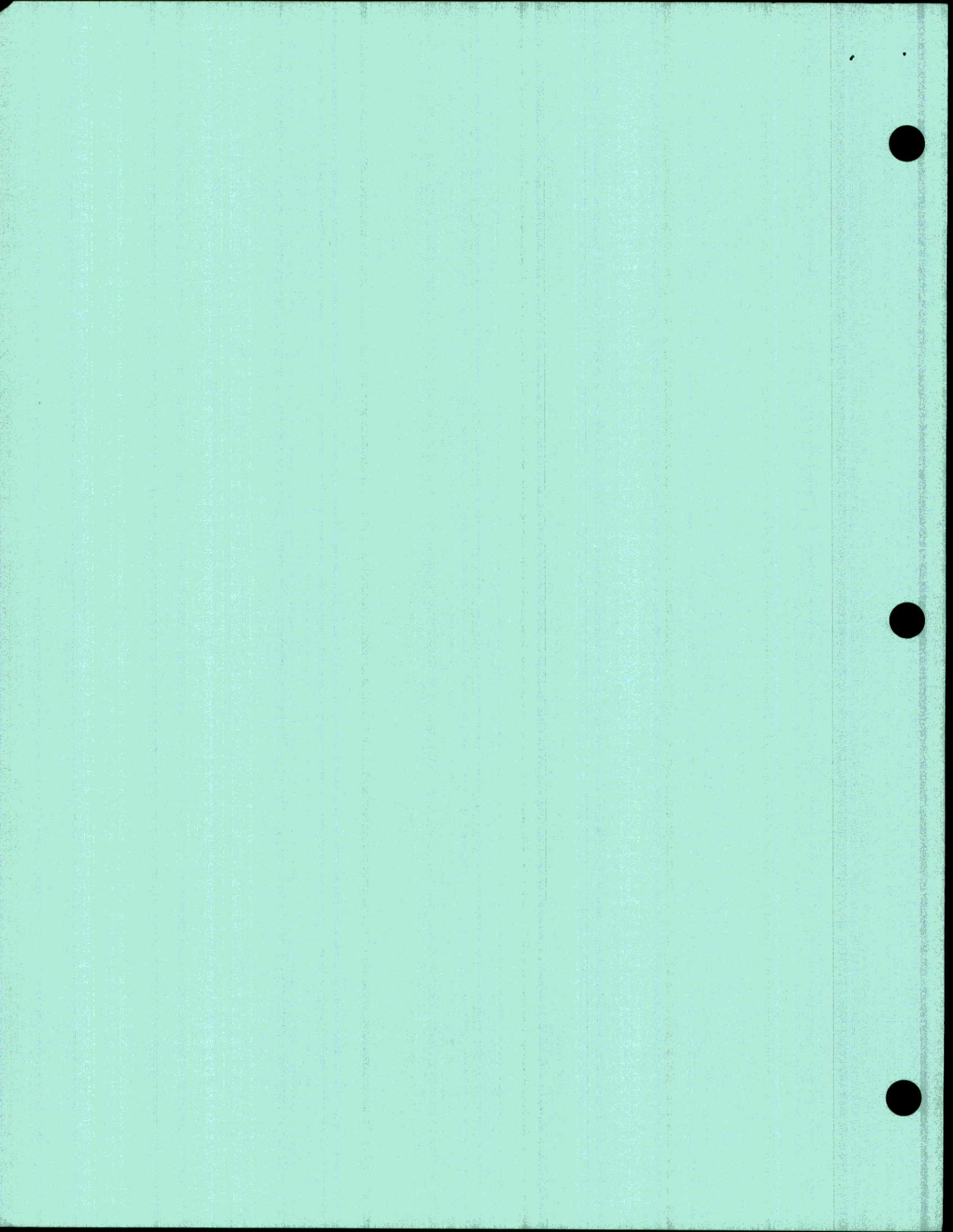


AMENDMENT 97-04

**PORTERVILLE
LAND USE PLAN**

**Approved: Tulare County Planning Commission
Resolution 7629– September 24, 1997**

**Adopted: Tulare County Board of Supervisors
Resolution 97-0956 – November 4, 1997**



AMENDMENT TO THE
TULARE COUNTY GENERAL PLAN
PORTERVILLE LAND USE PLAN
GPA 97-004

I. INTRODUCTION

This document amends the Porterville Land Use Plan (GPA 87-06) by changing the land use designation from "Low Density Residential (2 to 7 units per acre)" to "Neighborhood Commercial" for a 33,513 sq. ft. site located at the northwest corner of Westfield Avenue and Prospect Street (Road 236), in Porterville, as shown on "Exhibit A".

II. SUPERSEDURE

This amendment supersedes the adopted Land Use Map for the affected property of GPA 87-06, Porterville Land Use Plan.

Unless otherwise noted herein or by previous amendment, all policies and other information contained in the adopted Plan (GPA 87-06) remain applicable.

III. MODIFICATION TO ADOPTED ELEMENT

The 1990 Porterville Land Use Plan Map (GPA 87-06) is hereby modified by changing the land use designation of the 33,513 sq. ft. site from "Low Density Residential" to "Neighborhood Commercial". (See attached Exhibit A)

IV. IMPLEMENTATION

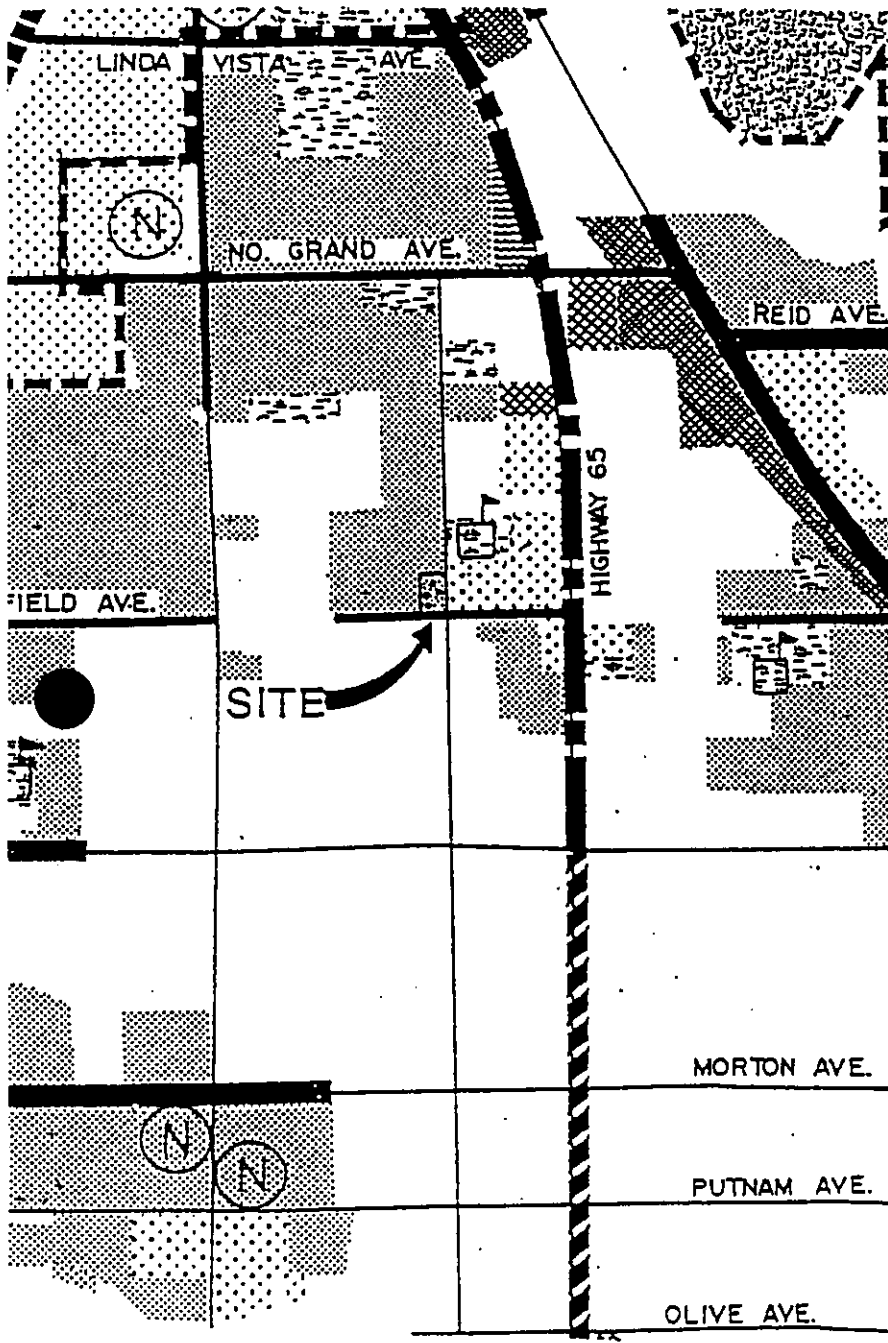
To implement the amendment in accordance with Policy 4.3b of the Porterville Land Use Plan, the SR (Site Review Combining) Zone will be added to the C-1 (Neighborhood Commercial) Zone. The policy states: "Application may be made for zoning new neighborhood commercial areas consistent with the Land Use Plan Map. Applications must be accompanied by a site plan for approval by the Site Plan Review Committee." Since the site is developed in commercial use, no site plan was required with the application. Future changes in the site development could be reviewed with the establishment of the SR Overlay Zone.


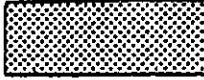




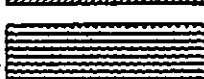






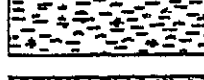

NOTE: Change of Zone No. PZ 97-007 (R-1 (Single-Family Residential) to C-1 (Neighborhood Commercial) was considered concurrently with this plan amendment. Refer to Planning Commission Resolution No. 7630.

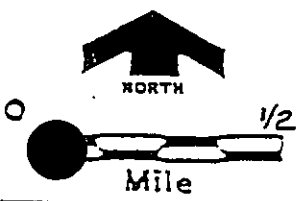


GENERAL PLAN AMENDMENT No. GPA 97-0040 PORTERVILLE LAND USE PLAN

LAND USE DESIGNATIONS



-  MEDIUM DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  NEIGHBORHOOD COMMERCIAL
-  FUTURE NEIGHBORHOOD COMMERCIAL
-  COMMUNITY COMMERCIAL
-  COMMUNITY COMMERCIAL RESERVE
-  GENERAL COMMERCIAL
-  HEAVY COMMERCIAL
-  PROFESSIONAL & OFFICE
-  INDUSTRIAL
-  POTENTIAL SITES FOR FUTURE RECREATION AND OPEN SPACE USES
-  SCHOOLS
-  PUBLIC/QUASI PUBLIC
-  RECREATION & OPEN SPACE
-  AGRICULTURE



NW 1/4 SECTION
T.21 S. R.27 E. M.D.B.& M.

REVISION

APPROVED BY TULARE COUNTY PLANNING COMMISSION
RESOLUTION NO. _____
CERTIFIED: _____ SECRETARY DATE _____
ADOPTED BY TULARE COUNTY BOARD OF SUPERVISORS
RESOLUTION NO. _____
CERTIFIED: _____ CHAIRMAN DATE _____

TULARE COUNTY GENERAL PLAN
AMENDMENT 97-004
LAND USE, CIRCULATION AND URBAN
AREA BOUNDARIES ELEMENTS

PORTERVILLE





