

# Appeal

## Special Use Permit No. PSP 23-119

### (Juan Altamirano)



Board of Supervisors  
October 22, 2024

Presented by the  
Tulare County Resource Management Agency

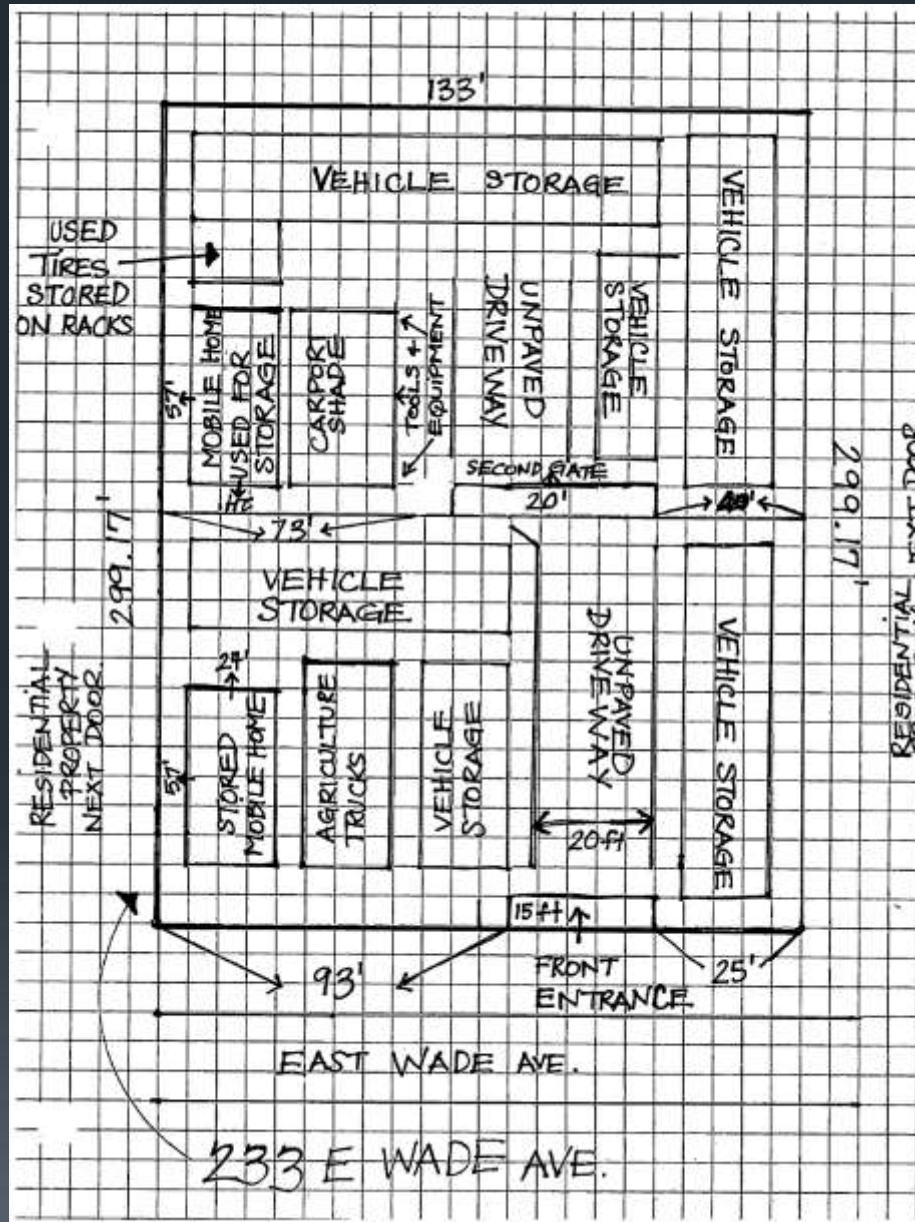


# PSP 23-119 denied by PC on July 24, 2024

Application is to:

1. Establish a Contractor's Storage Yard, located in the R-A (Rural Residential) Zone and within the Matheny Tract Legacy Development Boundary.
  2. PSP 23-119 was filed in response to an existing violation (GC2300057) for the storage of vehicles and for operating a Contractor's Storage Yard without an approved Special Use Permit.
- During the Planning Commission's Public Hearing Meeting on July 24<sup>th</sup>, the Planning Commission made a motion to approve PSP 23-119 and ended with a tie vote. The tie vote resulted in the motion not passing.

# Site Plan and Site Photos



# Appeal

- The Appellant cited that the primary use of the site is for a hobby to honor the Appellant's deceased brother's memory.
- The Appellant notes that they are renting out a portion of the property and that the contract between the landowner and the Appellant would last several years.
- The previous violations were the result of a previous tenant, and the Appellant is using their own resources to correct the violations.
- The Appellant notes that there is no handling of hazardous chemicals or spills of hazardous chemicals.
- The Appellant mentioned that the cars are used frequently for personal purposes and the hauling of trailers are used to fulfill the daily duties of the use.
- The Appellant would like to continue their hobby and is committed to continue to clean up the site which they view as an "open garage".



# Response to Appeal

1. Staff is sympathetic to the passing of the Appellant's brother and commends the Appellant for honoring his brother's memory. It should be noted that the previous violations (GC1700304) were not caused by the Appellant or his brother. The Appellant notes that there is no handling of hazardous chemicals or spills of hazardous chemicals. However, the Appellant fails to address the concerns of brought up by the Planning Commissioners about if the hazardous chemicals are drained from the vehicles that are stored on site, and if so, are the chemicals stored or disposed of.
2. The Appellant made no mention of the number of vehicles stored on the site nor the how long they are being stored from either the Appellant's own vehicles or the Property Owner's vehicles. As previously mentioned, the Appellant states that only light maintenance and repairs are done off-site and that the intended storage of the vehicles are for a hobby.

# Recommendatio n

Deny the appeal found in “Attachment 3” based on the staff findings set forth in the attached “Attachment 1,” and affirm the Planning Commission’s denial of Special Use Permit No. PSP 23-119 found in “Attachment 2” for a proposed Contractor’s Storage Yard, located at 233 E. Wade Avenue, Tulare, CA.