



**RESOURCE
MANAGEMENT AGENCY
COUNTY OF TULARE
AGENDA ITEM**

BOARD OF SUPERVISORS

ALLEN ISHIDA
District One

CONNIE CONWAY
District Two

PHILLIP A. COX
District Three

J. STEVEN WORTHLEY
District Four

MIKE ENNIS
District Five

AGENDA DATE: October 30, 2007 - **REVISED**

Public Hearing Required	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Scheduled Public Hearing w/Clerk	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Published Notice Required	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Advertised Published Notice	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Meet & Confer Required	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Electronic file(s) has been sent	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Budget Transfer (Aud 308) attached	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Personnel Resolution attached	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Resolution, Ordinance or Agreements are attached and signature line for Chairman is marked with tab(s)/flag(s) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>			

CONTACT PERSON: Celeste Perez PHONE: 559-733-6291

SUBJECT: Public Hearing to Consider Change of Zone No. PZ 06-002, from AE-20 (Exclusive Agricultural-20 acre minimum) Zone to M-2 (Heavy Manufacturing) Zone on a 1.6-acre site located on the west side of Orange Belt Drive (North Main Street) approximately 450 feet north of Linda Vista Avenue, north of Porterville.

REQUEST(S):

That the Board of Supervisors take the following action on PZ 06-002:

1. Hold a Public Hearing
2. Introduce and waive the reading of the attached Ordinance amending Ordinance No. 352, the Zoning Ordinance of Tulare County.

SUMMARY:

Wallace Towing requested a change of zone, PZ 06-002, to re-classify a 1.6-acre site from AE-20 (Exclusive Agricultural – 20 acre minimum) Zone to the M-2 (Heavy Manufacturing) Zone. The site is located inside the Porterville Urban Development Boundary and Urban Area Boundary. The site is surrounded by AE-20 zoned vacant land, citrus groves, Pioneer Ditch, railroad tracks, State Highway 65 and Porterville City Limits. The Porterville Area Community Plan designates the site as Industrial, in order to accommodate the development and operation of a variety of manufacturing, assembly, processing and packaging uses. The applicant requested rezoning to allow storage for non-operative (towed) vehicles, a motor vehicle dismantling or wrecking yard, automotive dismantling and used parts storage within a building, and automotive sales with an outdoor display area, which are uses that

SUBJECT: Public Hearing to Consider Change of Zone No. PZ 06-002, from AE-20 (Exclusive Agricultural-20 acre minimum) Zone to M-2 (Heavy Manufacturing) Zone on a 1.6-acre site located on the west side of Orange Belt Drive (North Main Street) approximately 450 feet north of Linda Vista Avenue, north of Porterville.

DATE: October 30, 2007

are not allowed under the existing AE-20 zoning. The Planning Commission held a public hearing on August 8, 2007, modified the request and recommended a change of zone to M-1-SR. See attached Planning Commission Resolution No. 8246 for details. A draft Ordinance and draft map are also attached.

FISCAL IMPACT/FINANCING:

No net County costs.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

Rezoning to implement the General Plan and to promote economic development opportunities, effective growth management and a quality standard of living, which are goals that are linked to the Economic Well-Being initiative of Tulare County's Strategic Business Plan 2006-2011.


ALTERNATIVES:

Regarding Requests 1) and 2), State Planning and Zoning Law requires the Board to conduct a public hearing when the Planning Commission recommends approval of a rezoning (Government Code Section 65856). Your Board could modify or deny the requested change of zone; however, any modifications to the change of zone not previously considered by the Planning Commission must first be referred to the Planning Commission for report and recommendation (Section 65857).

INVOLVEMENT OF OTHER DEPARTMENTS OR AGENCIES:

See consultation referral list in staff report.

ADMINISTRATIVE SIGN-OFF:


George E. Finney
Assistant Director, Planning


Henry Hash
Director

cc: Auditor/Controller
County Counsel
County Administrative Office (2)
Wallace Towing, 927 West North Grand, Porterville Ca 93257

Attachments: Draft BOS Resolution;
Planning Commission Resolution 8246 for PZ 06-002;
Planning Commission Staff Report and Initial Study for PZ 06-002

BEFORE THE BOARD OF SUPERVISORS

COUNTY OF TULARE, STATE OF CALIFORNIA

**IN THE MATTER OF ADOPTION OF)
AMENDMENT TO TULARE COUNTY)
ORDINANCE NO. 352,)
THE ZONING ORDINANCE,)
PZ 06-002 FOR WALLACE TOWING)**

RESOLUTION NO. ____

UPON MOTION OF SUPERVISOR _____, SECONDED BY SUPERVISOR
_____, THE FOLLOWING WAS ADOPTED BY THE BOARD OF
SUPERVISORS, AT AN OFFICIAL MEETING HELD OCTOBER 30, 2007, BY THE
FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST: JEAN ROUSSEAU
COUNTY ADMINISTRATIVE OFFICER
CLERK, BOARD OF SUPERVISORS

BY: _____
Deputy Clerk

* * * * *

The Board of Supervisors:

1. Held a Public Hearing;
2. Introduced and waived the reading of the Ordinance;