

GPA 92-03

KENNEDY MEADOWS

LAND USE ELEMENT



Approved: Tulare County Planning Commission  
Resolution 7042 - July 22, 1992

Adopted: Tulare County Board of Supervisors  
Resolution 92-1012 - September 15, 1992



AMENDMENT TO THE  
TULARE COUNTY GENERAL PLAN  
LAND USE ELEMENT  
KENNEDY MEADOWS AREA  
GPA 92-003

I. INTRODUCTION

This document amends the text and map of the Land Use Element of the Tulare County General Plan for the Kennedy Meadows Area.

II. SUPERSEDURE

This document supercedes the 1986 Kennedy Meadows Plan (adopted by the Board of Supervisors on October 28, 1986) as it pertains to the area herein described.

III. MODIFICATION TO ADOPTED ELEMENT

- A. The 1986 Kennedy Meadows Plan (GPA 86-02) is hereby modified by establishing a new land use designation called "Mountain Commercial Opportunity Area" (see Exhibit A).

The Mountain Commercial Opportunity Area is intended primarily to designate areas that are considered appropriate for mountain commercial developments within the Mountain Residential land use designation of the Kennedy Meadows Plan. Approval of commercial zoning within this area would be reviewed on a case-by-case basis and dependent upon meeting the locational criteria established under GOAL A, Policy 1, Commercial Implementation Strategies (2) as amended by GPA 92-003.

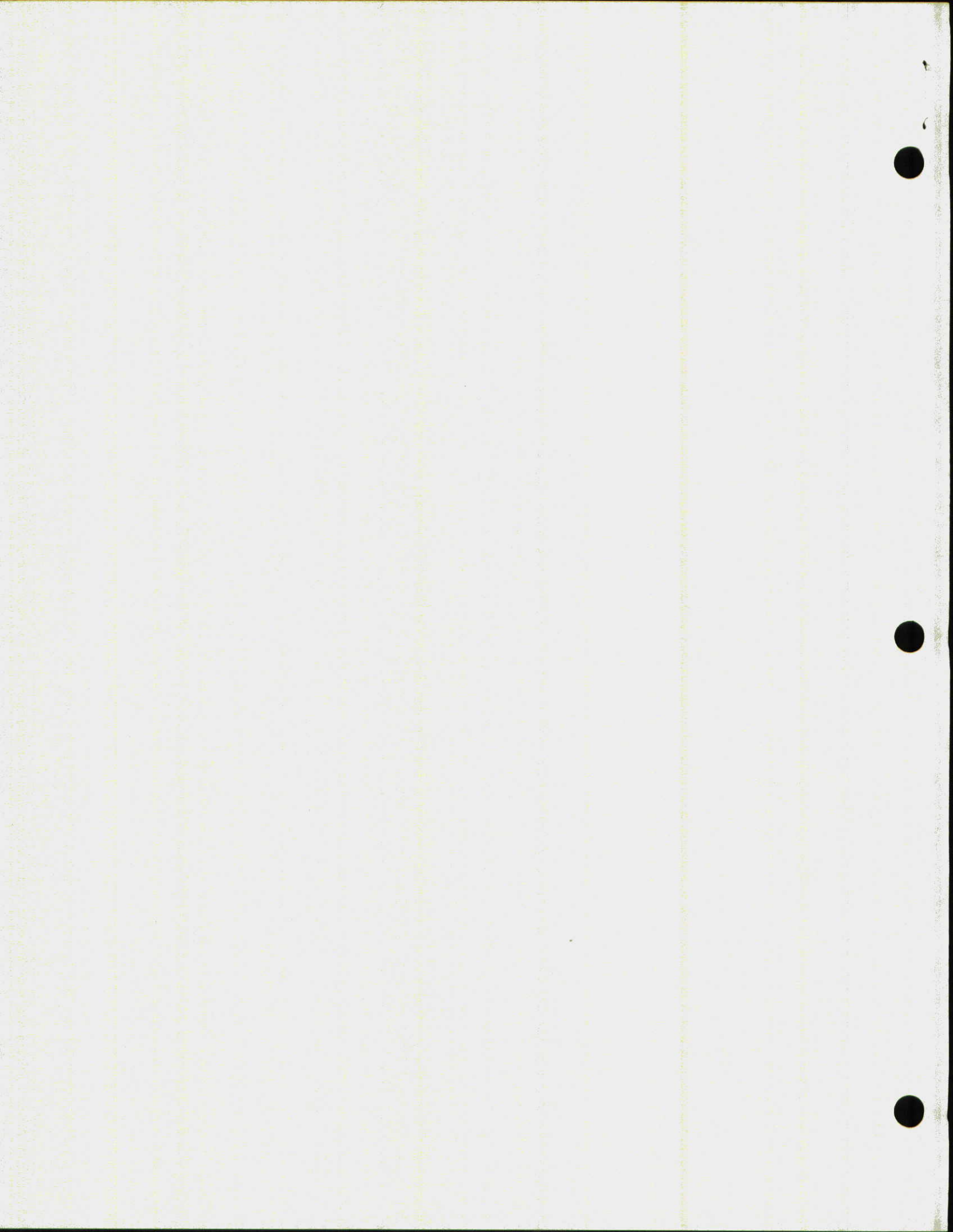
The area generally designated for Mountain Commercial includes properties within 1000' of Kennedy Meadows Road from the General Store to the north and Grumpy Bear Restaurant to the south, excluding those properties currently designated as Mountain Commercial areas.

- B. The text of the 1986 Kennedy Meadows Plan is hereby modified, as follows:

1. GOAL A, Policy 1, Commercial Implementation Strategies (2) is amended to read as follows:

Additional "Mountain Commercial" may be approved within Mountain Commercial Opportunity Area if the property under consideration exhibits all of the following locational criteria.

- a) The property has access to a publicly maintained road adequate to serve the development.
- b) The property can be developed without creating conflicts of use within existing or adjacent parcels.
- c) The property will fulfill a need for a demonstrated demand for additional commercially designated land.



d) Water can be made available for domestic and fire fighting purposes based on water specifications provided by the Tulare County Health Department and the County Fire Warden.

2. GOAL A, Policy 1, Commercial Implementation Strategies (3) is amended to read as follows:

For the purpose of new land divisions within Commercial Nodes and Mountain Commercial Opportunity Area, the minimum parcel size shall be 2-1/2 acres, provided it can be demonstrated that there are adequate soils and area for sewage disposal systems including 100% replacement area and that adequate water of sufficient quantity is available for domestic and fire fighting purposes based on water demand specifications established by the Tulare County Health Department and the Tulare County Fire Warden.

3. GOAL A, Policy 1, Commercial Implementation Strategies (5) is amended to read as follows:

Residential development will be allowed on properties within the Commercial Nodes and the Mountain Commercial Opportunity Area in accordance with provisions for Mountain Residential - 5 acre minimum, and other provisions of this Plan for additional dwellings.

4. GOAL A, Policy 4 is added to read as follows:

Policy 4: The areas within 1 mile of the Primary Development Area are considered suitable for parcels with a minimum parcel size not less than 10 acres and no greater than 40 acres if the decision making body determines that the Monache deer migration corridor will not be significantly affected. Approval of Mountain Residential zoning with a residential lot density between one family per 10 acres and one family per 40 acres within this development area shall be in accordance with case-by-case evaluation of request for such zoning.

5. A Land Use/Zoning Compatibility Matrix denoting the zoning categories that are potentially compatible with land use designation contained in the KMP is added to the Kennedy Meadows Plan (see attached Exhibit B).

#### IV. IMPLEMENTATION

Approval of commercial zoning within the Mountain Commercial Opportunity Area shall be in accordance with case-by-case evaluations of request for such zoning to determine conformity with Mountain Commercial development criteria.

Commercial Recreation (CO) shall be utilized for qualified properties.

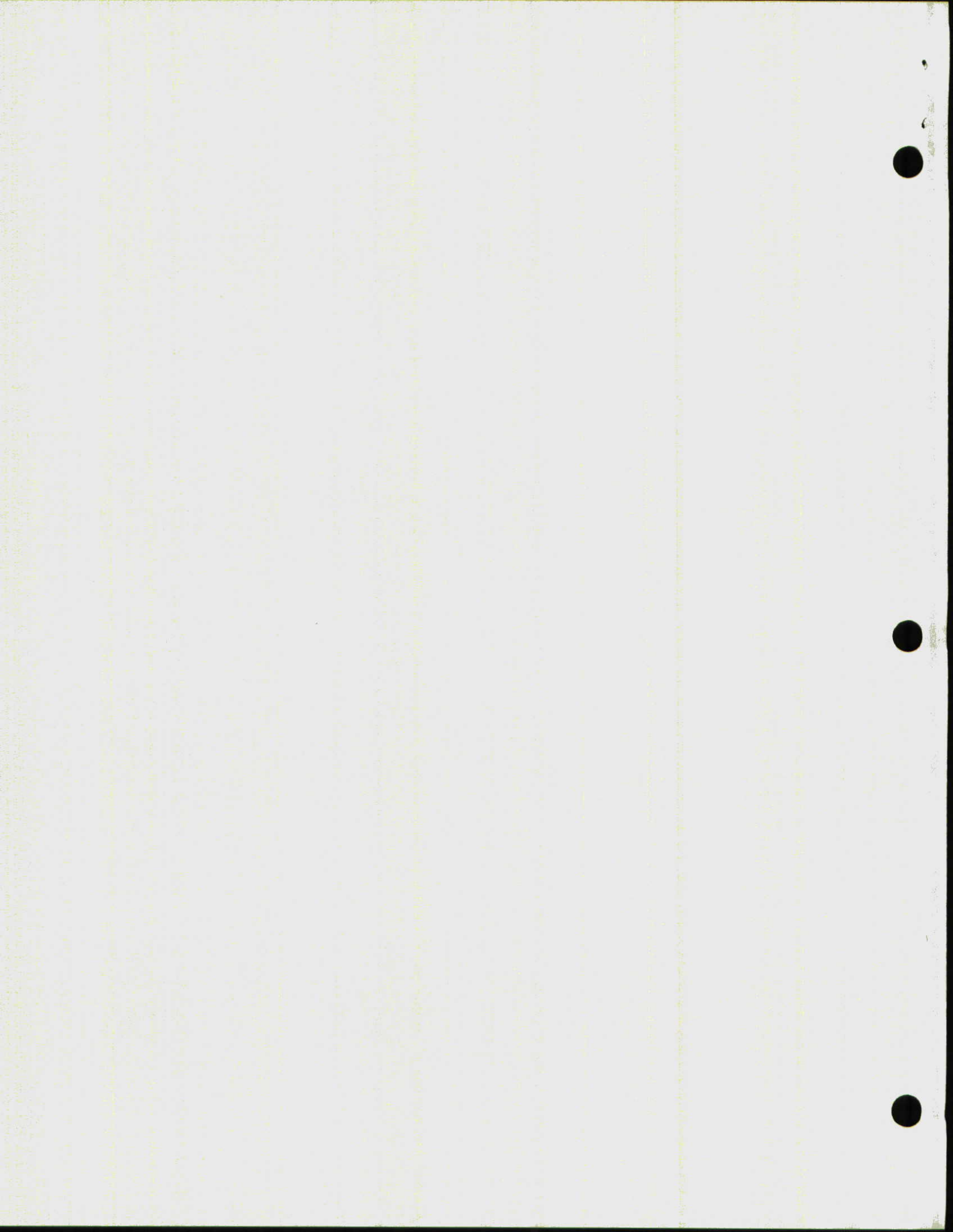
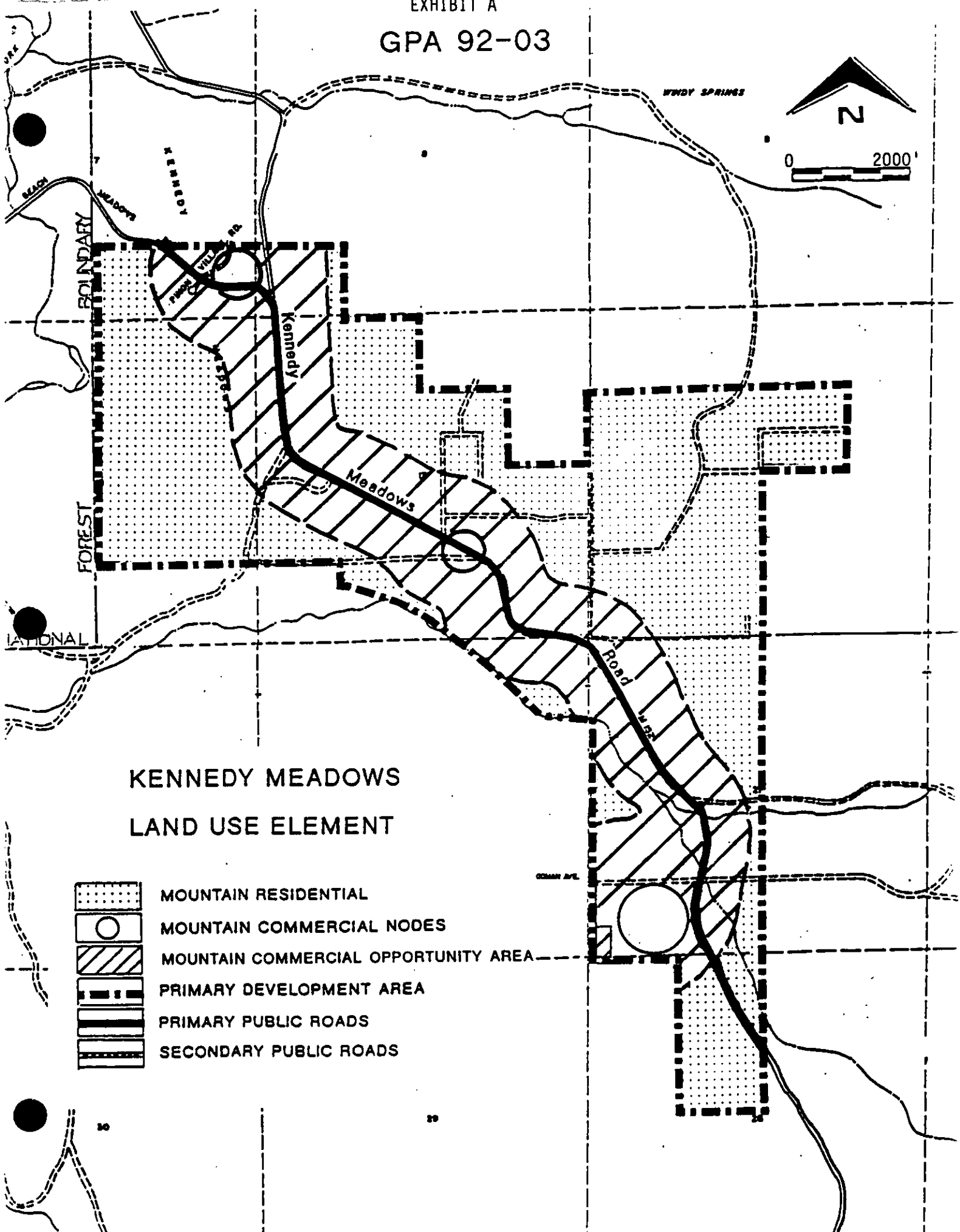




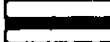



EXHIBIT A  
GPA 92-03



KENNEDY MEADOWS  
LAND USE ELEMENT

-  MOUNTAIN RESIDENTIAL
-  MOUNTAIN COMMERCIAL NODES
-  MOUNTAIN COMMERCIAL OPPORTUNITY AREA
-  PRIMARY DEVELOPMENT AREA
-  PRIMARY PUBLIC ROADS
-  SECONDARY PUBLIC ROADS

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EXHIBIT B

Kennedy Meadows Plan  
Land Use/Zoning Compatibility Matrix

Land Use Proposals

ZONES AND MINIMUM LOT SIZES	MOUNTAIN RESIDENTIAL	COMMERCIAL RECREATION	RESOURCE CONSERVATION	MOUNTAIN COMMERCIAL OPPORTUNITY AREA
MR-217	X	-	-	X
MR-435	X	-	-	-
MR-871	X	-	-	-
MR-1742	X	-	-	-
CO	-	X	-	X
RC	-	-	X	-
PD		X		X

"X" Denotes the zoning categories that are determined to be potentially compatible with the land use designations contained in the Kennedy Meadows Plan. The compatibility of 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 the goals, policies and implementation strategies as set forth in the Plan.

