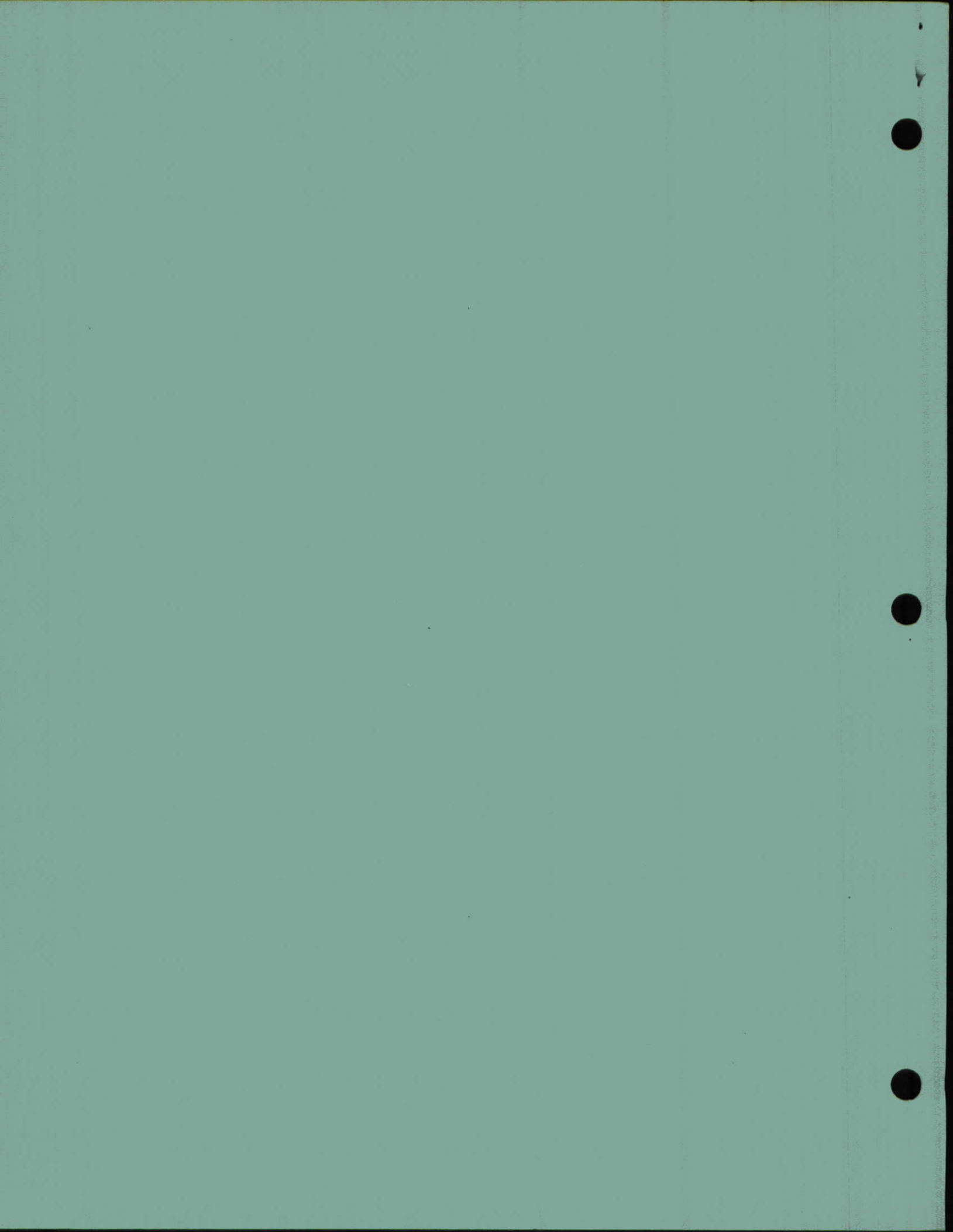


AMENDMENT 92-01

**IVANHOE
LAND USE PLAN,
URBAN BOUNDARIES ELEMENT**

**Approved: Tulare County Planning Commission
Resolution No. 7069 — September 23, 1992**

**Adopted: Tulare County Board of Supervisors
Resolution No. 93-0825 — July 27, 1993**



AMENDMENT TO THE TULARE COUNTY GENERAL PLAN
LAND USE ELEMENT
- IVANHOE COMMUNITY PLAN -
GPA 92-01

I. INTRODUCTION

This document amends the Land Use, Urban Boundaries, and Open Space elements of the Tulare County General Plan by modifying the text, land use designation map, and Urban Development Boundary established in accordance with the 1990 *Ivanhoe Community Plan*.

II. SUPERSEDURE

This amendment supersedes the 1990 *Ivanhoe Community Plan* (General Plan Amendment No. GPA 87-12, which was adopted by the Tulare County Board of Supervisors on October 2, 1990, by Resolution No. 90-1180), as it pertains to the areas described herein. Unless otherwise noted, all policies and other information contained in the adopted 1990 *Ivanhoe Community Plan* remain applicable.

III. MODIFICATION TO ADOPTED ELEMENT

A.) The text of the 1990 *Ivanhoe Community Plan* is hereby revised as follows:

1. The following wording is added to Page 49 of the *Ivanhoe Community Plan* (10/02/90 version) as Policy (d.) of Goal B, Objective 3 --

"Properties within contracted agricultural preserves shall be zoned AE-20 until they are removed from preserve status, at which time the zoning classification consistent with the relevant Community Plan land use designation (as shown on the Land Use/Zoning Consistency Matrix) may be applied to the property."

2. The following wording is added to Page 48 of the *Ivanhoe Community Plan* (10/02/90 version) as Policy (i.) of Goal B, Objective 1 --

"The Site Review Combining (SR) Zone shall be combined with C-2 and M-1 zoning on properties designated as 'Commercial' or 'Industrial' that are agriculturally used or vacant and are two acres or more in size or are adjacent to residentially zoned properties (but are not a portion of parcels that already contain a commercial or industrial use), in order to assure that potential larger commercial or industrial developments can be adequately reviewed for compliance with County standards and Community Plan policies."

3. The following wording is added to Page 48 of the *Ivanhoe Community Plan* (10/02/90 version) as Policy (j.) of Goal B, Objective 1 --

"Properties designated for Low Density Residential use that are generally larger sized (at least 12,500 sq. ft.) and possibly contain animal/agricultural uses and are located within neighborhoods characterized by a predominance of the aforementioned parcel types shall be zoned R-A until such time as nonagricultural/urban development is planned for and warranted, at which time the R-1 zoning classification will be appropriate."

4. The following wording is added to Page 48 of the *Ivanhoe Community Plan* (10/02/90 version) as Policy (k.) of Goal B, Objective 1 --

"For the commercially designated area located on the west side of Road 160 south of Citrus Avenue, C-2 zoning shall be placed along existing property lines."

5. The following paragraph is added to the *Ivanhoe Community Plan* text under the new heading Neighborhood Commercial (on Page 40 of the 10/02/90 Plan version) --

"The Neighborhood Commercial designation is to be applied to properties that are appropriate for low intensity retail stores and personal service businesses useful to the community and that are located, for the convenience of residents, within residential areas at the intersections of County roads. Any residential uses established in this designation shall not exceed the residential density of adjacent residentially designated properties." "One area is proposed for the Neighborhood Commercial designation -- approximately 0.30 acre located at the northwest corner of Road 158 and Wisteria Drive."

6. The Land Use/Zoning Consistency Matrix (Table VI-1) is hereby modified as follows (and which is shown on Exhibit "A"):

- Add R-1 to and delete R-3 from the permitted zones for the 'Medium Density Residential' designation;
- Add C-1 and C-2 to the permitted zones for the 'Public' designation;
- Add R-A* to the permitted zones for the 'Low Density Residential' designation;
- Add the 'Neighborhood Commercial' designation, with C-1 as its permitted zone.

B.) The 1990 *Ivanhoe Community Plan* Land Use Designation Map is hereby amended by changing the land use designations on the following properties (which are shown on Exhibit "B"):

Area 1) small-lot residential properties located on the west side of Road 156 south of Avenue 332 that are within the Ivanhoe Public Utility District boundary -- redesignated from 'Residential Reserve' to 'Low Density Residential';

Area 2) property that consists of 0.30 acre+ located at the northwest corner of Road 158 and Wisteria Drive and currently zoned C-1 -- redesignated from 'Low Density Residential' to 'Neighborhood Commercial';

Area 3) property that consists of 0.48 acre+ located on the north side of Avenue 328, 100' west of Road 158, and currently zoned C-2 -- redesignated from 'Medium Density Residential' to 'Commercial';

Area 4) property that consists of 1.45 acres+ located at the northwest corner of Road 156 and Avenue 330 and currently zoned M-1 -- redesignated from 'Residential Reserve' to 'Commercial'.

C.) The existing Urban Development Boundary (UDB) of Ivanhoe is hereby hereby modified as follows:

removal from the UDB of approximately 7.5 acres located at the northeast corner of Avenue 332 and Road 158 (shown on Exhibit "B" as Area 5); this property now becomes subject to the *Rural Valley Lands Plan*).

IV. IMPLEMENTATION

To implement the above changes to the Land Use Plan for the 1990 *Ivanhoe Community Plan* and the Urban Boundaries Element, certain changes in zoning will be necessary. Any such zoning changes necessitated by this amendment are incorporated into the zoning reclassifications adopted under the Ivanhoe Rezoning Study (Change of Zone No. PZ 92-03), which was processed in conjunction with General Plan Amendment No. GPA 92-01.

GPA 92-01
Exhibit "A"

IVANHOE COMMUNITY PLAN
Table VI-1
LAND USE/ZONING CONSISTENCY MATRIX

Land Use Designation	Zoning Designations								
	R-1	R-2	R-3	C-1	C-2	C-3	M-1	AE-20*	R-A*
Low Density Residential	X							X	X
Medium Density Residential	X	X						X	
High Density Residential			X					X	
Public Neighborhood Commercial	X	X	X	X	X			X	
Commercial				X	X	X		X	
Industrial Residential Reserve							X		
Industrial Reserve								X	

- NOTES: (1) "X" denotes consistency between land use designation and zone district.
 (2) A blank denotes lack of consistency between land use designation and zone district.
 (*) Interim holding zone.

EXHIBIT "B"

**Adopted Land Use Map
Revisions GPA 92-01**

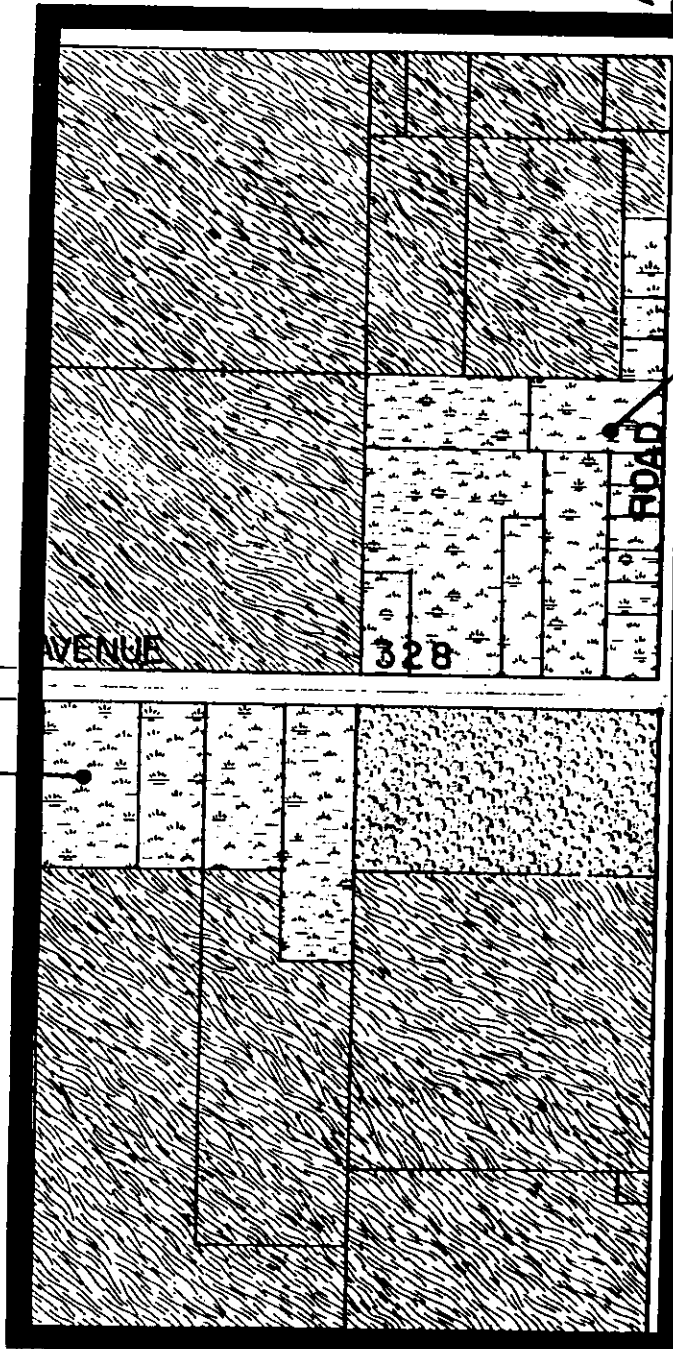
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AVE. 330

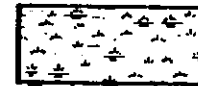
AREA 1

AVE. 328

AREA 1



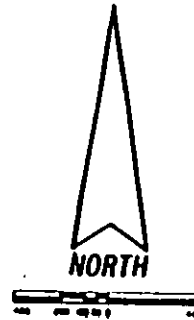
RESIDENTIAL RESERVE



LOW DENSITY RESIDENTIAL



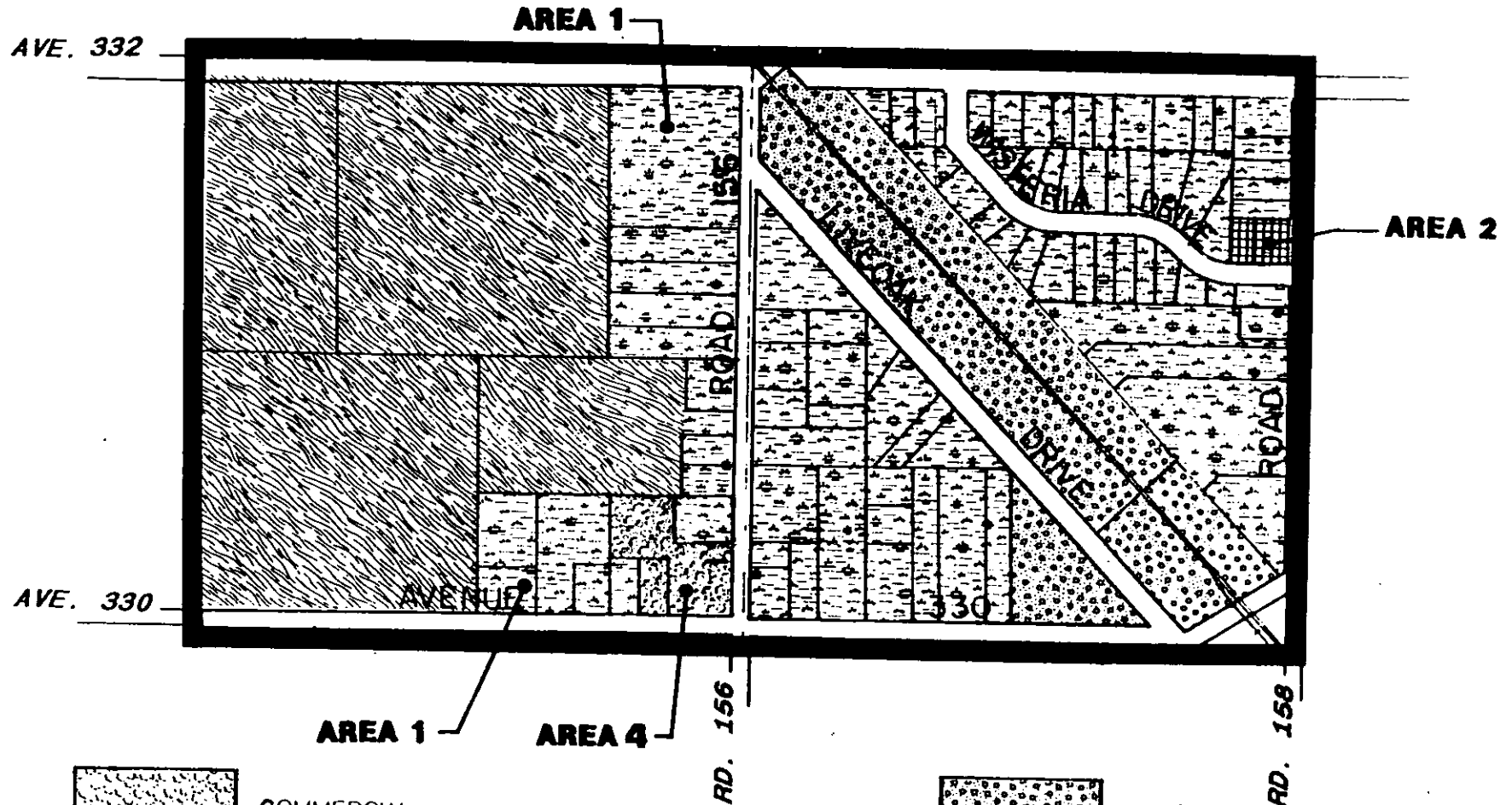
COMMERCIAL



GPA 92-01

SE 1/4 SE 1/4 SEC. 2 & NE 1/4 NE 1/4 SEC. 11
T. 18 S., R. 25 E., M.D. B. & M.

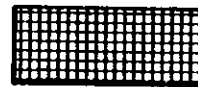
Adopted Land Use Map Revisions GPA 92-01



COMMERCIAL



INDUSTRIAL



NEIGHBORHOOD COMMERCIAL



RESIDENTIAL RESERVE



LOW DENSITY RESIDENTIAL

GPA 92-01

NE 1/4 SE 1/4 SEC 2 & NW 1/4 SW 1/4 SEC 1
T. 18S, R 25 E, M.D.B. & M.

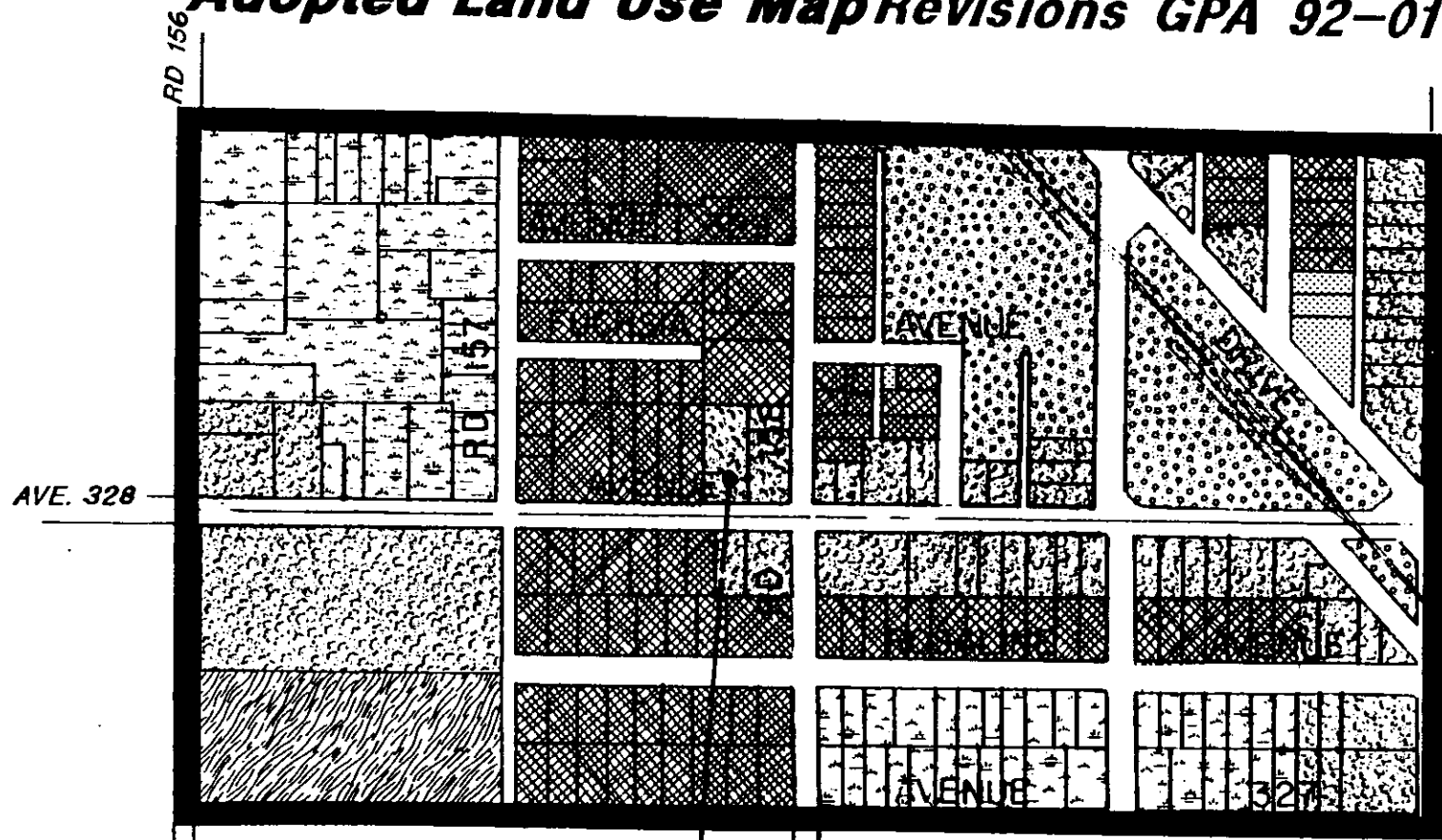


NORTH



EXHIBIT "B"

Adopted Land Use Map Revisions GPA 92-01



GPA 92-01

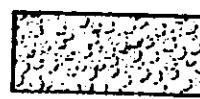
AREA 3

EXHIBIT "B"

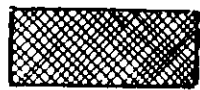
SW 1/4 SEC. 1 & NW 1/4 SEC 12 (PORTIONS OF)
T. 18S., R. 25 E., M.D.B. & M.



PUBLIC



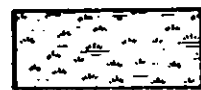
COMMERCIAL



MEDIUM DENSITY RESIDENTIAL



INDUSTRIAL



LOW DENSITY RESIDENTIAL



RESIDENTIAL RESERVE

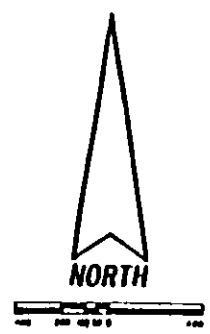
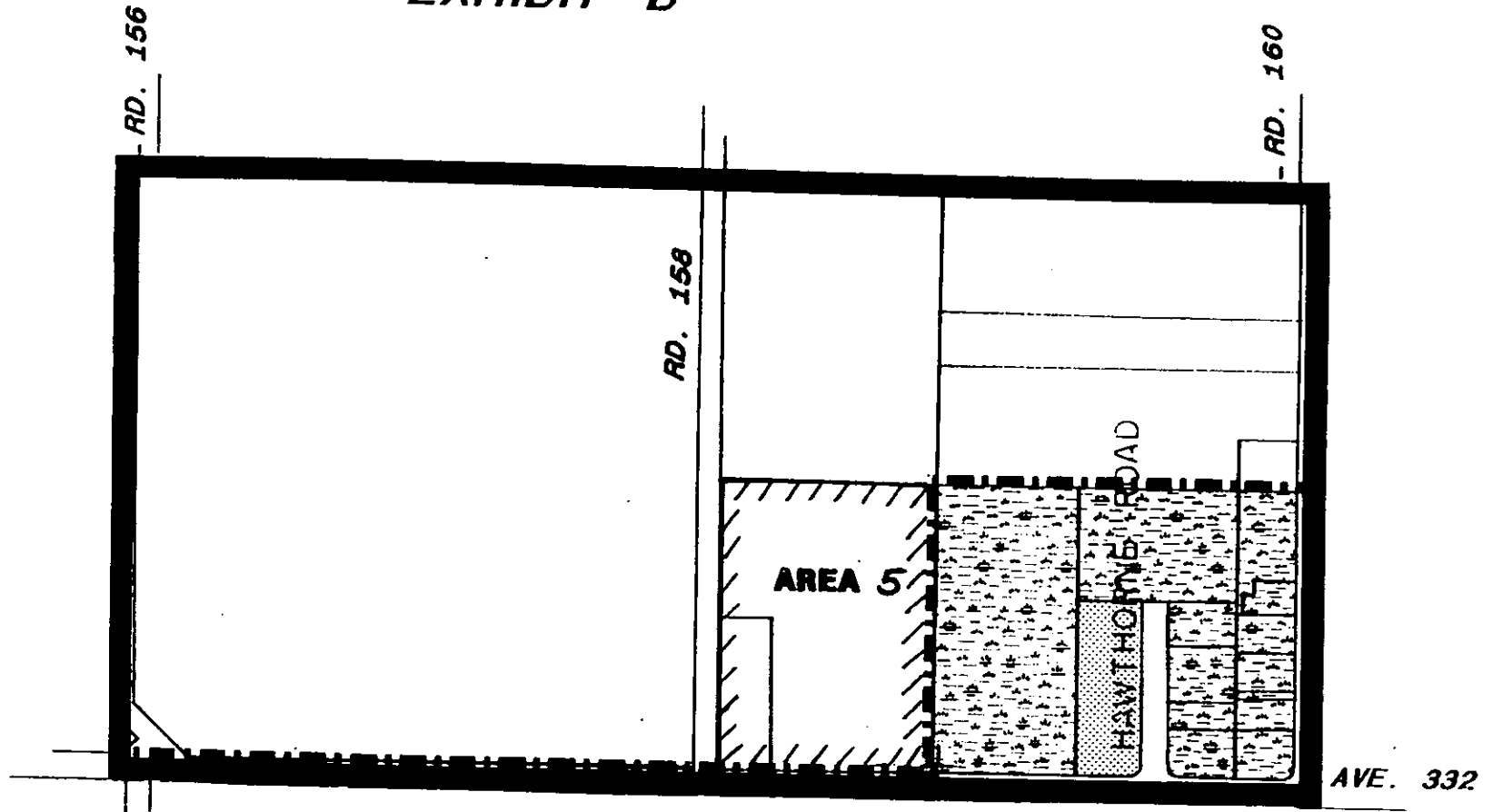


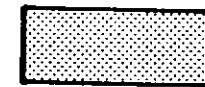
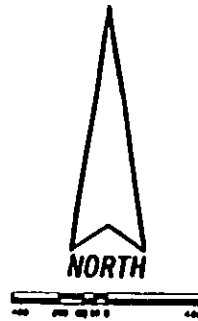
EXHIBIT "B"



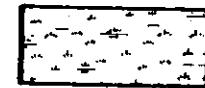
Adopted Land Use Map Revisions GPA 92-01

GPA 92-01

SE 1/4 NW 1/4 SEC. 1 & SW 1/4 NE 1/4 SEC. 1
T. 18 S, R 25 E, M. D. B. & M.



PUBLIC



LOW DENSITY RESIDENTIAL



AGRICULTURE
(RURAL VALLEY LANDS PLAN)



URBAN DEVELOPMENT BOUNDARY



