(South of Cartmill Ave., between Hwy 99 and Retherford Street)**

Pastor Sunderland;

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This conditional use permit shall become effective ten (10) days after the application is approved by the Planning Commission, unless an interested party appeals the Planning Commission's decision to the City Council.

Please feel free to contact me with any questions at (559) 684 - 4217.

Respectfully,

Rob Hunt  
Community Development Director  
City of Tulare

Attached:  
Resolution 5221

C: Monterey Dynasty, LLC  
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Cupertino, CA 95014



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**RE: Conditional Use Permit 2017-06**  
**(South of Cartmill Ave., between Hwy 99 and Retherford Street)**

Pastor Sunderland;

Your request for a Conditional Use Permit to construct a church, future church building, children's classroom, youth building and maintenance building **was approved by the Planning Commission for the City of Tulare on April 10, 2017**. We have also attached the signed resolution document that state the conditions of approval of the project (Resolution 5222).

This conditional use permit shall become effective ten (10) days after the application is approved by the Planning Commission, unless an interested party appeals the Planning Commission's decision to the City Council.

Please feel free to contact me with any questions at (559) 684 - 4217.

Respectfully,

  
Rob Hunt  
Community Development Director  
City of Tulare

Attached:  
Resolution 5222

C: Monterey Dynasty, LLC  
21701 Stevens Creek, Bldg #2610  
Cupertino, CA 95014



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411 E Kern Ave.  
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April 13, 2017

Bethel Assembly of God  
2516 North M Street  
Tulare, CA 93274

**RE: Variance 456**  
**(South of Cartmill Ave., between Hwy 99 and Retherford Street)**


Pastor Sunderland;

Your request for Variance No. 456 to allow the building height of the church to be 83 feet instead of 60 feet **was approved by the Planning Commission for the City of Tulare on April 10, 2017**. We have also attached the signed resolution document that state the conditions of approval of the project (Resolution 5224).

This conditional use permit shall become effective ten (10) days after the application is approved by the Planning Commission, unless an interested party appeals the Planning Commission's decision to the City Council.

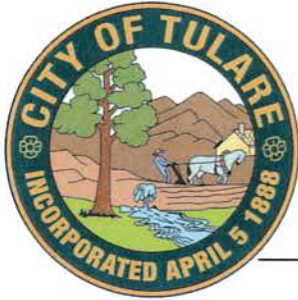
Please feel free to contact me with any questions at (559) 684 - 4217.

Respectfully,

  
Rob Hunt  
Community Development Director  
City of Tulare

Attached:  
Resolution 5224

C: Monterey Dynasty, LLC  
21701 Stevens Creek, Bldg #2610  
Cupertino, CA 95014



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**RE: Conditional Use Permit 2017-06**  
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Your request for a Conditional Use Permit to construct a church, future church building, children's classroom, youth building and maintenance building **was approved by the Planning Commission for the City of Tulare on April 10, 2017**. We have also attached the signed resolution document that state the conditions of approval of the project (Resolution 5222).

This conditional use permit shall become effective ten (10) days after the application is approved by the Planning Commission, unless an interested party appeals the Planning Commission's decision to the City Council.

Please feel free to contact me with any questions at (559) 684 - 4217.

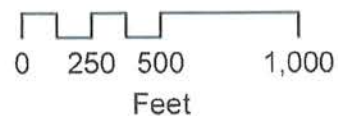
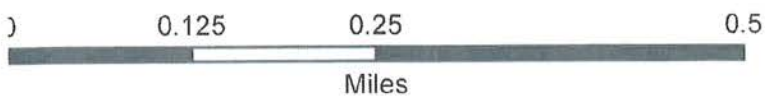
Respectfully,

  
Rob Hunt  
Community Development Director  
City of Tulare

Attached:  
Resolution 5222

C: Monterey Dynasty, LLC  
21701 Stevens Creek, Bldg #2610  
Cupertino, CA 95014

**EASTGATE HOTEL  
GENERAL PLAN AMENDMENT 2015-01  
ZONE AMENDMENT 710  
CONDITIONAL USE PERMIT 2015-13**





## RESOLUTION 17-04

### A RESOLUTION OF THE TULARE CITY COUNCIL UPHOLDING THE APPEAL OF GENERAL PLAN AMENDMENT NO. 2015-14, ZONE AMENDMENT 710, AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION IN SUPPORT OF CONDITIONAL USE PERMIT 2015-13

**WHEREAS**, at a regular meeting on January 17, 2017, the Tulare City Council considered an appeal filed by Monterey Dynasty, LLC of the City of Tulare Planning Commission's denial of General Plan Amendment No. 2015-14, Zone Amendment 710 and adoption of a Mitigated Negative Declaration in support of Conditional Use Permit 2015-13 to construct a 24,500 sf, 5-story/136 room hotel with restaurant/bar, outdoor wedding venue, a convention center/hall, 75 ft. freeway sign and an ABC Type 47 (On-sale General for Restaurant) license on 4.64 acres located at the southwest corner of Cartmill and SR 99; and,

**WHEREAS**, the Tulare City Council voted 4 to 0 (Council Member Macedo absent) on the appeal of Monterey Dynasty, LLC, resulting in the upholding of said appeal; and,

**WHEREAS**, the Council of the City of Tulare determined 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; and,

**WHEREAS**, the Council of the City of Tulare determined that the proposed location of the conditional use permit 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; and,

**WHEREAS**, the Council of the City of Tulare determined that the proposed conditional use will comply with each of the applicable provisions of the Zoning Title; and,

**WHEREAS**, the Council of the City of Tulare determined that this request is in conformance with the goals and objectives of the Zoning Ordinance prescribed in Section 10.04.020 of the Tulare City code; and,

**WHEREAS**, the Council of the City of Tulare determined that the request is in conformance with the goals and objectives of the General Plan; and,

**WHEREAS**, the Council of the City of Tulare determined that the request will not have significant effect on the surrounding properties and improvements in the vicinity of the project site; and,

**WHEREAS**, the Council of the City of Tulare determined that a Mitigated Negative Declaration has been prepared in accordance with the California Environmental Quality Act; and,

**NOW, THEREFORE, BE IT RESOLVED** by the Tulare City Council that the appeal filed by Monterey Dynasty, LLC of the City of Tulare Planning Commission's

denial of General Plan Amendment No. 2015-14, Zone Amendment 710 and adoption of a Mitigated Negative Declaration in support of Conditional Use Permit 2015-13 to construct a 24,500 sf, 5-story/136 room hotel with restaurant/bar, outdoor wedding venue, a convention center/hall, 75 ft. freeway sign and an ABC Type 47 (On-sale General for Restaurant) license on 4.64 acres located at the southwest corner of Cartmill and SR 99 is hereby **upheld**, as follows and with the listed conditions noted below:

1. Uphold the appeal of the applicant and approve Resolution 17-04;
2. Approve the Mitigated Negative Declaration;
3. Approve the General Plan Amendment No. 2015-14 including the findings contained within the Planning Director's Review (Staff Report) dated October 10, 2016 contained within your Council packet;
4. Approve the Zone Amendment No. 710 including the findings contained within the Planning Director's Review (Staff Report) dated October 10, 2016 contained within your Council packet;
5. Approve the Conditional Use Permit No. 2015-13 including the findings contained within the Planning Director's Review (Staff Report) dated October 10, 2016;

Conditions:

Direction to staff to restrict traffic movement at the south entrance to right in/right out only. Discretion to staff to conduct a feasibility study to restrict outbound left turn traffic movements at the north entrance.

PASSED, ADOPTED AND APPROVED this 17<sup>th</sup> day of January, 2017.

\_\_\_\_\_  
President of the Council and Ex-Officio  
Mayor of the City of Tulare

ATTEST:

STATE OF CALIFORNIA )  
COUNTY OF TULARE ) ss.  
CITY OF TULARE )

I, Paul Melikian, Interim City Clerk of the City of Tulare, certify the foregoing is the full and true Resolution 17-04 passed and adopted by the Council of the City of Tulare at a regular meeting held on January 17, 2017, by the following vote:

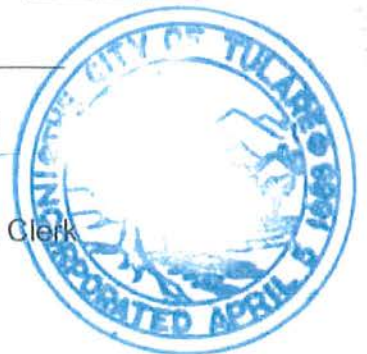
Aye(s) \_\_\_ Maritsa Castellanoz; Greg Nunley; Jose Sigala; Carlton Jones \_\_\_\_\_

Noe(s) \_\_\_ N/A \_\_\_\_\_ Absent \_\_\_ David Macedo \_\_\_\_\_

Dated: 1/17/17

Paul Melikian, INTERIM CITY CLERK

By Roxanne Yoder, Chief Deputy City Clerk



**RESOLUTION 17-10**

**A RESOLUTION OF THE TULARE CITY COUNCIL ADOPTING A MITIGATED  
NEGATIVE DECLARATION FOR GENERAL PLAN NO. 2015-14 ZONE  
AMENDMENT NO. 710**

**WHEREAS**, the Tulare City Council at a regular meeting held on January 17, 2017 considered the appeal of Applicant Monterey Dynasty, LLC to Planning Commission's denial of General Plan No. 2015-14 and Zone Amendment No. 710; and

**WHEREAS**, the Tulare City Council voted 4-0 to **uphold** the appeal of Applicant which resulted in the approval of General Plan No. 2015-14 and Zone Amendment No. 710; and,

**WHEREAS**, the Tulare City Council determined that a Mitigated Negative Declaration has been prepared in accordance with the California Environmental Quality Act; and,

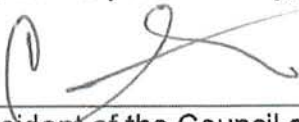
**WHEREAS**, the Tulare City Council considered the proposed Mitigated Negative Declaration and finds that there is no substantial evidence that the project will have a significant effect on the environment; and,

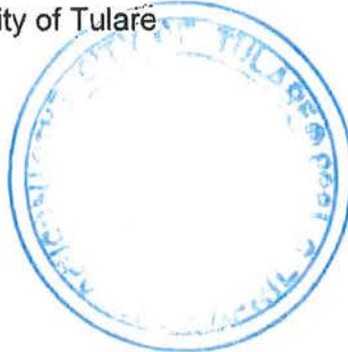
**WHEREAS**, the Tulare City Council determined that the proposed Mitigated Negative Declaration reflects the independent judgment of the lead agency.

**NOW, THEREFORE, BE IT RESOLVED** that the Tulare City Council adopts a Mitigated Negative Declaration for General Plan No. 2015-14 and Zone Amendment No. 710.

**Mitigated Negative Declaration is attached hereto and incorporated herein as fully set forth.**

**PASSED, ADOPTED AND APPROVED** this 21<sup>st</sup> day of February, 2017.

  
\_\_\_\_\_  
President of the Council and Ex-Officio Mayor  
of the City of Tulare



ATTEST:

STATE OF CALIFORNIA )  
COUNTY OF TULARE ) ss.  
CITY OF TULARE )

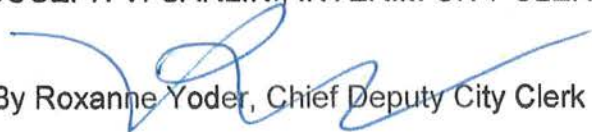
I, Joseph V. Carlini, Interim City Clerk of the City of Tulare, certify the foregoing is the full and true Resolution 17- 10 passed and adopted by the Council of the City of Tulare at a regular meeting held on February 21, 2017, by the following vote:

Aye(s) Maritza Castellanoz, Jose Sigala, Greg Monley, Carlton Jones

Noe(s) N/A Abstention(s) <sup>Absent</sup> Dawid Macedo

Dated: 2/21/2017

JOSEPH V. CARLINI, INTERIM CITY CLERK

  
By Roxanne Yoder, Chief Deputy City Clerk



**RESOLUTION 17- 11**

**A RESOLUTION OF THE TULARE CITY COUNCIL RECOMMENDING  
ADOPTION OF GENERAL PLAN AMENDMENT NO. 2015-14**

**WHEREAS**, the Tulare City Council at a regular meeting held on January 17, 2017 considered the appeal of Applicant Monterey Dynasty, LLC to Planning Commission's denial of General Plan Amendment No. 2015-14; and

**WHEREAS**, the Tulare City Council voted 4-0 to **uphold** the appeal of Applicant which resulted in the approval of General Plan Amendment No. 2015-14; and,

**WHEREAS**, the Tulare City Council determined that the proposed amendment is in the public interest; and,

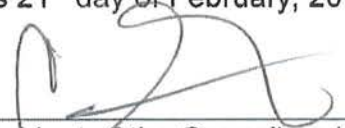
**WHEREAS**, the Tulare City Council determined that the proposed amendment is consistent and compatible with the General Plan and implementation programs which may be affected; and,

**WHEREAS**, the Tulare City Council determined that the proposed amendment impacts have been adequately assessed and been determined not to be detrimental to public, health, safety or welfare; and,

**WHEREAS**, the Tulare City Council determined that the proposed amendment has been processed in accordance with the applicable provisions of the California Government Code and California Environmental Quality Act of 1970, as amended (CEQA); and

**NOW, THEREFORE, BE IT RESOLVED** by the Tulare City Council that General Plan Amendment No. 2015-14 be adopted and will be reflected on the General Plan Land Use Map.

**PASSED, ADOPTED AND APPROVED** this 21<sup>st</sup> day of February, 2017.

  
\_\_\_\_\_  
President of the Council and Ex-Officio  
Mayor of the City of Tulare



ATTEST:

STATE OF CALIFORNIA )  
COUNTY OF TULARE ) ss.  
CITY OF TULARE )

I, Joseph V. Carlini, Interim City Clerk of the City of Tulare, certify the foregoing is the full and true Resolution 17-11 passed and adopted by the Council of the City of Tulare at a regular meeting held on February 21, 2017, by the following vote:

Aye(s) Jose Sigala, Maritsa Castellanoz, Greg Menley, Carlton Jones

Noe(s) NA Absent Abstention(s) David Macedo

Dated: 2/21/2017

JOSEPH V. CARLINI, INTERIM CITY CLERK

  
By Roxanne Yoder, Chief Deputy City Clerk



Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

County Clerk
County of: Tulare
Address: County Civic Center Visalia, CA 93291

From:

Public Agency: City of Tulare, as Lead Agency
Address: 411 E. Kern Avenue Tulare, CA 93274
Contact: Traci Myers, Comm Dev Deputy Director
Phone: 559-684-4230

Lead Agency (if different from above): Same as above.
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): N/A

Project Title: Eastgate Hotel Development

Project Applicant: Monterey Dynasty, LLC, 21701 Stevens Creek Blvd. #2810, Cupertino, CA 95014

Project Location (include county): City of Tulare, County of Tulare

Project Description:

Authorization to construct a 24,500 sf, 5-story/136 room hotel with restaurant/bar, outdoor wedding venue, a convention center/hall, 75 ft. freeway sign and an ABC Type 47 (On-sale General for Restaurant) license. The project is located at the southwest corner of Cartmill and SR 99.

This is to advise that the City of Tulare has approved the above (X) Lead Agency or ( ) Responsible Agency

described project on March 7, 2017 and has made the following determinations regarding the above (date) described project.

- 1. The project [ ] will [X] will not have a significant effect on the environment.
2. [ ] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [X] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were [ ] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [ ] was not adopted for this project.
5. A statement of Overriding Considerations [ ] was [X] was not adopted for this project.
6. Findings [X] were [ ] were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Tulare City Hall, 411 East Kern Avenue, Tulare, CA 93274

Signature (Public Agency): Title: Comm Dev Deputy Director

Date: 3/9/2017 Date Received for filing at OPR: