

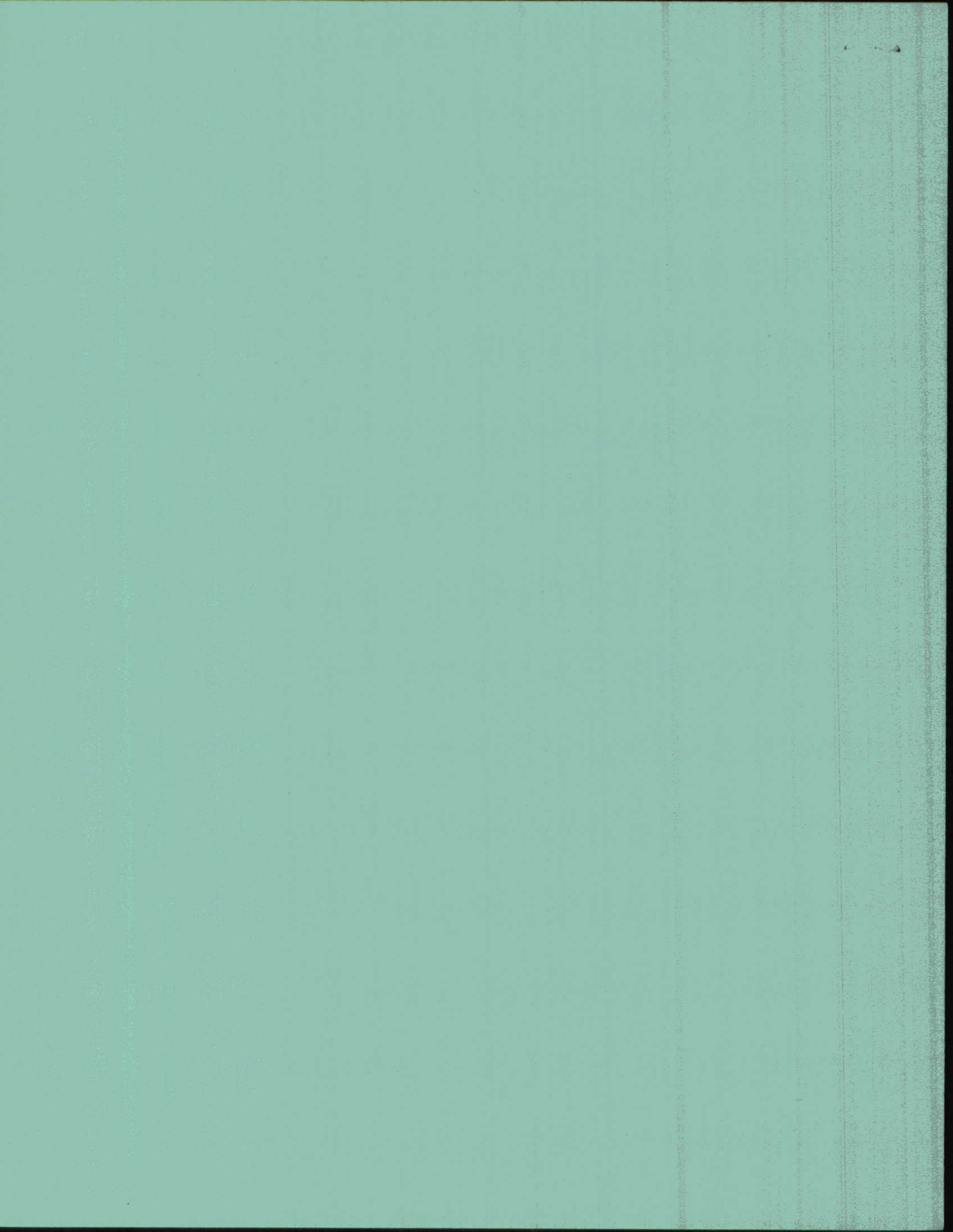
AMENDMENT 89-04

**MODIFICATION OF THE
EARLIMART LAND
USE ELEMENT**



Approved: Tulare County Planning Commission
Resolution 6808 - September 26, 1990

Adopted: Tulare County Board of Supervisors
Resolution 90-1346 - November 6, 1990



**AMENDMENT TO THE TULARE COUNTY GENERAL PLAN
- EARLIMART COMMUNITY PLAN -
LAND USE ELEMENT
GPA 89-04**

I. INTRODUCTION:

This document amends the Land Use Element of the Tulare County General Plan by modifying certain land use designations of four properties; all of which were established pursuant to the 1988 Earlimart Community Plan.

II. SUPERSEDURE:

This amendment supersedes the Land Use Map of the 1988 Earlimart Community Plan and augments Chapter 4, Policy 14.1 Land Use Designations and Table No. 11 "Zoning Consistency Matrix", to include a "Neighborhood Commercial" designation. The foregoing Map, Policy text and Table were adopted for the 1988 Earlimart Community Plan by Board of Supervisors Resolution No. 88-1438 on November 19, 1988.

Unless otherwise noted herein, all policies and other information contained in the adopted Community Plan (GPA 87-11) remain applicable.

III. MODIFICATION TO ADOPTED 1988 EARLIMART COMMUNITY PLAN:

1. Chapter 4, Policy 14.1 of GPA 87-11 is hereby amended to include the following Land Use designation:

Neighborhood Commercial:

Land designated for Neighborhood Commercial uses consists mainly of established commercial areas within the Urban Development Area which are characterized by retail and personal service uses that satisfy the needs of nearby residents for goods and services. The primary intent of this designation is to provide commercial development to conveniently serve residential neighborhoods within the immediate area.

2. Table No. 11, the Zoning Consistency Matrix is hereby amended to reflect the Neighborhood Commercial land use designation and to identify that the P-O (Professional Office) and C-1 (Neighborhood Commercial) zones are consistent with the said designation (see Exhibit A).
3. The 1988 Earlimart Community Plan is hereby modified by changing the land use designations on the following properties:
 - A. Property which consists of 1.8 acres located along the east side of Church Road (Road 136) between Armstrong Avenue and Tulare Street, from Low Density Residential to Neighborhood Commercial (indicated as A on attached Map 2);

- B. Property which consists of .3 acres located at the southeast corner of Cedar Avenue and Front Road from Low Density Residential to Neighborhood Commercial (indicated as B on attached Map 2);
- C. Property which consists of 1.5 acres located on the northwest corner of the intersection of State Street and Clay Street, from Low Density Residential to Neighborhood Commercial (indicated as C on attached Map 2);
- D. Property which consists of approximately 3.9 acres, bounded by Armstrong Avenue, Highway 99, Church Road, Spruce Avenue and State Road, from Highway Commercial to Low Density Residential (indicated as D on attached Map 2).

IV. IMPLEMENTATION STRATEGIES:

To implement the changes to the Land Use Plan for the 1988 Earlimart Community Plan no actions are necessary. The existing zones are compatible with the designations which have occurred. In addition, the Zoning Compatibility Matrix Table (Table No. 11) could be used for the location of future Neighborhood Commercial node locations as the community grows.

Exhibit "A"

EARLIMART

ZONING CONSISTENCY MATRIX

LAND USE DESIGNATIONS

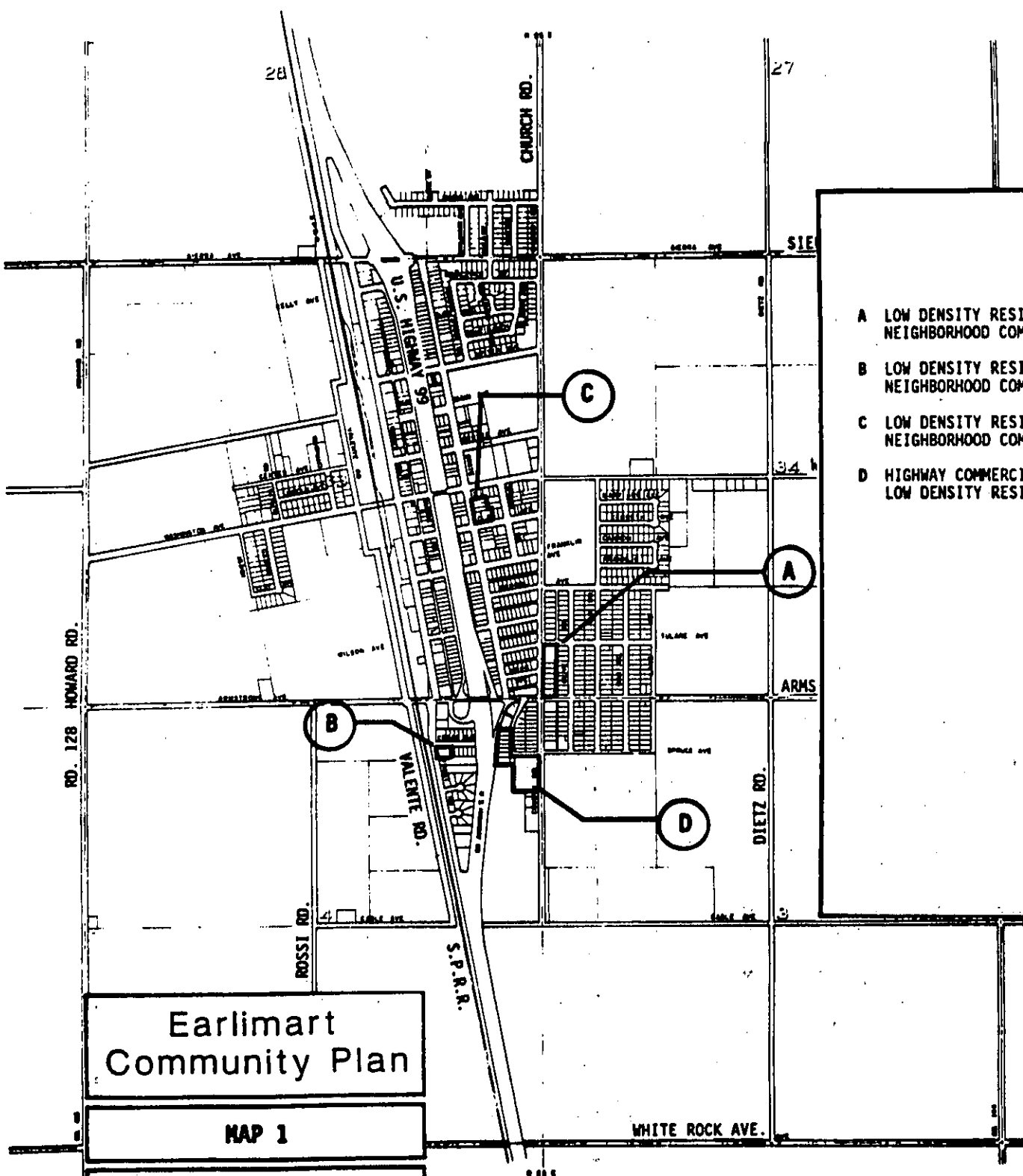
TULARE COUNTY ZONE DISTRICTS

	<u>R1</u>	<u>R2</u>	<u>R3</u>	<u>O</u>	<u>PO</u>	<u>C1</u>	<u>C2</u>	<u>C3</u>	<u>M1</u>	<u>M2</u>	<u>AE 20 & 40</u>
QUASI-PUBLIC	+	+	+	+	+						+
PARKS/OPEN SPACE	+	+	+	+							+
LOW DENSITY RESIDENTIAL	+	+									+
HIGH DENSITY RESIDENTIAL			+								+
NEIGHBORHOOD COMMERCIAL*					+	+					
GENERAL COMMERCIAL						+	+				+
SERVICE COMMERCIAL								+			+
HIGHWAY COMMERCIAL								+			+
INDUSTRIAL									+	+	+

NOTE 1: "+" DENOTES CONSISTENCY BETWEEN LAND USE DESIGNATION AND ZONE DISTRICT; A BLANK DENOTES LACK OF CONSISTENCY.

NOTE 2: AGRICULTURAL ZONES (AE-20 AND 40) MAY SERVE AS "HOLDING ZONES" UNTIL DEMAND AND CHANGING CONDITIONS WARRANT APPLICATION OF OTHER ZONING CLASSIFICATIONS.

* TO BE ADDED BY GPA 89-04



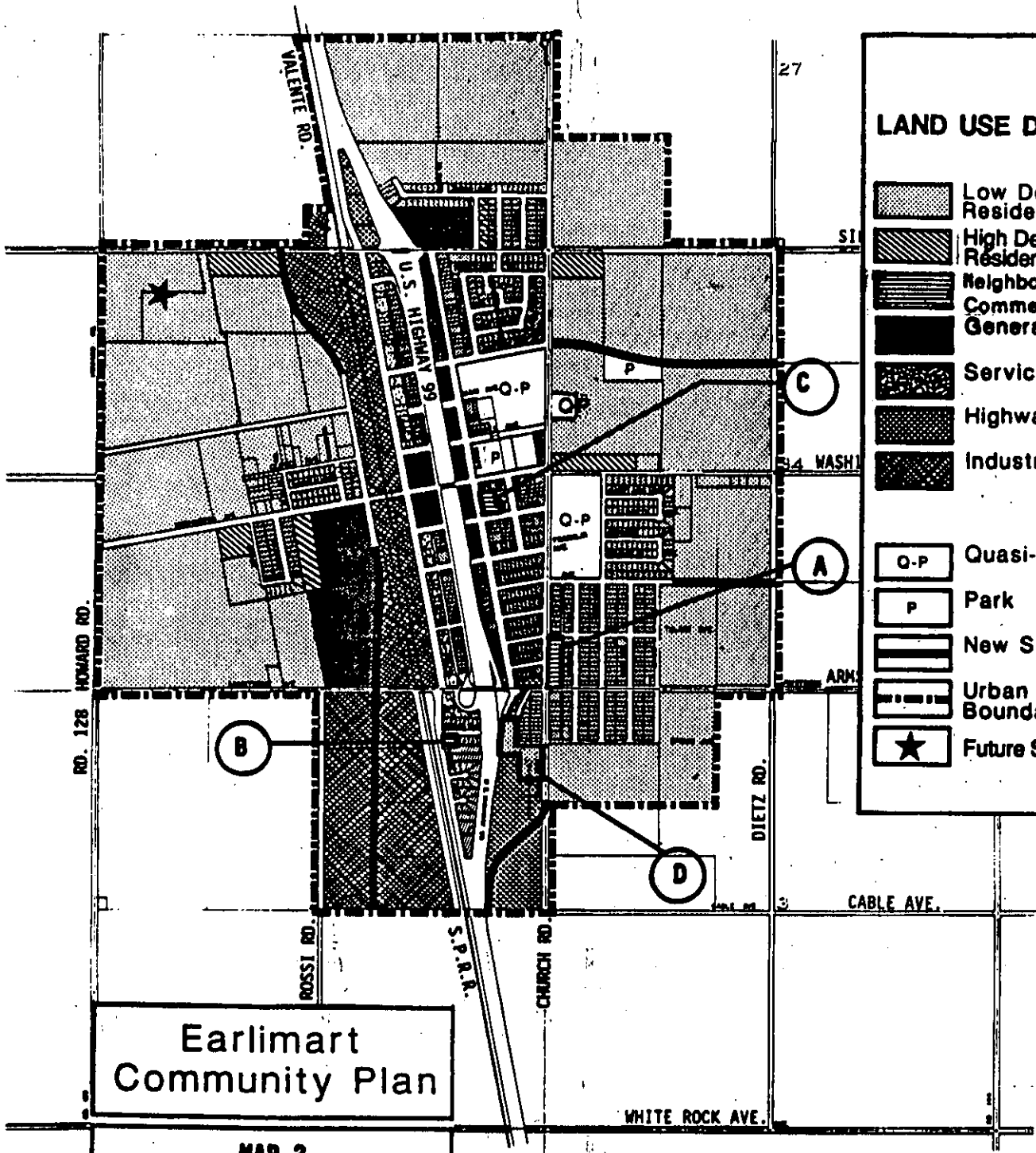
- A LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL
- B LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL
- C LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL
- D HIGHWAY COMMERCIAL TO LOW DENSITY RESIDENTIAL

**Earlimart
Community Plan**

MAP 1

North 0 660 1320 FT

COLLINS & CASTRILLO
PLANNING CONSULTANTS



LAND USE DESIGNATIONS

- Low Density Residential
- High Density Residential
- Neighborhood Commercial
- General Commercial
- Service Commercial
- Highway Commercial
- Industrial
- Quasi-Public
- Park
- New Street
- Urban Development Boundary
- Future School Site

Earlimart Community Plan

MAP 2

North

0 660 1320 FT

COLLINS & CASTRILLO
PLANNING CONSULTANTS

Exhibit "A"

EARLIMART

ZONING CONSISTENCY MATRIX

LAND USE DESIGNATIONS

TULARE COUNTY ZONE DISTRICTS

	<u>R1</u>	<u>R2</u>	<u>R3</u>	<u>O</u>	<u>PO</u>	<u>C1</u>	<u>C2</u>	<u>C3</u>	<u>M1</u>	<u>M2</u>	<u>AE 20 & 40</u>
QUASI-PUBLIC	+	+	+	+	+						+
PARKS/OPEN SPACE	+	+	+	+							+
LOW DENSITY RESIDENTIAL	+	+									+
HIGH DENSITY RESIDENTIAL			+								+
NEIGHBORHOOD COMMERCIAL*					+	+					
GENERAL COMMERCIAL						+	+				+
SERVICE COMMERCIAL								+			+
HIGHWAY COMMERCIAL								+			+
INDUSTRIAL									+	+	+

NOTE 1: "+" DENOTES CONSISTENCY BETWEEN LAND USE DESIGNATION AND ZONE DISTRICT; A BLANK DENOTES LACK OF CONSISTENCY.

NOTE 2: AGRICULTURAL ZONES (AE-20 AND 40) MAY SERVE AS "HOLDING ZONES" UNTIL DEMAND AND CHANGING CONDITIONS WARRANT APPLICATION OF OTHER ZONING CLASSIFICATIONS.

* TO BE ADDED BY GPA 89-04

