

General Plan Amendment (GPA 2019-A) and Change of Zone for Derrel's Mini Storage (GPA 17- 031 & PZC 18-015) and Phares / Ramires (GPA 17- 036 & PZC 18-043) / Tulare



Board of Supervisors

May 7, 2019

Presented by the
Tulare County Resource Management Agency



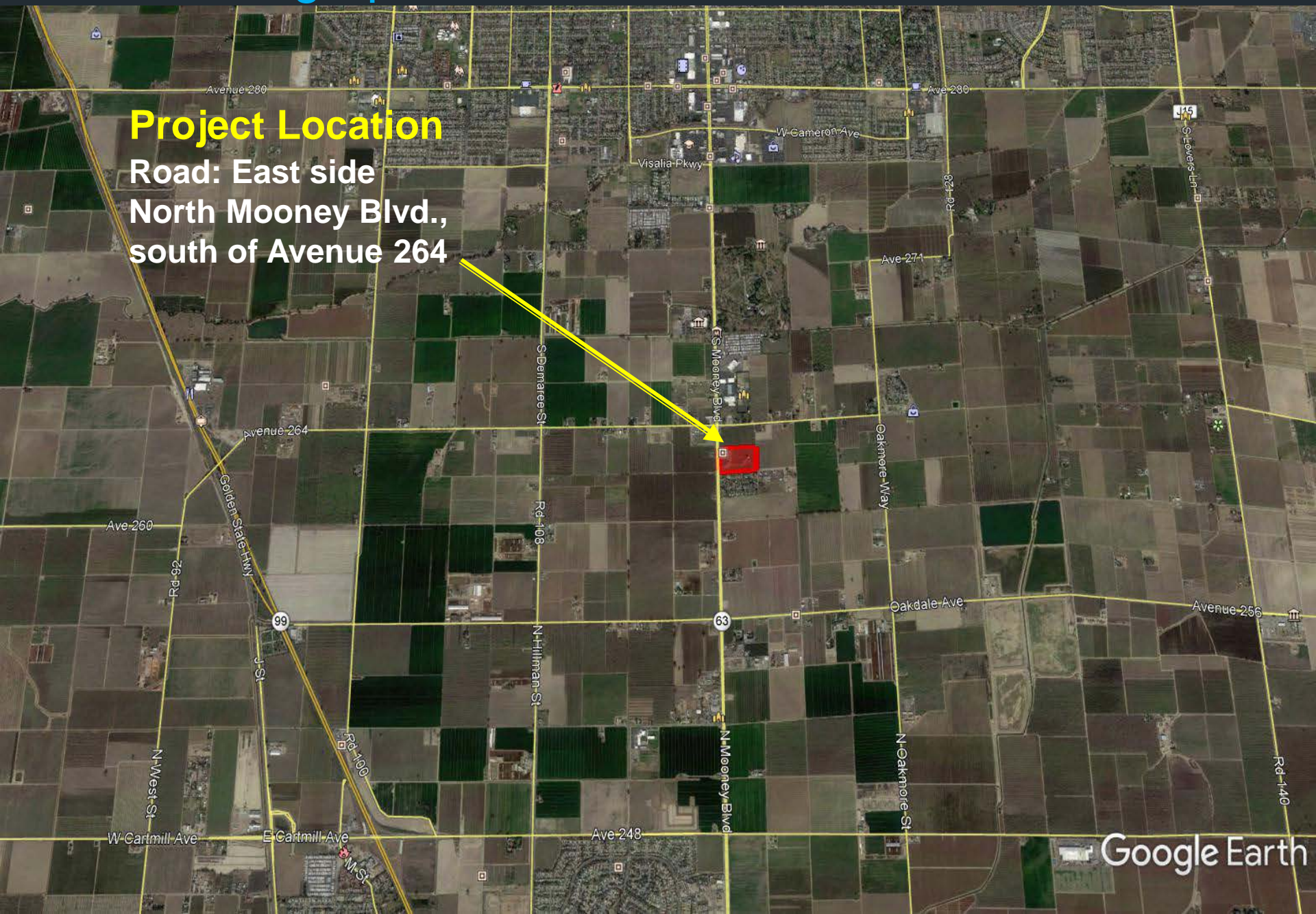
Overview

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- Request: Change Land Use from “Mooney Corridor” to “Mixed Use” on three parcels totaling approximately 17.0 acres
- Includes: Changes of Zone from AE-20 to C-2
- Applicants: Derrel’s Mini Storage and The Phares Trust & Paul Ramires
- Location: Within CAUAB City of Tulare

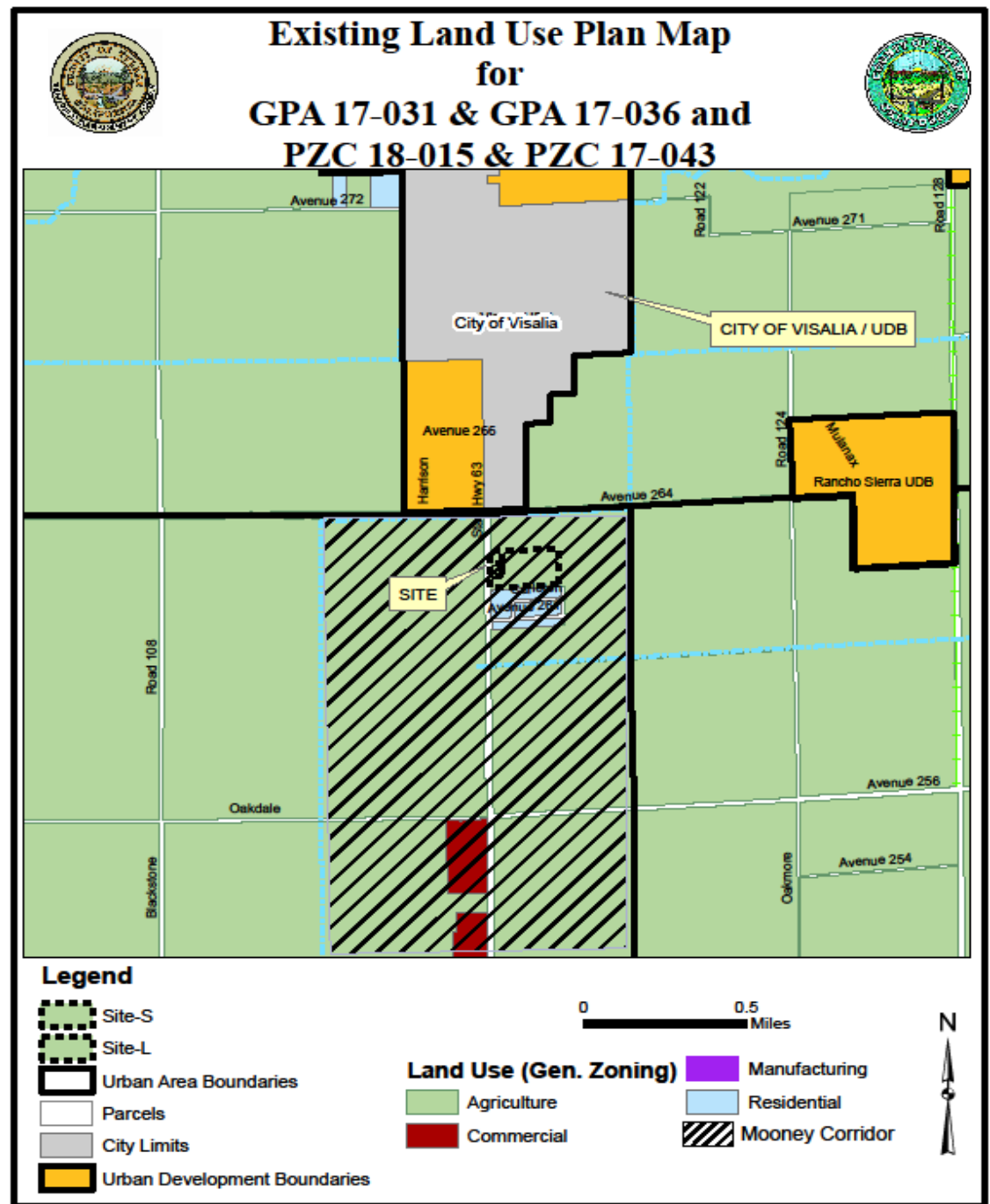
Aerial Photograph

Project Location
Road: East side
North Mooney Blvd.,
south of Avenue 264



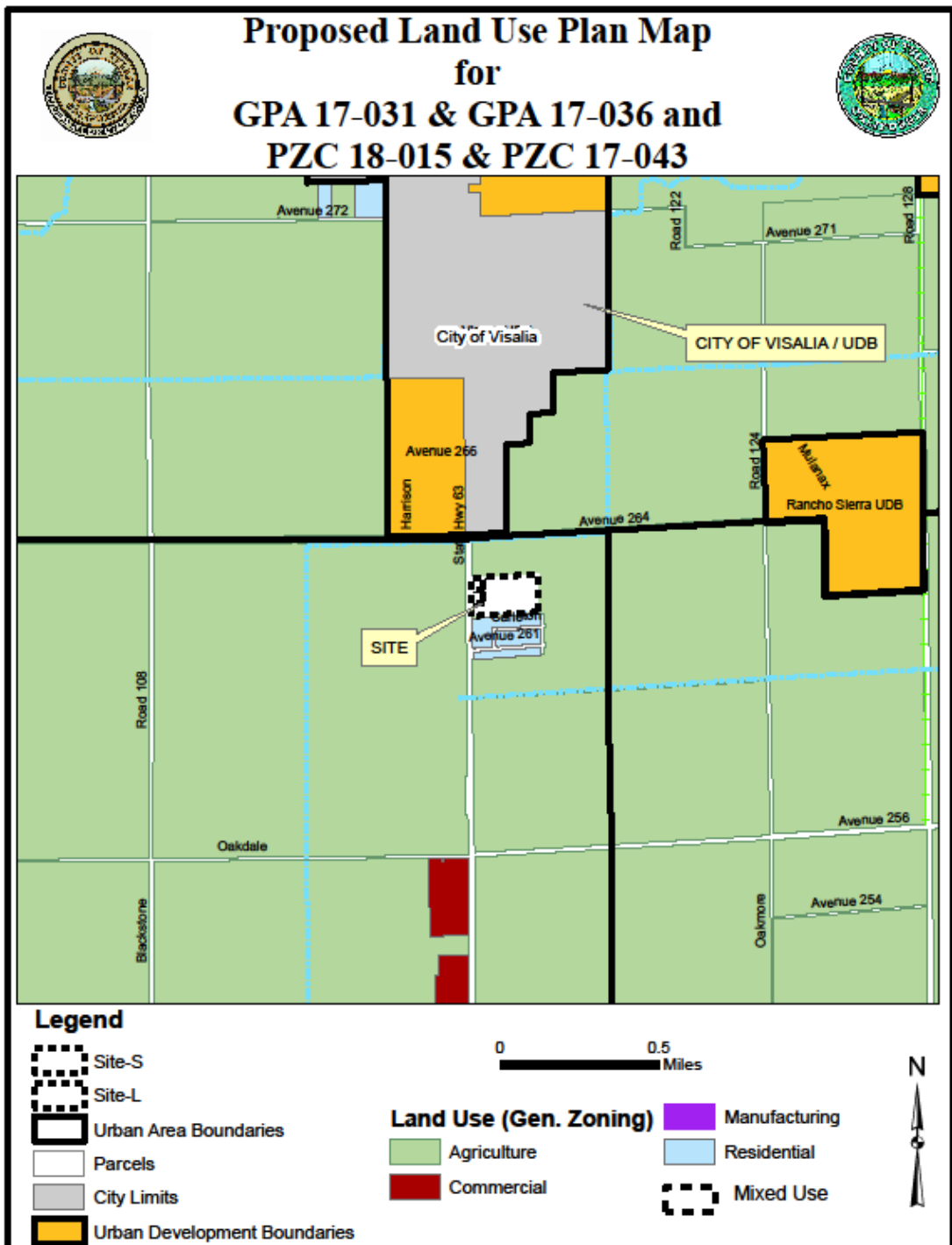
Existing General Plan Map

Land Use Designation:
"Mooney Corridor"



Proposed General Plan Map

Proposed Land Use:
"Mixed Use"



General Plan and MOU Consistency

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- RVLTP scores range from 11 to 4 (within 11 point threshold)
- City of Tulare and City of Visalia
 - Notified: July 20, 2017 (GPI for Derrel's)
 - Notified: August 6, 2018 (GPI for Phares/Ramires)
 - Notified: August 6, 2018 and November 19, 2018 (GPA & PZC)
 - City of Tulare "No Comment"; City of Visalia – No Response

Existing Zoning



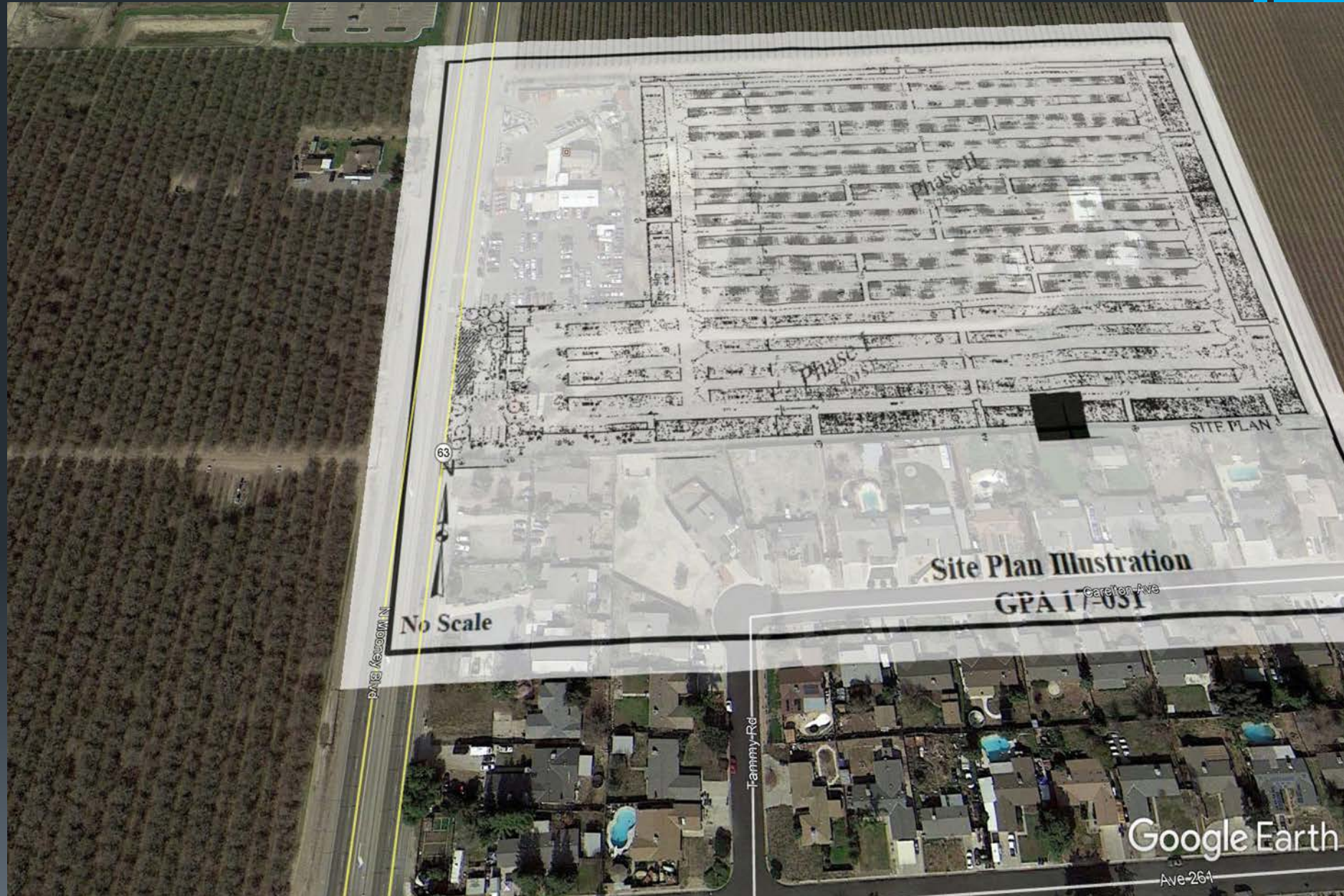
Proposed Zoning



C-2 (General Commercial)



Site Plan



That the Board of Supervisors:

1. Hold a Public Hearing at 9:30 a.m. or shortly thereafter, to receive public comment and testimony on the proposed Amendments to the General Plan and Zoning Ordinance on an approximately 17 acres located on the east side on Mooney Blvd (SR 63), approximately 660 feet south of Ave 264, north of Tulare.
2. Adopt the Initial Study/Mitigated Negative Declaration and associated Categorical Exemptions consistent with the Planning Commission recommendation (PC Resolution 9597).
3. Adopt a General Plan Amendment (GPA 2019-A) consisting of GPA 17-031 & GPA 17-036 changing the land use designation from Mooney Corridor to Mixed Use (PC Resolutions 9598 & 9600).
4. Adopt an Amendment to Ordinance No. 352, the Tulare County Zoning Ordinance, consisting of PZC 18-015 & 18-043 changing the zoning from AE-20 (Exclusive Agriculture) to C-2 (General Commercial) (PC Resolutions 9599 & 9601).