

**AMENDMENT GPA 18-001**

**PORTERVILLE AREA LAND USE PLAN  
EAST PORTERVILLE**

Approved: Tulare County Planning Commission  
Resolution No. 9534 – October 24, 2018

Adopted: Tulare County Board of Supervisors  
Resolution No. 2018-0936 – December 4, 2018

**AMENDMENT TO THE  
TULARE COUNTY GENERAL PLAN  
LAND USE PLAN EAST PORTERVILLE  
GPA 18-001**

**I. INTRODUCTION**

This document amends the Land Use Element of the Tulare County General Plan for the East Porterville Area by adopting a revised general plan land use designation. The amendment will change the land use designation from “Low Density Residential” to “Neighborhood Commercial” on two contiguous parcels totaling ±26,000 sq. ft. of land.

**II. BACKGROUND**

The project site is located within the Porterville Area Community Plan and the “Low Density Residential” Land Use Designation was applied to the site with the adoption of the Community Plan Update (GPA 14-008, adopted by BOS Resolution No. 2015-0136 on 02/24/2015). Prior to this Update, the parcels’ Land Use Designation was “Commercial.”

Certificate of Compliance No. PCC 18-014 for APNs 262-172-002 & 019 was approved September 18, 2018. General Plan Initiation No. GPI 17-003 was approved by the Board of Supervisors on February 6, 2018 by Resolution No. 2018-0109. Project Review Committee No. PRC 17-045 occurred on June 29, 2017.

The general plan amendment request was made to allow the continued operation of a Mexican eating establishment located on APN 262-172-019; conforming to the Tulare County General Plan.

**III. SUPERSEDURE**

This plan amendment supersedes the Porterville Area Land Use Plan (GPA 14-008) adopted by BOS Resolution No. 2015-0136 on 02/24/2015. No other map changes are hereby made to the Porterville Area Land Use Plan.

**IV. LAND USE DESIGNATIONS**

This amendment changes the land use designation on two contiguous parcels totaling ±26,000 sq. ft. of land located on the northeast side of Springville Avenue, approximately 400 feet south of Success Drive, within the Urban Development Boundary of East Porterville from “Low Density Residential” to “General Commercial.” The property involved consists of Assessor’s Parcel Numbers 262-172-002 and 262-172-019.

**IV. POLICIES**

This amendment does not supersede any portion of the text of any policy in the Porterville Area Land Use Plan. Only the land-use designation for these two parcels ( $\pm 26,000$  sq. ft.) will be changed and all policies pertaining to Neighborhood Commercial uses are hereby applicable to the two parcels subject to this amendment.

**V. REVIEW AND REVISION**

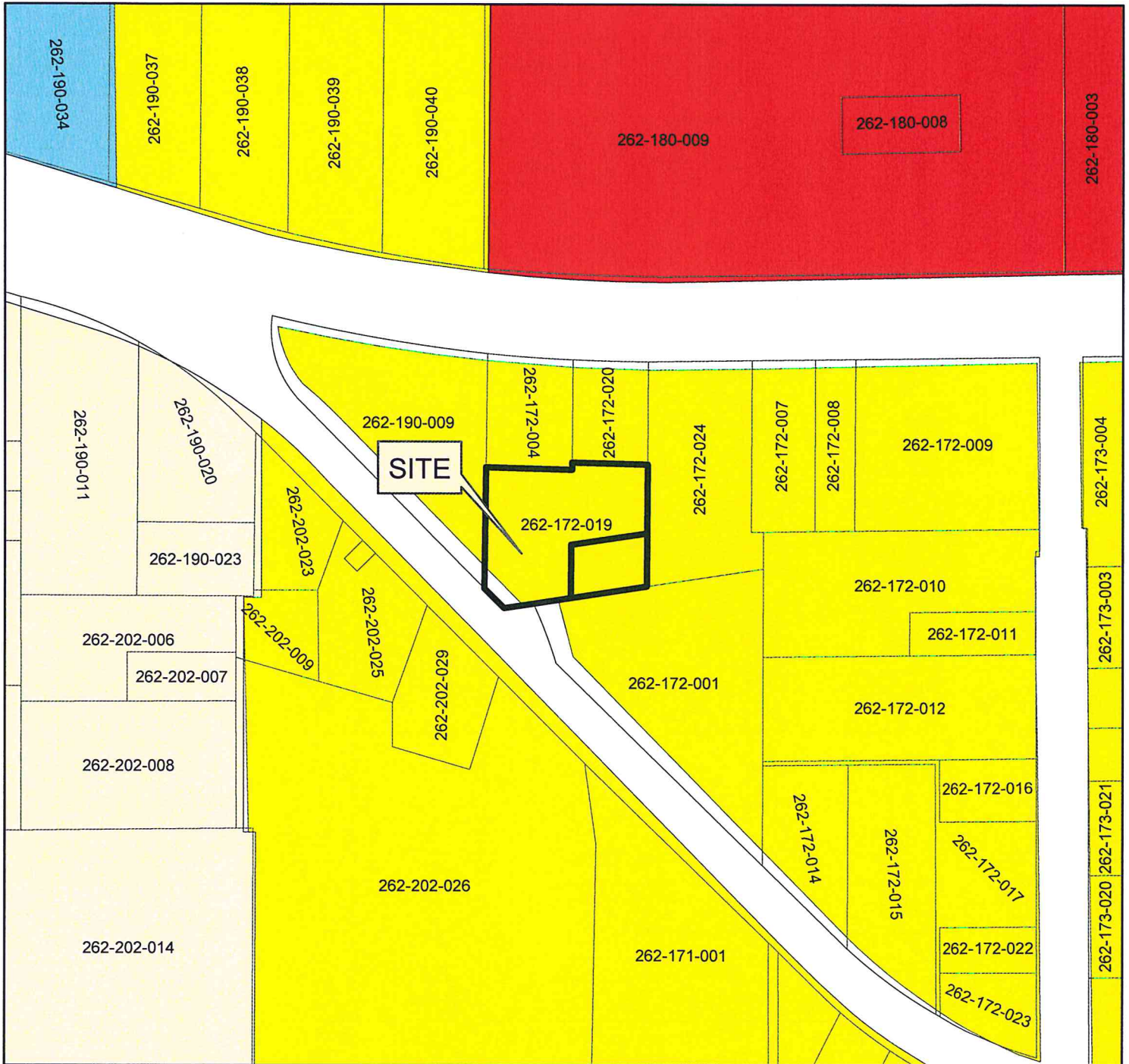
General Plan land use designations are subject to periodic review. Review of the land use designation adopted by GPA 18-001 will occur as a response to the growth of the community and as changing local conditions dictate.

**VI. IMPLEMENTATION**

Concurrent with this general plan amendment, zoning to implement the land use designation will be applied to the site as recommended and as adopted by the Board of Supervisors in Resolution No. 2018-0936, Ordinance No. 3529 to C-2 (General Commercial). (Reference Case No. PZC 18-004)



# General Plan Map for PZC 18-004 & GPA 18-001



## Legend

-  Site
-  Urban Area Boundaries
-  Urban Development Boundaries
-  City Limits
-  Parcels

## Existing Land-Use

-  Education
-  Low Density Residential
-  Retail Centers
-  Rural Residential

