

Amendment 95-005:

A Modification to the  
Cutler-Orosi  
Community Plan

An Element of the  
Tulare County  
Land Use Element

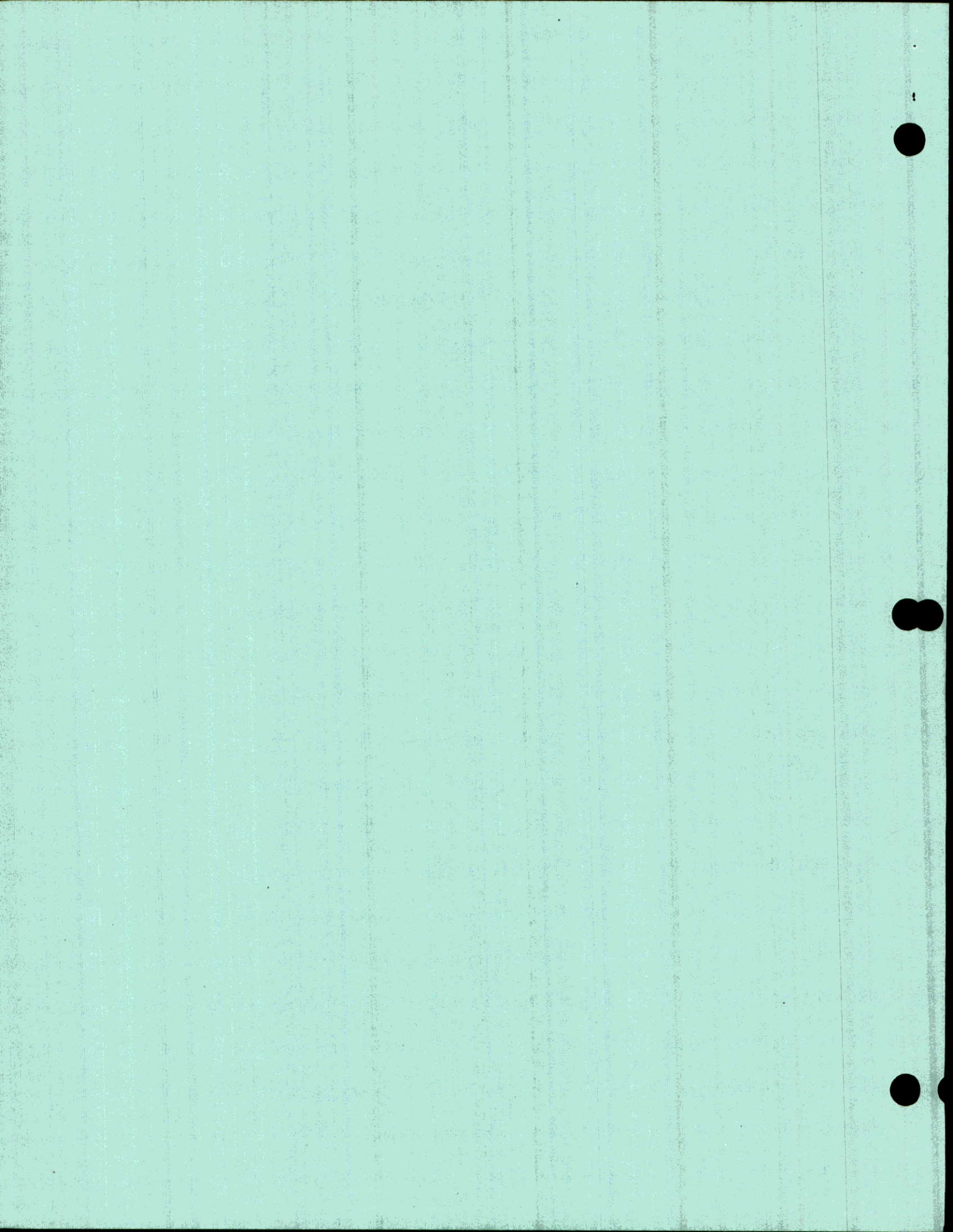


Prepared by the Tulare County Planning Department

Adopted: Tulare County Planning Commission  
Resolution 7481 - February 28, 1996

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





AMENDMENT TO THE  
TULARE COUNTY GENERAL PLAN  
CUTLER-OROSI COMMUNITY PLAN  
GPA 95-005

I. INTRODUCTION

This document amends the Cutler-Orosi Community Plan (GPA 87-10) by changing the land use designation from "Medium Density Residential-4 to 14 units per acre" to "General Commercial" for a 9.1 acre site located on the southeast corner of Road 124 and Avenue 413, in Orosi, as shown on "Exhibit A Map".

II. SUPERSEDURE

This amendment supersedes the adopted Cutler-Orosi Community Plan Land Use Map for the subject site.

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

III. MODIFICATION TO ADOPTED ELEMENT

A. The 1988 Cutler-Orosi Community Plan Map (GPA 87-10) is hereby modified by changing the land use designation of the 9.1 acre site from "Medium Density Residential-4 to 14 units per acre" to "General Commercial". (See attached "Exhibit A Map")

B. Chapter 4, Implementation, is hereby amended by adding paragraph 10.21 thereto, to read as follows:

10.21 Promote the use of the site approved for "General Commercial" development by GPA 95-005 for a neighborhood-type commercial use. Future development of the site, upon discontinuance of the existing swap meet shall be those uses identified in the C-1 (Neighborhood Commercial) Zone and shall be compatible with the surrounding residential uses.

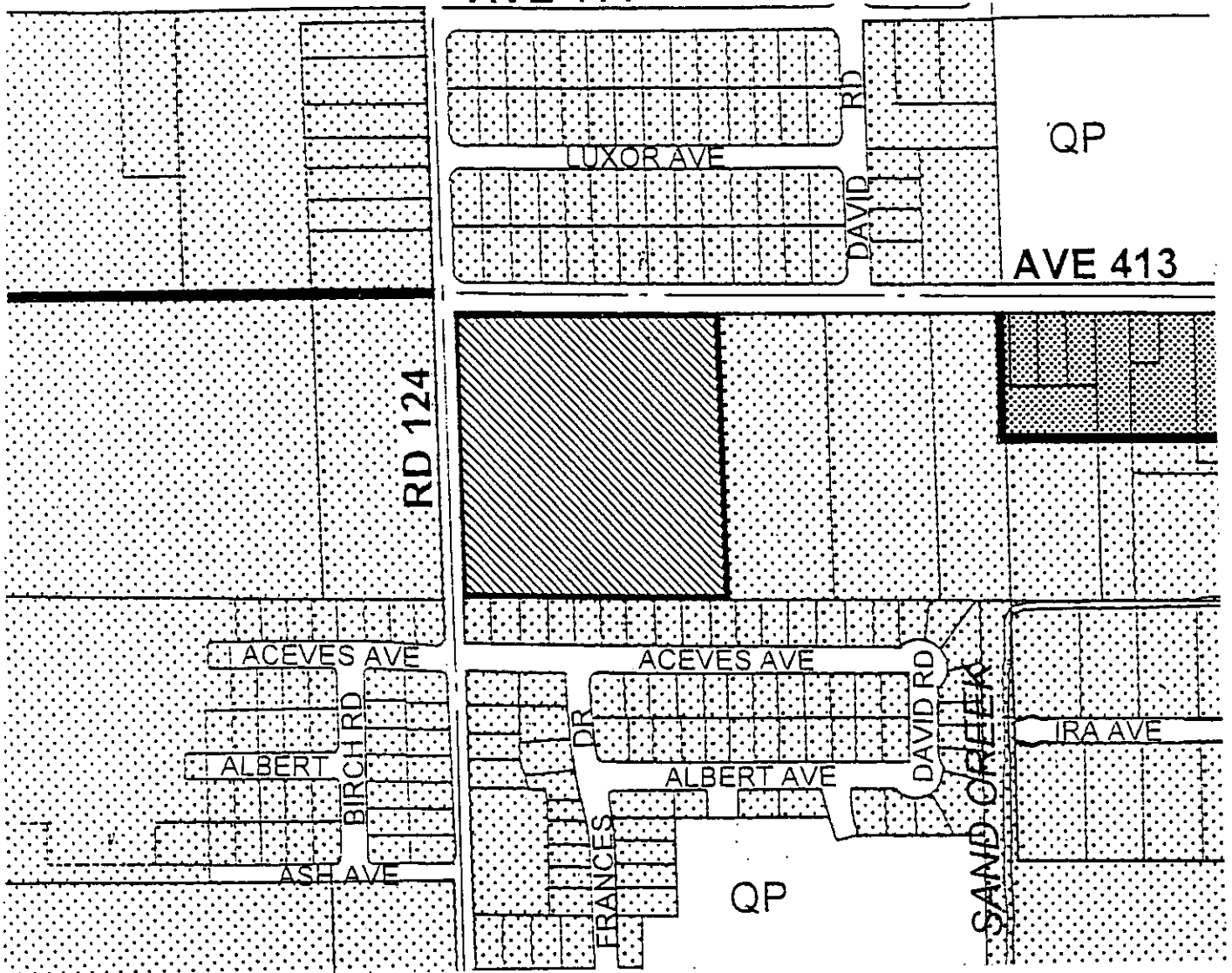
IV. IMPLEMENTATION

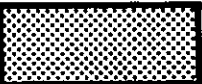
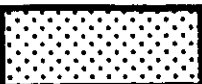

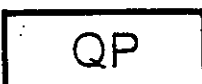

To implement the amendment in accordance with Chapter 4: Policy Plan, General Plan Consistency and Amendments, any new development of the site will be subject to approval of a Site Plan Review and will be implemented through the existing C-2-SR (General Commercial-Site Plan Review) zoning on the site. The Board of Supervisors may consider rezoning the site to C-1-SR (Neighborhood Commercial-Site Plan Review) at the time the swap meet is discontinued. However, if the site is not rezoned to C-1-SR within one year of discontinuance of the swap meet, Policy 10.21 shall expire.

NOTE: This General Plan Amendment satisfies Condition No. 14.a. imposed by Planning Commission Resolution No. 7395 approving Special Use Permit No. PSP 89-125.



AVE 414



-  High Density Residential
-  Medium Density Residential
-  General Commercial
-  Quasi Public
-  New Street

**Cutler-Orosi**  
**Proposed Land Use Plan**  
 GPA 95-005

