

AMENDMENT GPA 04-002

**EARLIMART
COMMUNITY
PLAN**

Approved: Tulare County Planning Commission
Resolution No. 8079 – November 3, 2004

Adopted: Tulare County Board of Supervisors
Resolution No. 2005-0009 – January 25, 2005

**AMENDMENT TO THE
TULARE COUNTY GENERAL PLAN
EARLIMART COMMUNITY PLAN
GPA 04-002**

I. INTRODUCTION

This document amends the Earlimart Community Plan, Land Use Element of the Tulare County General Plan by changing the land use designation on approximately 1.5 acres of land from “Low Density Residential (8 units or less per acre)” to “General Commercial”.

II. BACKGROUND

The County of Tulare adopted Earlimart Community Plan in 1988. On February 10, 2004, the Board of Supervisors authorized the applicant, Sohon Singh Mahal, to submit a request for General Plan Amendment and Change of Zone on the subject 1.5 acres, and this amendment is a result of approval by the Planning Commission and Board of Supervisors of that application.

The general plan amendment request is being made to allow the 1.5-acre site to be rezoned to allow a hardware store.

III. SUPERSEDURE

This plan amendment supersedes the Earlimart Community Plan, adopted November 29, 1988, insofar as General Plan Land Use Designations are concerned, for the subject 1.5-acre property. No other map changes are hereby made to the Earlimart Community Plan.

IV. LAND USE DESIGNATIONS

This amendment changes the land use designation for approximately 1.5 acres located on the northeast corner of Church Road (Road 136) and Martin Avenue, in Earlimart from “Low Density Residential” to “General Commercial”. The property involved consists of Assessor’s Parcel Number 318-390-72.

VI. POLICIES

This amendment also adds the following text amendment to the Earlimart Community Plan:

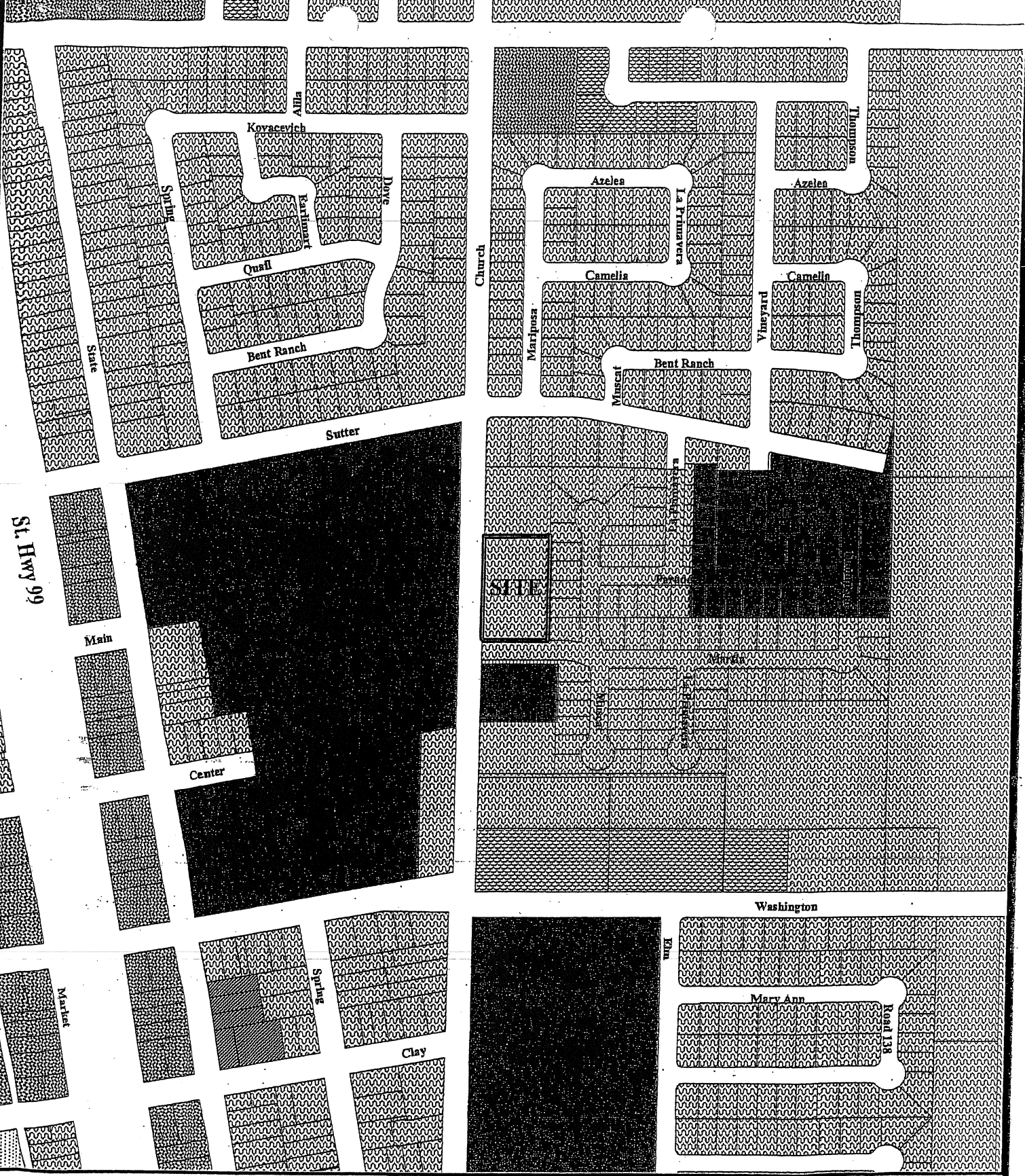
The C-1 (Neighborhood Commercial) Zone should be utilized to implement the General Commercial land use designation when the property is located in a residential neighborhood.

VII. REVIEW AND REVISION

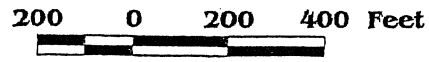
General Plan land use designations and urban boundaries are subject to periodic review. Review of the land use designation adopted by GPA 04-002 will occur as response to the growth of the community and as changing local conditions dictate.

VIII. IMPLEMENTATION

Concurrent with this general plan amendment, zoning to implement the land use designation will be applied to the site as recommended by the Planning Commission in Resolution No. 8080, and as adopted by the Board of Supervisors in Resolution No. 2005-0010, Ordinance No. 3305 to C-1-SR (Neighborhood Commercial-Site Plan Review Overlay). (Reference Case No. PZ 03-003)



- Earlimart Community Plan**
- Commercial (General)
 - Commercial (Neighborhood)
 - Commercial (Service)
 - Industrial
 - Public/Quasi Public
 - Residential (High Density)
 - Residential (Low Density)



Earlimart Community Plan
GPI 03-005