

GPA 90-03

TULARE COUNTY LAND USE AND
CIRCULATION ELEMENT

Springville Community Plan



Approved: Tulare County Planning Commission
Resolution No. 7117, February 24, 1992

Adopted: Tulare County Board of Supervisors
Resolution No. 93-0825, July 21, 1993

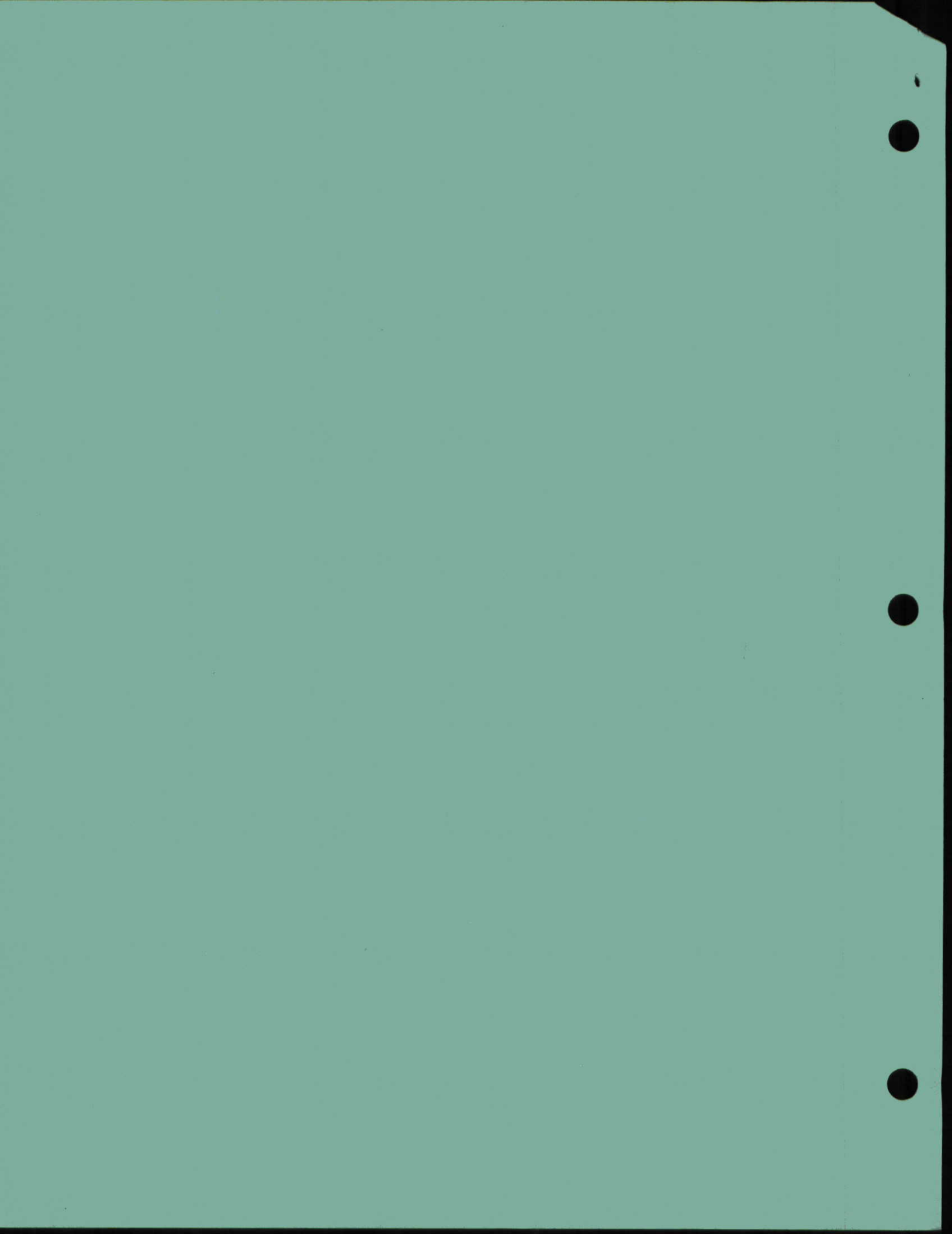


EXHIBIT "A"

AMENDMENT TO THE
TULARE COUNTY GENERAL PLAN
LAND USE ELEMENT
SPRINGVILLE AREA
GPA 90-003

I. INTRODUCTION:

This document amends the text of the Springville Community Plan, an Element of the Tulare County Land Use and Circulation Plan.

II. SUPERCEDURE:

This document supercedes the 1985 Springville Community Plan (adopted by the Board of Supervisors on January 15, 1985) as it pertains to the area herein described.

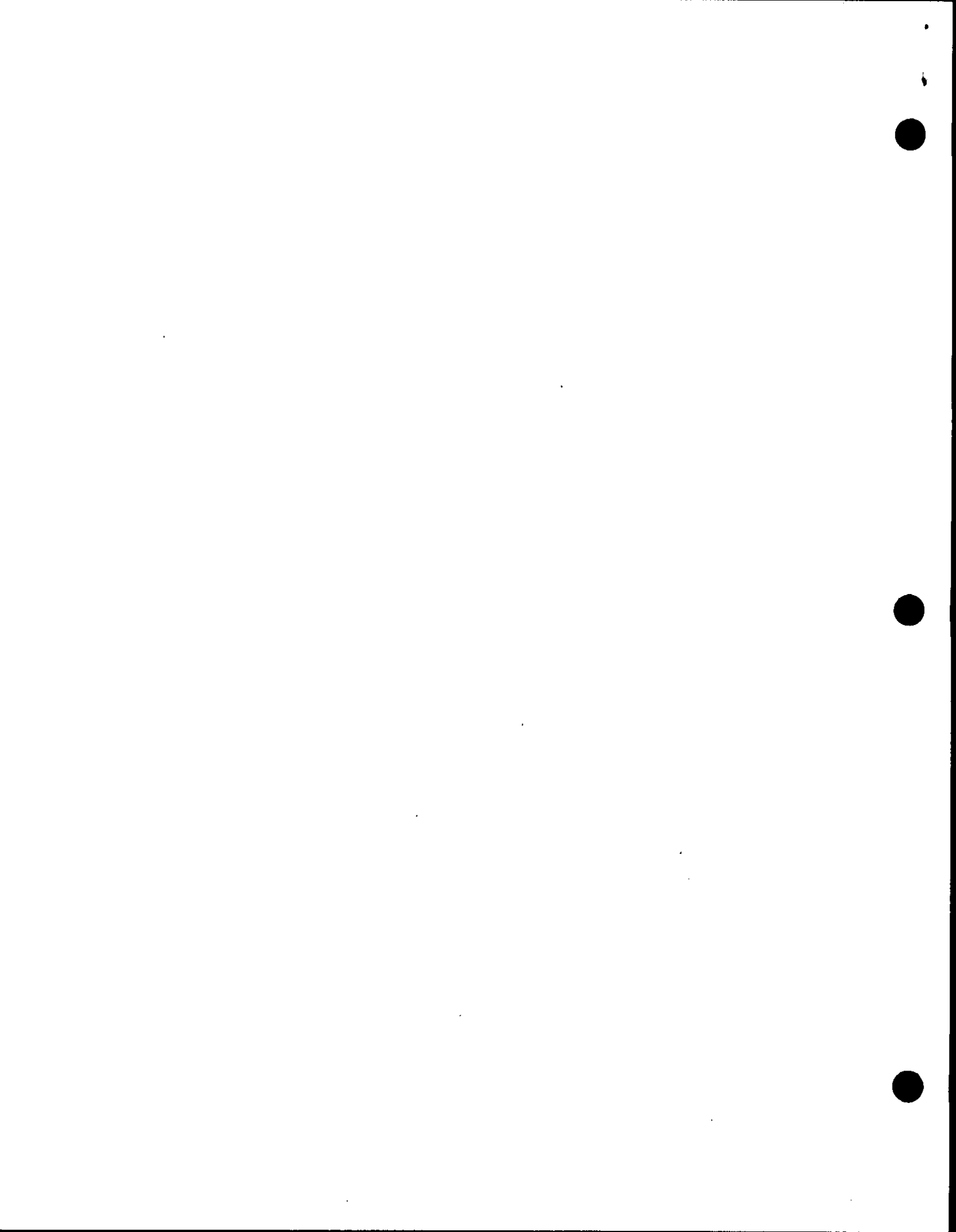
III. MODIFICATION TO ADOPTED ELEMENT:

The text of the 1985 Springville Community Plan is hereby modified, as follows:

1. *GOAL A, Policy 4, Implementation Strategies e*, is hereby amended to read as follows:

All properties that are designated as Planned Recreation Commercial and are zoned C-2-SC (General Commercial-Scenic Corridor Overlay) at the time of the adoption of this community plan shall retain the C-2-SC (General Commercial) zoning. Developments within this C-2-SC are subject to the applicable policy provisions contained in the Plan.

2. The reference to the application of planned development process to uses proposed in Planned High Density Residential of the Springville Community Plan) designation is hereby deleted.
3. The reference to the application of planned development process to uses proposed in Planned Community Commercial is hereby modified to require the utilization of the site plan review process.
4. Upon adoption of GPA 90-003, pages 54 and 55 of the Springville Community Plan will be revised to reflect Attachment "Exhibit B".
5. The Land Use/Zoning Compatibility Matrix, Attachment "Exhibit A" is hereby modified by changing the reference to PD (Planned Development) Zone to SR (Site Review Combining) Zone.
6. This amendment makes no other changes to GPA 84-03 (Springville Community Plan).



SPRINGVILLE COMMUNITY PLAN
Land Use/Zoning Compatibility Matrix*

Land Use Proposals

ZONES AND MINIMUM LOT SIZES	Low Density Residential (1 dwelling unit/acre maximum)	Medium Density Residential (5 dwelling units/acre maximum)	Planned High Density Residential (12 dwelling units/acre maximum)	Planned Recreational Commercial	Planned Community Commercial	Public/Quasi Public	Designated Floodway
R-A (6,000 sq. ft.)	-	X	X	-	-	X	X
R-O (12,500 sq. ft.)	-	X	X	-	-	X	X
R-1 (6,000 sq. ft.)	-	X	X	-	-	X	X
R-A-43 (1 acre)	X	-	-	-	-	X	X
R-O-43 (1 acre)	X	-	-	-	-	X	X
R-2 (6,000 sq. ft.)	-	-	X	-	-	X	X
R-3 (6,000 sq. ft.)	-	-	X	-	-	X	X
SR-O (10,000 sq. ft.)	X	-	-	X	-	X	X
SR-C-1 (6,000 sq. ft.)	X	-	X	X	-	X	X
SR-C-2 (6,000 sq. ft.)	X	-	-	X	X	X	X
SR-M-1 (6000 sq. ft.)	X	-	-	X	-	X	X
R-A-M (6,000 sq. ft.)	-	X	X	-	-	X	X
R-1-M (6,000 sq. ft.)	-	X	X	-	-	X	X
R-A-M-43 (1 acre)	X	-	-	-	-	X	X
F-1	-	-	-	-	-	-	X
F-2	X	X	X	X	X	X	X
Proposed Zoning Category CO (Commercial Recreation 6000 sq. ft.)	-	-	-	X	-	X	X

* "X" denotes the zoning categories that are determined to be potentially compatible with the land use designations contained in the Springville Community Plan. The compatibility of the zoning categories shown on the vertical axis of the matrix with the land use designations shown on the horizontal axis must be determined in conjunction with goals, policies and implementation strategies as set forth in the Community Plan.



ATTACHMENT
Exhibit B

The Medium Density Residential classification has a prescribed maximum residential density of not more than five (5) dwelling units per gross area.

The medium density designation comprises approximately 100 acres within the planning area and encompasses sections of the community that are already substantially developed. The predominant land use within this area is single-family residential which includes both conventional dwellings and mobilehomes.

The only substantial block of land that is presently undeveloped (a 29.78 acre parcel located 540 feet north of Ward Avenue) is already "encumbered" by an approved tentative subdivision map (Tract 625). Tract 625 contains 54 lots with an average lot size of approximately 13,000 square feet and is intended for conventional single-family residential uses.

All properties classified as Medium Density Residential are located within the boundaries of the Springville Public Utility District (SPUD).

Planned High Density Residential:

The ~~Planned~~ High Density Residential classification is intended to provide areas for residential development with a wide range of densities and housing types. ~~The planned development process, as set forth in the Zoning Ordinance, shall be utilized for uses proposed in this area to promote effectiveness in site design and to ensure consistency with applicable development standards.~~ As in the other residentially designated areas, certain non-residential uses and activities are permitted in accordance with the Community Plan and Tulare County Zoning Ordinance.

The ~~Planned~~ High Density Residential classification has a prescribed maximum residential density of not more than twelve (12) dwelling units per gross acre. While higher density developments will be permitted and encouraged to occur on property subject to this designation, projects of lesser densities (i.e. 2-5 units per acre) will also be allowed in these areas.

The high density classification has been applied in two "sectors" of the community comprising approximately 112 acres. Sector one includes those properties located on the periphery of Springville's commercial core. Sector two includes the properties located northeast of the core area and extending to the northeastern boundary of the planning area.

The existing housing stock in sector one is primarily single family, but also contains a scattering of multiple-family units. A significant number of these housing units are in a deteriorating condition. As set forth in the Tulare County Housing Element, programs should be developed to encourage the rehabilitation or replacement of substandard housing. In accordance with these guidelines, a high density residential classification has been applied to this area. High density residential uses will serve as a buffer between the central commercial core and adjacent medium density residential areas. In addition, encouraging continued multiple family development in this area will assist in the gradual replacement of deteriorated dwellings with new multiple-family units.

Sector two encompasses the majority of the land area located north of Highway 190, between the commercial core and the northeast planning area boundary. Included within sector two is the Sequoia Dawn Retirement facility. Sequoia Dawn and an adjacent vacant property, 7.8+ acres in size, are the only properties designated high density which are not located within the Springville Public Utility District. However, as discussed previously in this document, the Sequoia Dawn facility has its own domestic water and sanitary sewer facilities, and a substantial amount of underutilized land exists on the Sequoia Dawn site that could be used for expansion



ATTACHMENT
Exhibit B

of the retirement facility (if current circumstances change and the Tulare County Board of Supervisors determines in the future that such expansion is necessary) or be developed to private uses. The 7.3+ acre parcel referenced above may provide a suitable area for further expanding the retirement facility or for establishing some other type of higher density development sometime during the planning period. Actual high density development of this property will depend on the availability of community water and sewer facilities.

The balance of the land area in sector two contains scattered rural residential uses, vacant and underdeveloped properties, suitable to accommodating larger residential projects that may result if the Peppermint Mountain Resort becomes a reality.

NOTE: The maximum density restrictions established in the above-described residential classifications can be exceeded in certain situations, as permitted by the Tulare County Zoning Ordinance. First, all residential zones will permit the establishment of a second dwelling unit attached to or located within the living area of a one-family dwelling, upon the approval of a special use permit. While not automatic, this provision will enable a property owner to request the establishment of a second dwelling unit under certain conditions. This special use permit process includes a requirement for a noticed public hearing, at which public testimony regarding the project is invited.

Second, the "M" (Special Mobilehome) Zone permits the placement of two (2) mobilehomes, or one (1) mobilehome and one (1) single-family dwelling, if a lot has more area than the minimum lot area required for a permanent dwelling in the zone in which it is located. Thus, the potential dwelling unit density on a lot can almost double the density prescribed in the zone in which it is located. However, if the lot contains less than twice the minimum lot area, a site plan must be filed and approved pursuant to the County Zoning Ordinance. The site plan review process also requires a noticed public hearing at which persons interested in the project can offer testimony.

The maximum residential density restrictions contained herein can also be exceeded in certain instances with the implementation of density bonus provisions contained in State law. Section 65915 of the California Government Code stipulates that when a developer of housing agrees to construct at least 25% of the total units in a housing development for persons of low or moderate income (as defined in Section 50093 of the State Health and Safety Code), or 10% of the total units for lower income households (as defined in Section 50079.5 of the State Health and Safety Code), the local jurisdiction must grant a density bonus (increase) of at least 25% over the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element (in this case, the Springville Community Plan) of the general plan. Thus, the implementation of the State density bonus may also generate residential densities for qualifying projects within the planning area that are beyond the maximum density restrictions established in the Community Plan.

Planned Community Commercial:

The Planned Community Commercial designation is to be applied to properties that are appropriate for general commercial uses. Such uses include primarily those retail and limited service commercial operations that are directed at satisfying the daily shopping and service needs of local residents. Tourist-commercial operations are also permitted in this designation. The Planned Community Commercial designation incorporates the ~~planned development~~ ^{site plan review} concept, which requires that most land uses be reviewed through the County's ~~planned development~~ ^{site plan review} process. This level of review is necessary due to the limited amount of available land within the downtown area, potential traffic problems on State Highway 190, and concerns regarding the provision of adequate parking for new and expanding uses. The ~~planned development~~ process will ensure that new and expanding commercial uses are developed in accordance with the provisions of the community plan.



