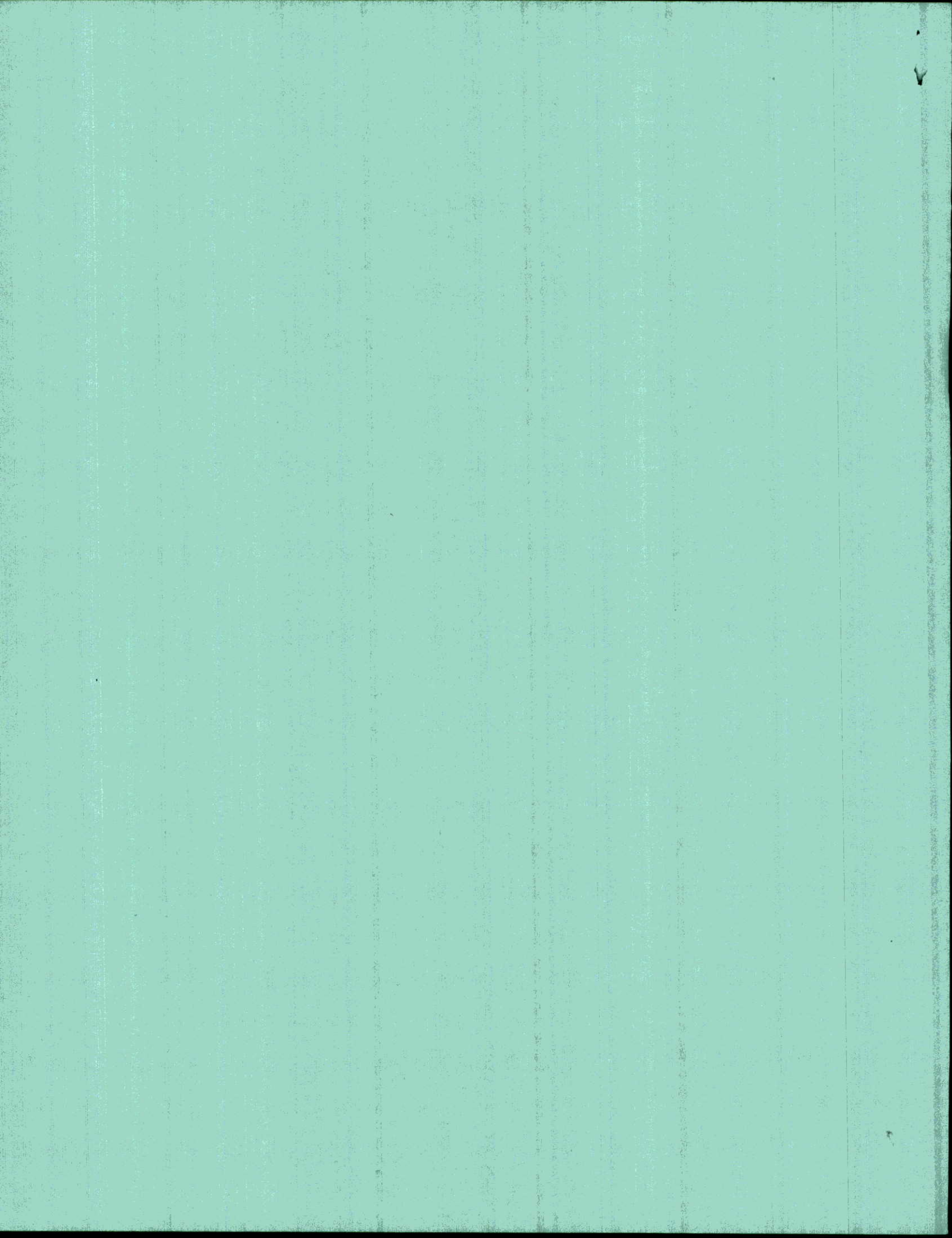


AMENDMENT GPA 00-005

**CUTLER-OROSI
COMMUNITY LAND
USE PLAN**

Approved: Tulare County Planning Commission
Resolution No. 7930 – March 27, 2002

Adopted: Tulare County Board of Supervisors
Resolution No. 2002-0652 – August 27, 2002



**AMENDMENT TO THE
TULARE COUNTY GENERAL PLAN
CUTLER-OROSI COMMUNITY LAND USE PLAN
GPA 00-005**

I. INTRODUCTION

This document amends the Land Use Element of the Tulare County General Plan for Cutler-Orosi by changing the land use designation on approximately 2.75 acres of land from "High Density Residential" to "Heavy Commercial".

II. BACKGROUND

The County of Tulare adopted a general plan for the Community of Cutler-Orosi in 1988. On February 15, 2000, the Board of Supervisors authorized the applicants, Ortega and Hiramoto, to submit a request for General Plan Amendment and Change of Zone on two parcels of the site. An expansion of the request to include a third parcel (Gonzalez) was approved by the Board of Supervisors on March 13, 2001 to increase the subject site to approximately 2.75 acres, and this amendment is a result of approval by the Planning Commission and the Board of Supervisors of that combined request.

The general plan amendment request is being made to allow the 2.75±-acre site to be rezoned to C-3 (Service Commercial) in order to allow development of a mini-storage facility, automatic car wash, quick-lube and to allow an existing auto repair garage to be in conformance with the general plan.

III. SUPERSEDURE

This plan amendment supersedes, GPA 87-010, Cutler-Orosi Community Plan, adopted August 30, 1988, insofar as General Plan Land Use Designations are concerned, for the subject 2.75-acre property. No other map changes are made to the Cutler-Orosi Community Plan.

IV. LAND USE DESIGNATIONS

This amendment changes the land use designation for approximately 2.75 acres located on the southwest corner of Ira Avenue and Road 128 (State Highway 63) in Orosi from "High Density Residential" to "Heavy Commercial". The property involved consists of Assessor's Parcel Numbers 021-270-16, -17 and -18.

VI. POLICIES

This amendment does not supersede any portion of the text of the Cutler-Orosi Community Plan, GPA 87-010.

VII. REVIEW AND REVISION

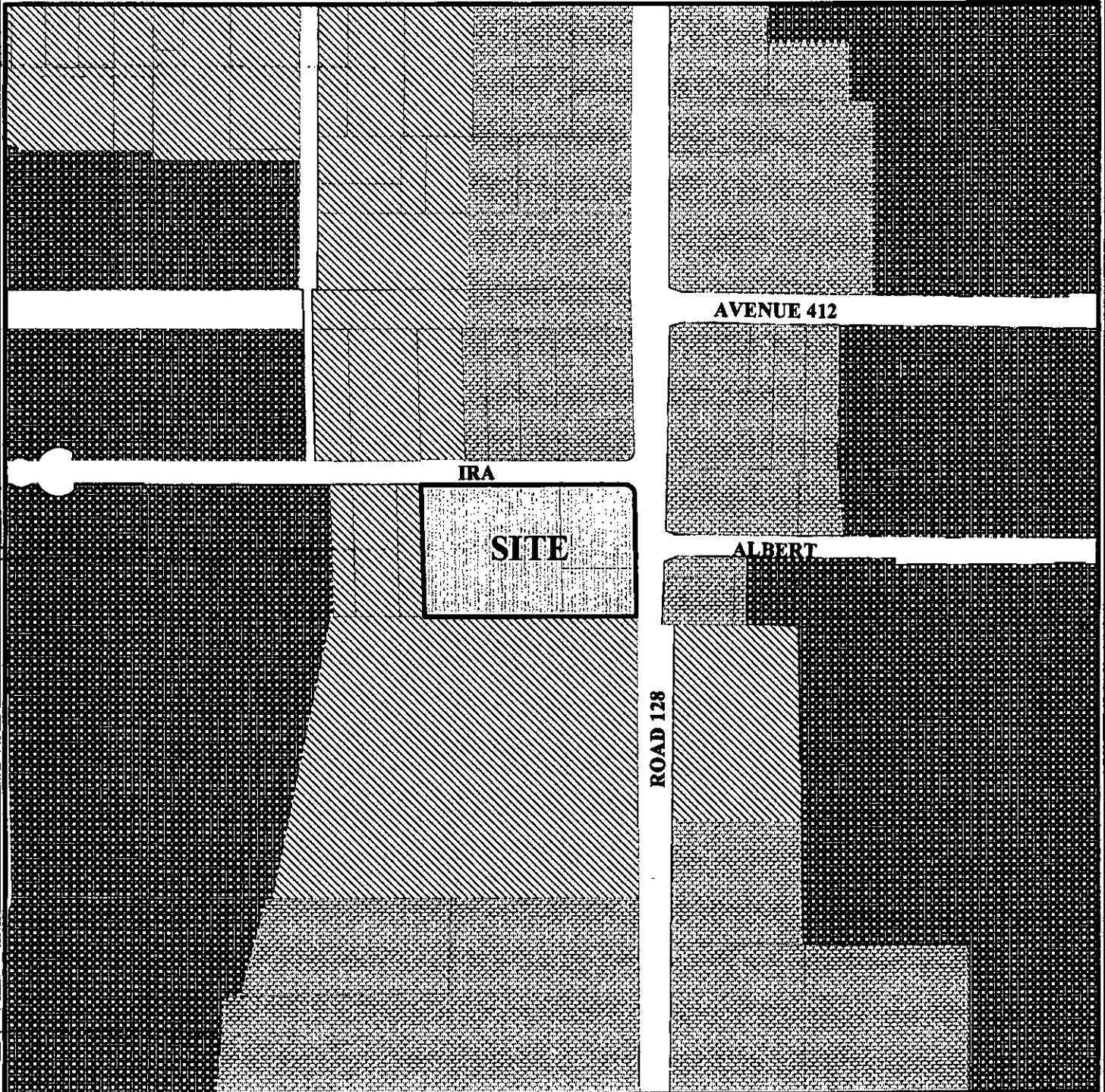
General Plan land use designations and urban boundaries are subject to periodic review. Review of the land use designation adopted by GPA 00-005 will occur as response to the growth of the community and as changing local conditions dictate.

VIII. IMPLEMENTATION

Concurrent with this general plan amendment, zoning to implement the land use designation will be applied to the site as recommended by the Planning Commission in Resolution No. 7931 and as adopted by the Board of Supervisors in Resolution No. 2002-0654, Ordinance No. 3275 to C-3-SR (Service Commercial-Site Plan Review Overlay). (Reference Case No. PZ 00-008)



General Plan Map GPA 00-005 (Cutler-Orosi)



Assessors Parcel # 021270016, 021270017, 021270018,
Change to Service Commercial from High Density Res.

- Cutler-Orosi**
- Residential (Medium Density)
 - Residential (High Density)
 - Commercial
 - Commercial (Service)
 - Public/Quasi - Public



