

AMENDMENT GPA 00-001

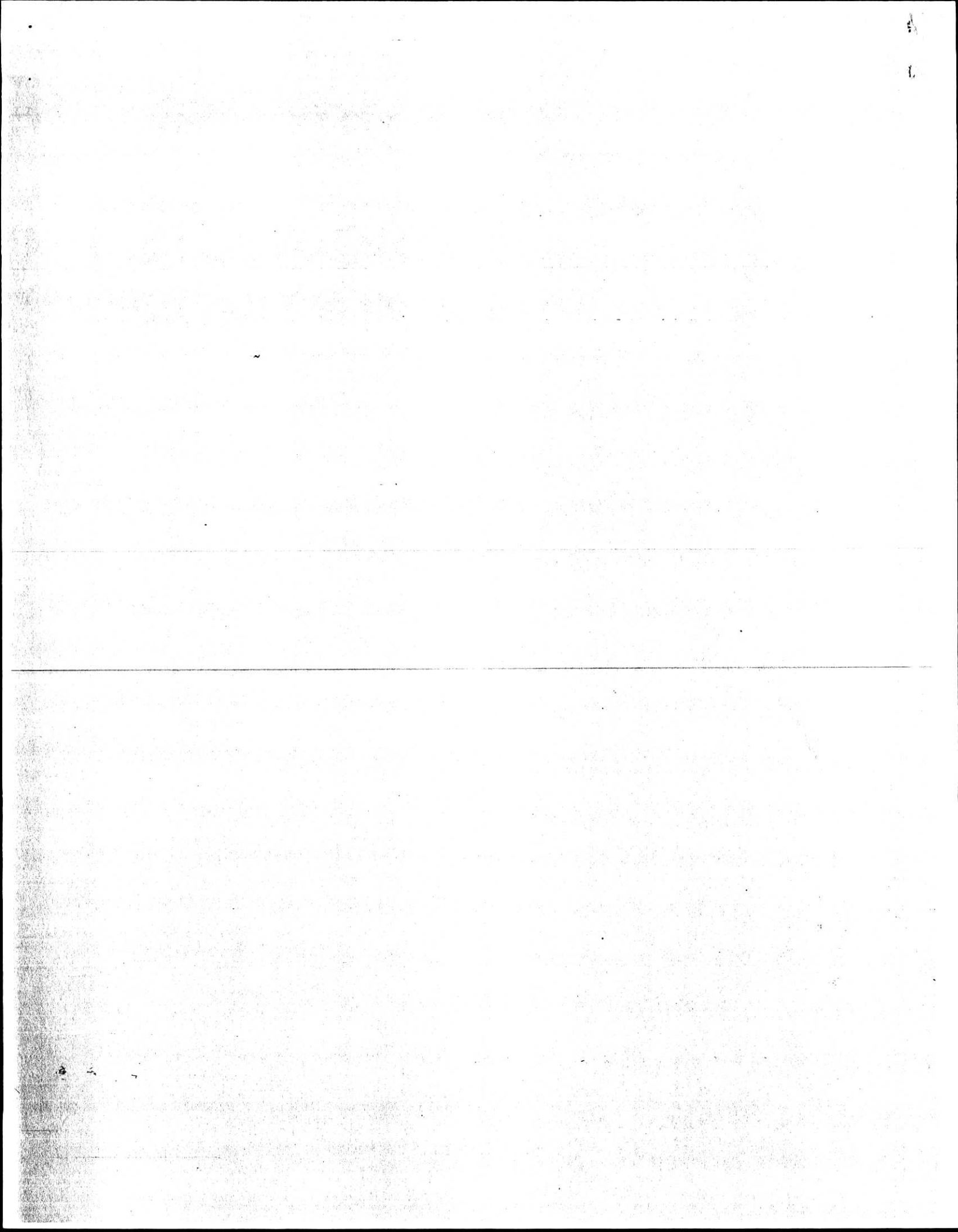
CUTLER-OROSI COMMUNITY PLAN

**An Element of the
Tulare County
Land Use Element**

Prepared by the Tulare County Resource Management Agency
Current Planning Division, Project Review Unit

Approved: Tulare County Planning Commission
Resolution No. 7856 - August 23, 2000

Adopted: Tulare County Board of Supervisors
Resolution No. 2000-771 - October 10, 2000



**AMENDMENT TO THE
TULARE COUNTY GENERAL PLAN
LAND USE ELEMENT
CUTLER-OROSI COMMUNITY PLAN
GPA 00-001**

I. INTRODUCTION

This document amends the Land Use Element of the Tulare County General Plan for Cutler-Orosi by amending the land use designation on approximately 3 acres of property located on the north side of Avenue 408 (Kamm Avenue), between Road 124 and Road 128 (State Highway 63) from "Medium Density Residential" to "Professional Office."

II. BACKGROUND

The County of Tulare adopted a general plan for the Cutler-Orosi area in 1964. The 1964 plan designated both the Community of Cutler and the Community of Orosi as rural service centers. The Urban Boundaries Element, adopted in 1974, established an Urban Area Boundary and an Urban Improvement Area around the two communities as a single urban area. In 1988, the Cutler-Orosi Community Plan was adopted which established specific urban and agricultural land use designations, including residential reserve and industrial reserve land use designations. Various amendments to the Urban Boundaries Element and the Community Plan have been processed and approved (see GPAs 80-005, 89-003, 94-004, 94-005, 95-001, 95-005, 95-006, and 98-004). GPA 00-001 was initiated by the Board of Supervisors at the request of Self Help Enterprises and the Family HealthCare Network on December 14, 1999, in order to establish a land use designation and zoning which would allow the establishment of a health care facility on a .75 acre portion of property under the ownership of Raymond Chun. While the Board of Supervisors agreed that it would be appropriate to allow the applicants to submit an application, the Board also determined that the study area should include additional property adjacent to the east of the .75 acre site, extending easterly to the alignment of a projected future road (adjacent to existing "General Commercial" designated property) so as to avoid a gap of residentially designated property between the subject site and commercially designated property to the east.

III. SUPERSEDURE

General Plan Amendment GPA 00-001 supersedes the Land Use Element of the County General Plan for the Cutler-Orosi Community Plan as adopted in 1988 and as amended various times (see above).

V. LAND USE DESIGNATIONS

The "Professional Office" designation is applied to the .75 acre parcel and that portion adjacent to the east of the .75 acre parcel to the extension of the proposed future road (totaling approximately 3 acres).

VI. POLICIES

Land which is designated as "Professional Office" is to be zoned consistent with the Zoning Consistency Matrix of the Cutler-Orosi Community Plan so that office and/or limited retail sales uses may be established.

If the property is vacant, the PD (Planned Development) or the SR (Site Review Combining) Zone should be attached to the base zone to assure that the proposed development is in conformance with the policies, standards, and objectives of the Zoning Ordinance, the County Ordinance Code and the General Plan, including such things as parking, landscaping, ingress/egress, lighting, drainage, and other on- and necessary off-site improvements.

VII. REVIEW AND REVISION

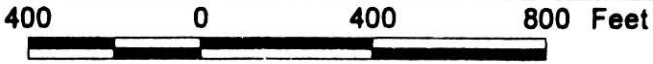
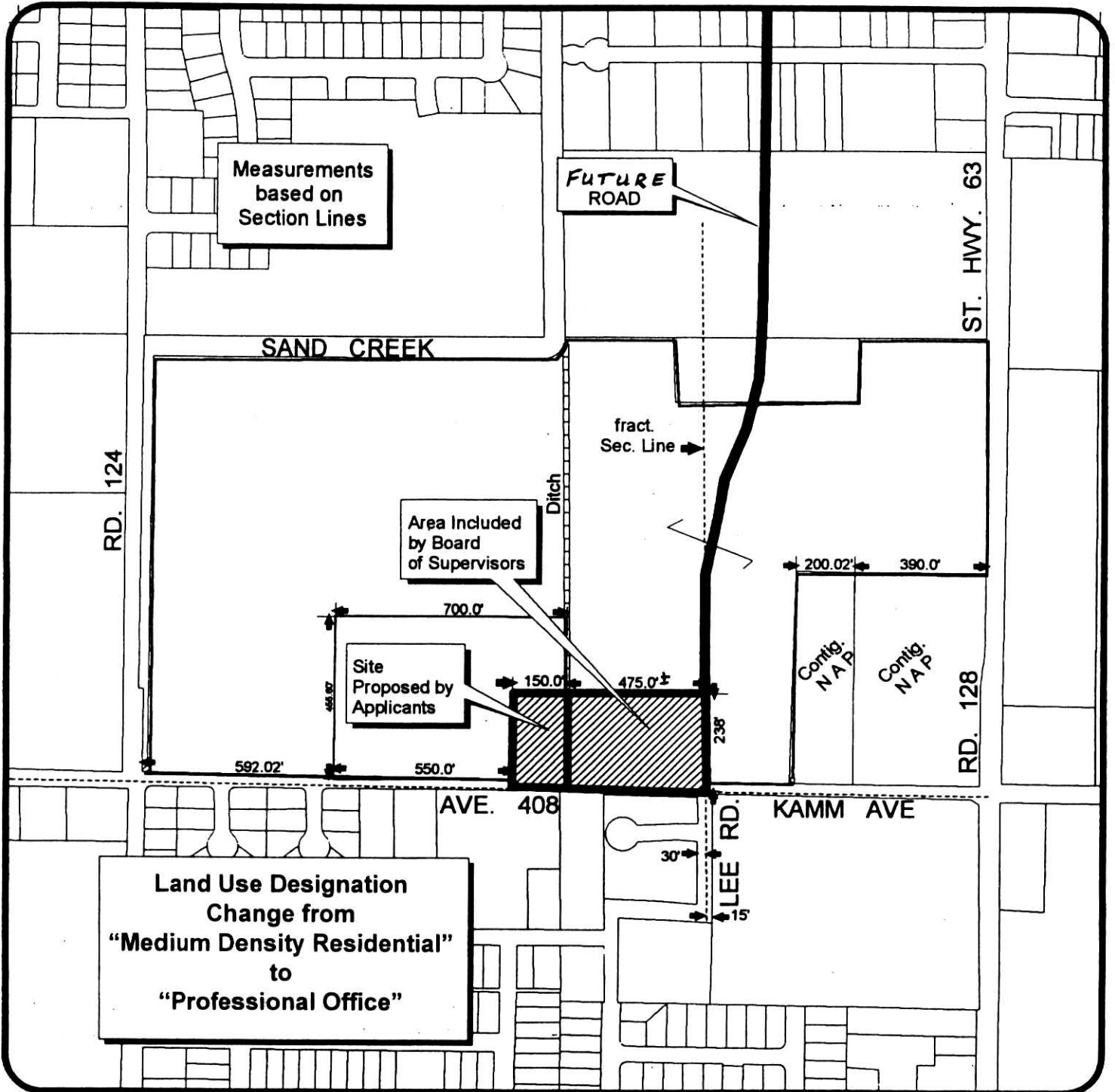
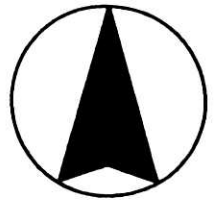
General Plan land use designations are subject to periodic review subsequent to the adoption of land use by the County. Review of the land use designations adopted by GPA 00-001 will occur in response to the growth of the community and as changing local conditions dictate.

VIII. IMPLEMENTATION

The following measures are added to the Cutler-Orosi Area Plan to implement the policies made by GPA 00-001:

Existing R-1 (Single Family) and AE-20 (Exclusive Agricultural-20 acre minimum) zoning shall be changed to PO-SR (Professional Office-Site Review Combining) Zone on the approximate 3 acre site.

Note: Change of Zone PZ 00-001 was filed concurrently with this project.



LAND USE MAP GPA 00-001

