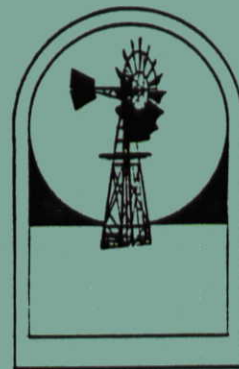
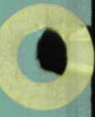


AMENDMENT 93-003
MODIFICATION OF THE
STRATHMORE
LAND USE ELEMENT



Approved: Tulare County Board of Supervisors
Resolution No. 94-0714-- June 14, 1994



AMENDMENT TO THE TULARE COUNTY GENERAL PLAN
LAND USE ELEMENT - STRATHMORE COMMUNITY PLAN
GPA 93-003

I. INTRODUCTION

This document amends the text of the Land Use Element of the Tulare County General Plan for the Strathmore area, primarily regarding criteria for allowing rezoning of property in a "Reserve" land use designation.

II. SUPERSEDURE

This document supersedes the 1989 Strathmore Community Plan text GPA 87-13 (adopted by the Board of Supervisors on November 28, 1989) as it pertains to the portion herein described.

III. MODIFICATION TO ADOPTED ELEMENT

A. Policy (c) under Objective 3, Goal C, on page 53 of the Strathmore Community Plan is hereby modified to read as follows:

c. Land within the Urban Development Boundary of Strathmore which is designated as "Reserve" (e.g., residential, commercial, industrial) shall be retained in agricultural use until such time as conversion to urban use (as defined in the Urban Boundaries Element of the Tulare County General Plan) is appropriate. The following criteria shall be used to determine when conversion to urban use is appropriate.

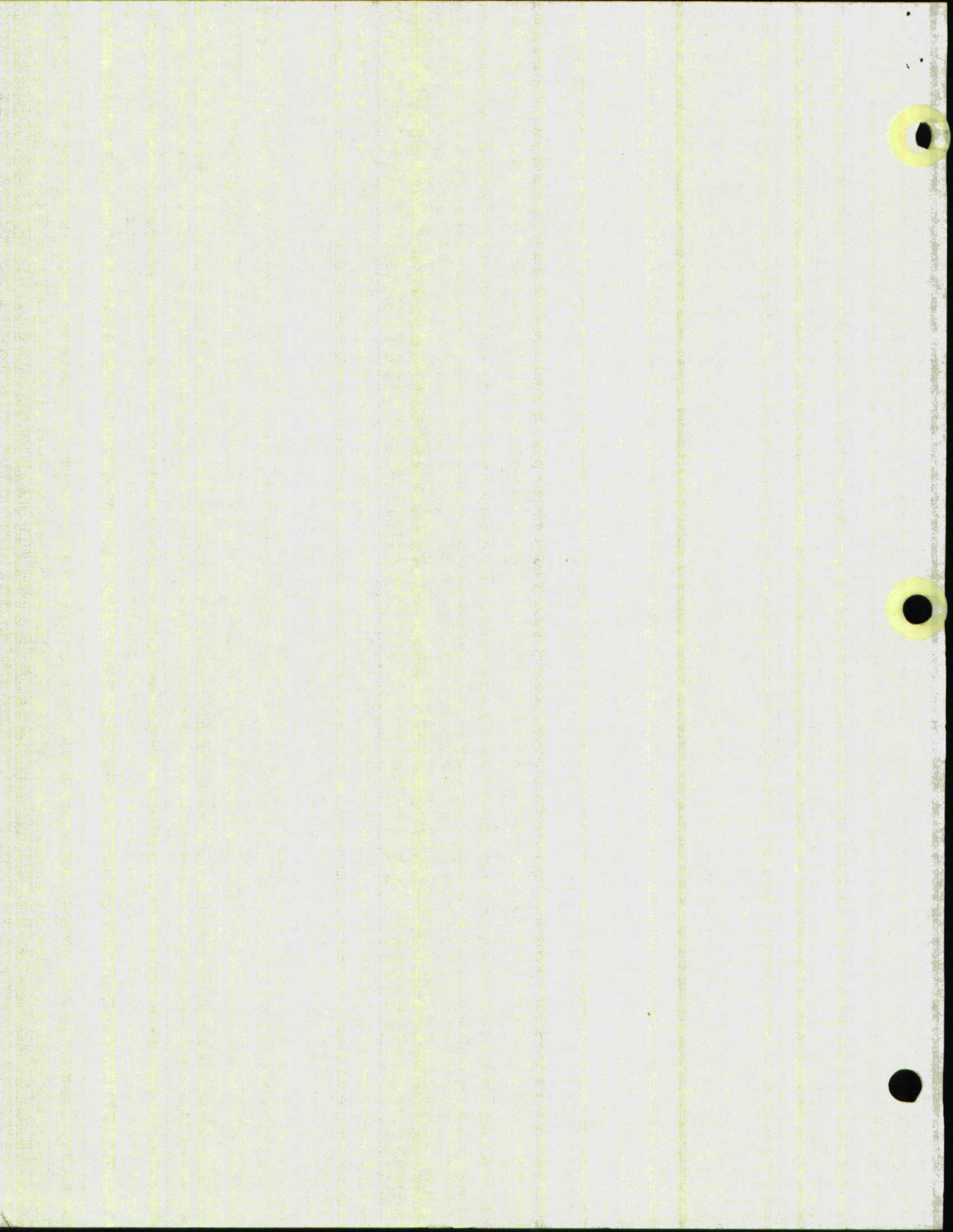
- (1) The property is not subject to an agricultural preserve contract;
- (2) Urban services and infrastructure sufficient to serve a specific development project either are available or can be made available as determined through the Site Plan Review or Planned Development process; and
- (3) The property is contiguous on at least one side to existing urban development.

B. The "Land Use/Zoning Consistency Matrix" (Table VI-1) is hereby modified as follows (which is shown on Exhibit "A"):

-- Add R-1, R-2 and R-3 to the permitted zones for the "Residential Reserve" designation only when these zones are applied together with the SR (Site Review Combining) Zone or the PD (Planned Development) Zone;

-- Add C-1, C-2 and C-3 to the permitted zones for the "Commercial Reserve" designation only when these zones are applied together with the SR (Site Review Combining) Zone or the PD (Planned Development) Zone;

-- Add M-1 and M-2 to the permitted zones for the "Industrial Reserve" designation only when these zones are applied together with

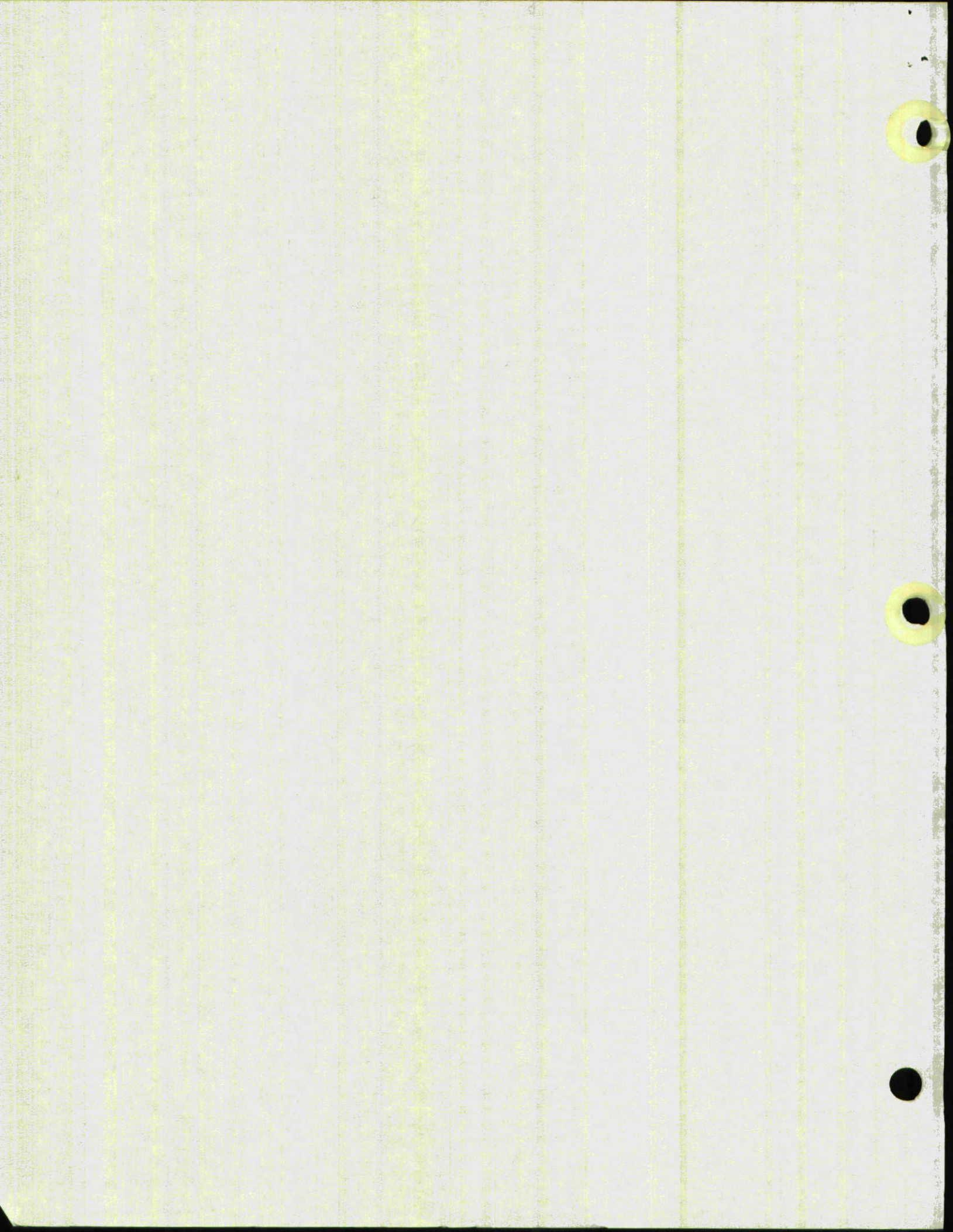


the SR (Site Review Combining) Zone or the PD (Planned Development) Zone;

This Amendment makes no other changes to GPA 87-13 or GPA 90-06.

IV. IMPLEMENTATION

The modification to the Strathmore Community Plan set forth by this amendment will allow change of zone applications for removal of the "reserve" designation without a general plan amendment where a specific development project is proposed and providing all three criteria listed in Policy (c), as modified above, are met and the zoning requested is residential, commercial or industrial as specified on the zoning consistency matrix and in combination with the SR or PD overlay zone. If all three criteria are not met, approval of a general plan amendment will be required prior to approval of appropriate zoning to implement the general plan land use designation.



GPA 93-003
Exhibit "A"

Strathmore Community Plan
Table VI-1
LAND USE/ZONING CONSISTENCY MATRIX

Land Use Designation	Zoning Designations											
	R-1	R-2	R-3	PO	C-1	C-2	C-3	M-1	M-2	AE-20*	R-A-43*	R-A*
Low Density Residential	X										X	X
Medium Density Residential	X	X										X
High Density Residential			X									
Public Professional Office	X	X	X		X	X						
General Commercial				X	X	X						
Service Commercial						X	X					
Highway Commercial							X					
Industrial Residential Reserve								X	X			
Commercial Reserve	#	#	#							X		
Industrial Reserve					#	#	#			X		
Industrial Reserve								#	#	X		

- NOTES:
- (1) "X" denotes consistency between land use designation and zone district.
 - (2) "#" denotes those residential, commercial and industrial zones in conjunction with the SR or PD overlay zone that shall be used to remove the land use reserve designation from a specific site providing the land use project meets all three criteria listed under Policy (c), Objective 3, Goal C on page 53 of the Strathmore Community Plan.
 - (3) A blank denotes lack of consistency between land use designation and zone district.
 - (*) Interim holding zone.

