

Amendment 95-006:

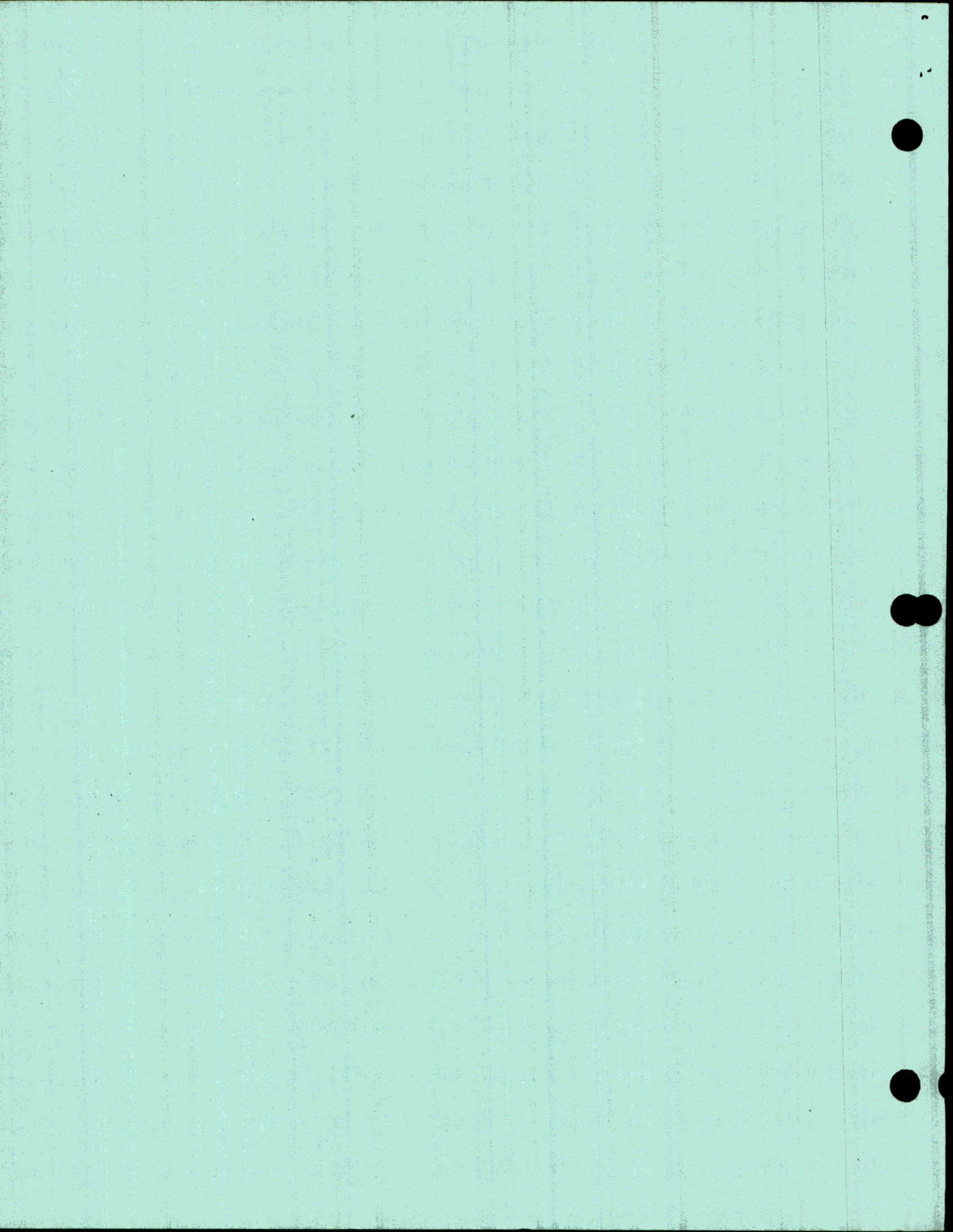
Cutler-Orosi
Community Plan



Prepared by the Tulare County Planning Department

Adopted: Tulare County Planning Commission
Resolution 7474 - February 14, 1996

Adopted: Tulare County Board of Supervisors
Resolution 96-0335 - April 23, 1996



AMENDMENT TO THE TULARE COUNTY GENERAL PLAN
LAND USE ELEMENT
CUTLER-OROSI COMMUNITY PLAN
GPA 95-006

I. INTRODUCTION

This document amends the Cutler-Orosi Community Plan (GPA 87-10) by changing the land use designation from "Medium Density Residential" to "General Commercial" for a .61 acre site located at the south east intersection of Road 128 and Albert Avenue, in Orosi, as shown on "Exhibit B".

II. SUPERSEDURE

This amendment supersedes the adopted Land Use Map for the affected property of GPA 87-10, Cutler-Orosi Community Plan.

Unless otherwise noted herein or by previous amendment, all policies and other information contained in the adopted Plan (GPA 87-10) and as amended by GPA 95-001, remain applicable.

III. MODIFICATION TO ADOPTED ELEMENT

The 1988 Cutler-Orosi Community Plan Map (GPA 87-10) is hereby modified by changing the land use designation of the .61 acres from "Medium Density Residential" to "General Commercial". (See Attached Exhibit B)

IV. IMPLEMENTATION

To implement the amendment to the Cutler-Orosi Community Plan, the zoning of that portion of the property to be designated "General Commercial" shall be changed to C-2-SR (General Commercial-Site Plan Review), Zone. C-2 (General Commercial Zone) allows commercial uses which do not involve the manufacture, assembling, packaging, treatment or processing of articles or merchandise for distribution and retail sale. SR (Site Review Combining Zone) is joined with other zones to require a site review process. This process allows additional scrutiny in order to better determine whether the proposed development is in conformance with the policies, standards and objectives of the Tulare County Zoning Ordinance and General Plan. The site review process is significant in review of the site, due to its proximity to residential properties and in order to assure proper commercial access to Highway 63.

Note: Change of Zone No. PZ 95-012 is being considered concurrently with this plan amendment.

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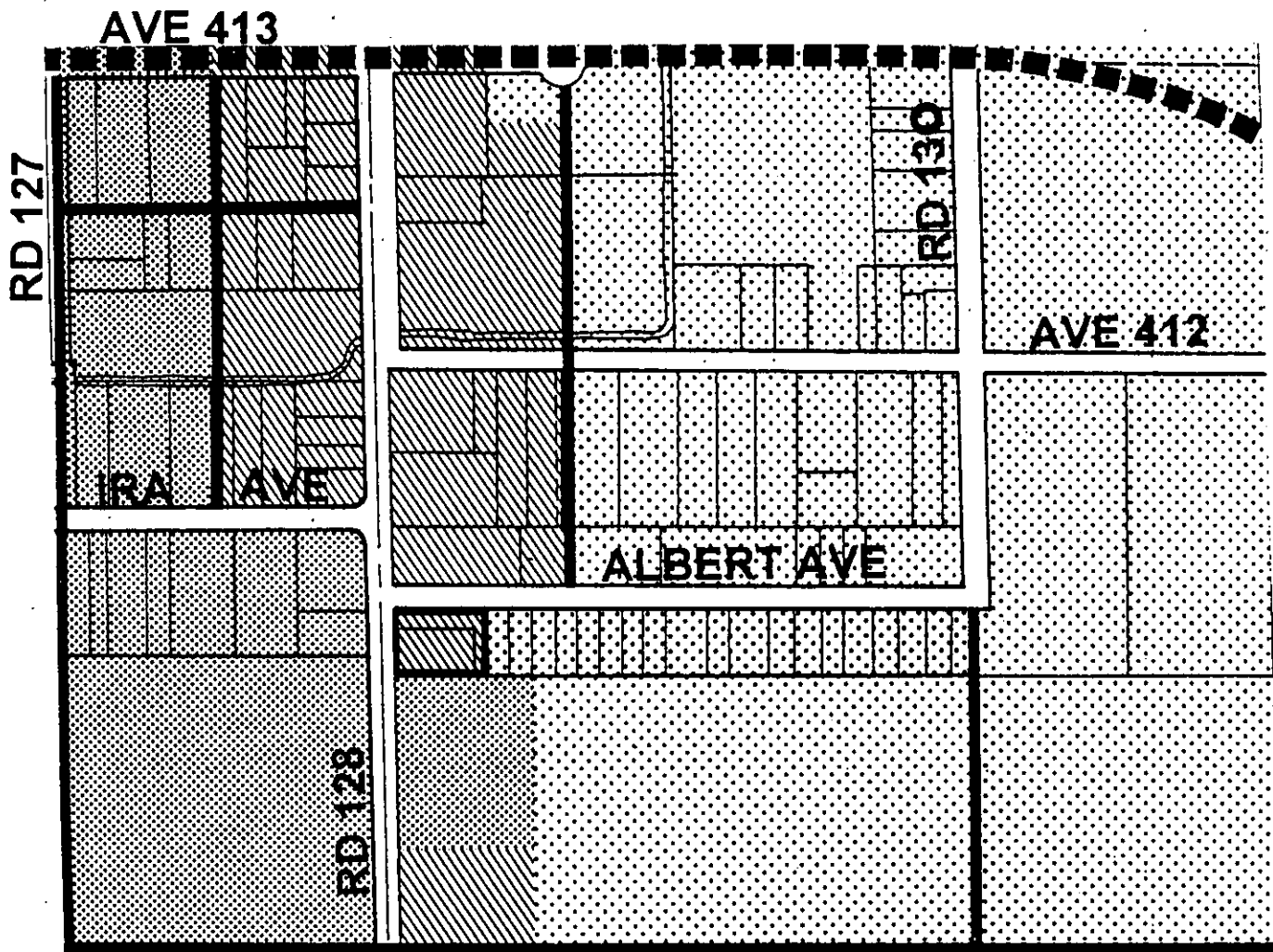
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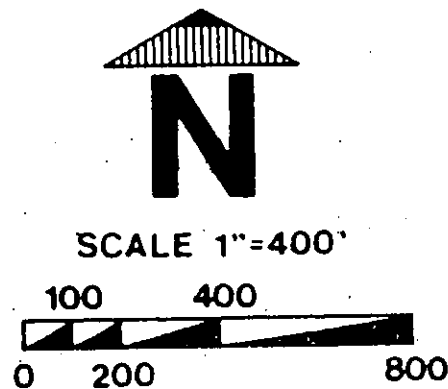
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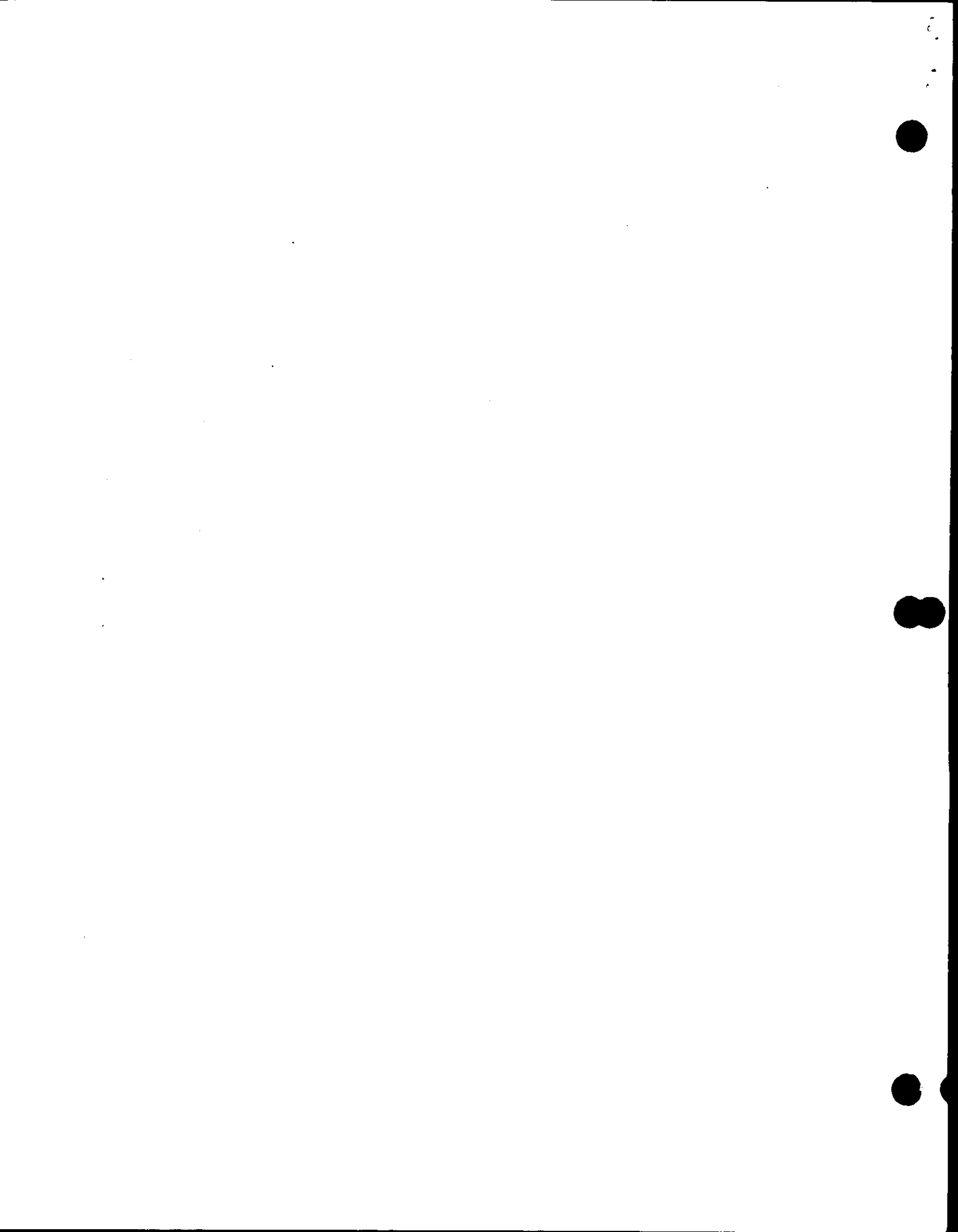
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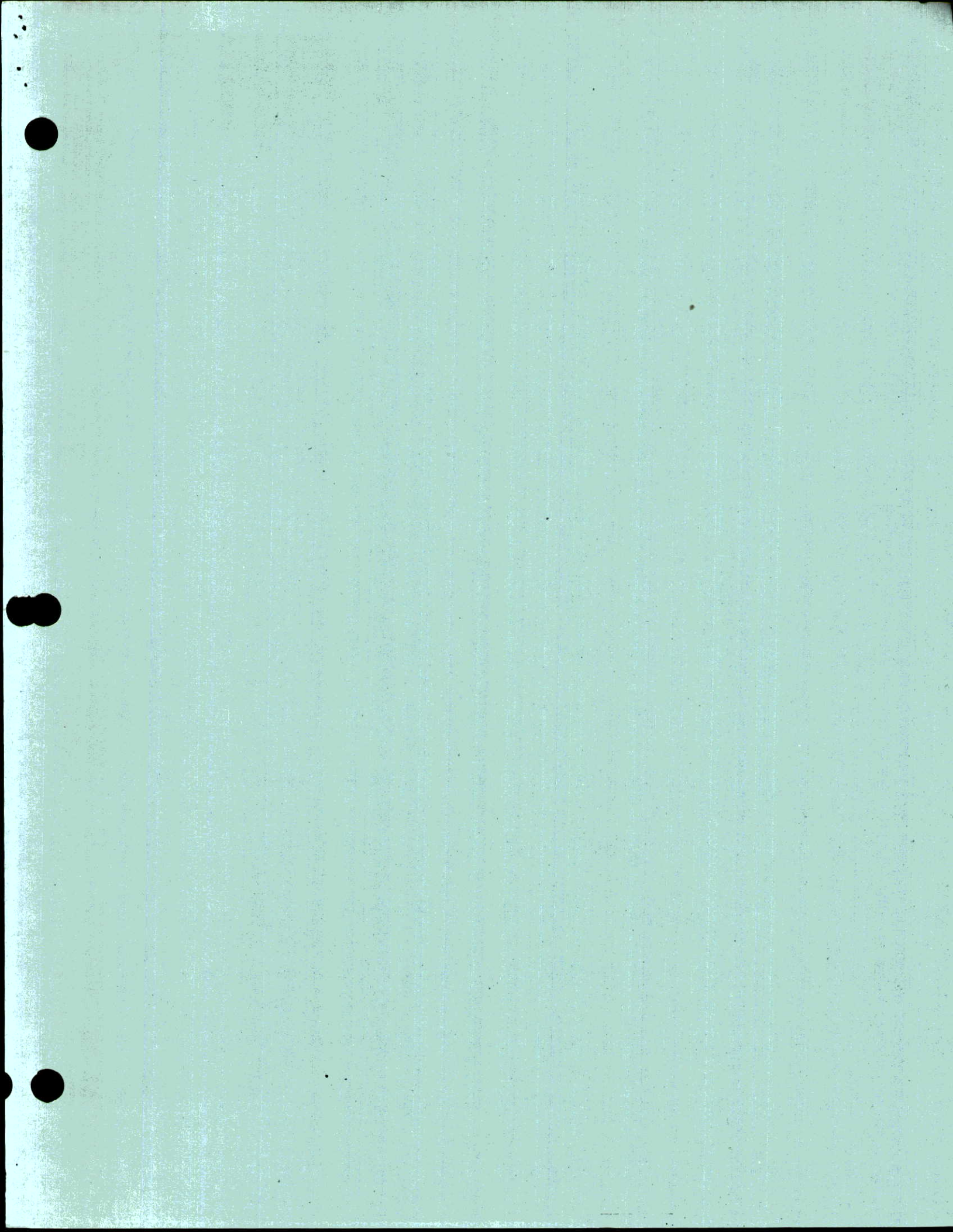


-  Medium Density Residential
-  High Density Residential
-  General Commercial
-  New Street
-  Specific Plan Area Boundary



Cutler-Orosi
Proposed Land Use Plan
Former Specific Plan Area
Angel Atlano / Robert & Marie Alice Campos
CPA 95-006 / PZ 95-012





10/10/10

10/10/10