

Zone Change No. PZC 22-006 (Gurprett Thandi)



Board of Supervisors

March 7, 2023

Presented by the
Tulare County Resource Management Agency



Overview

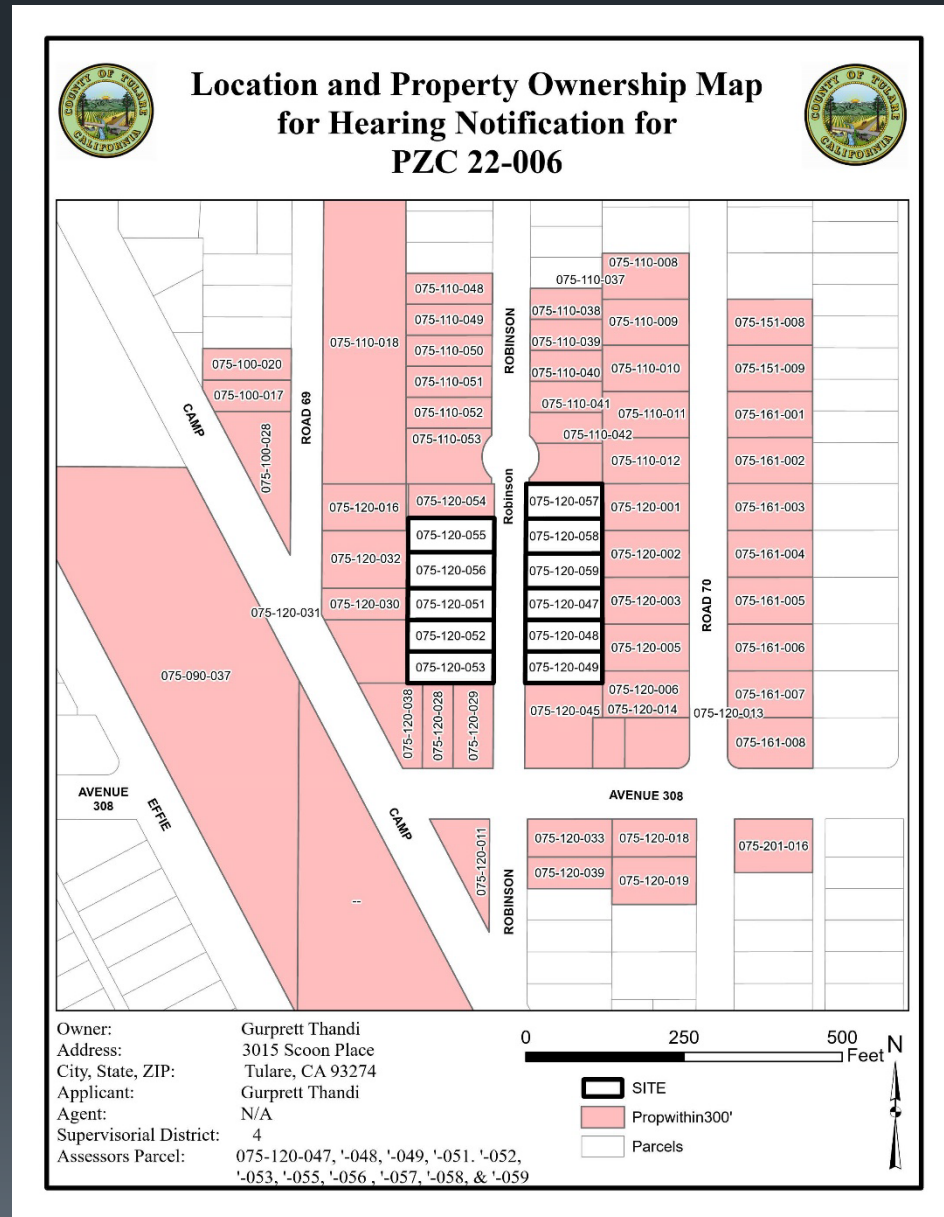
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- PZC 22-006 proposes to allow a Zone Change from the R-1 (Single-Family Residential) Zone to the R-2-MU (Two-Family Residential with a Mixed-Use Overlay Combining) Zone for Assessor's Parcel Numbers ("APNs"): 075-120-047, -048, -049, -051, -052, -053, -055, -056, -057, -058, and -059 to facilitate the construction of eleven (11) two-story duplexes, with one duplex on each of the eleven (11) existing parcels.
- Agent: N/A
- Location: The project site is located on the east and west side of Robinson Road, approximately 150 feet north of Avenue 308, in the unincorporated Tulare County community of Goshen
- On January 11, 2023, the Tulare County Planning Commission adopted Resolution No. 10038 recommending that the Board of Supervisors approve PZC 22-006.

Hearing Notification Map

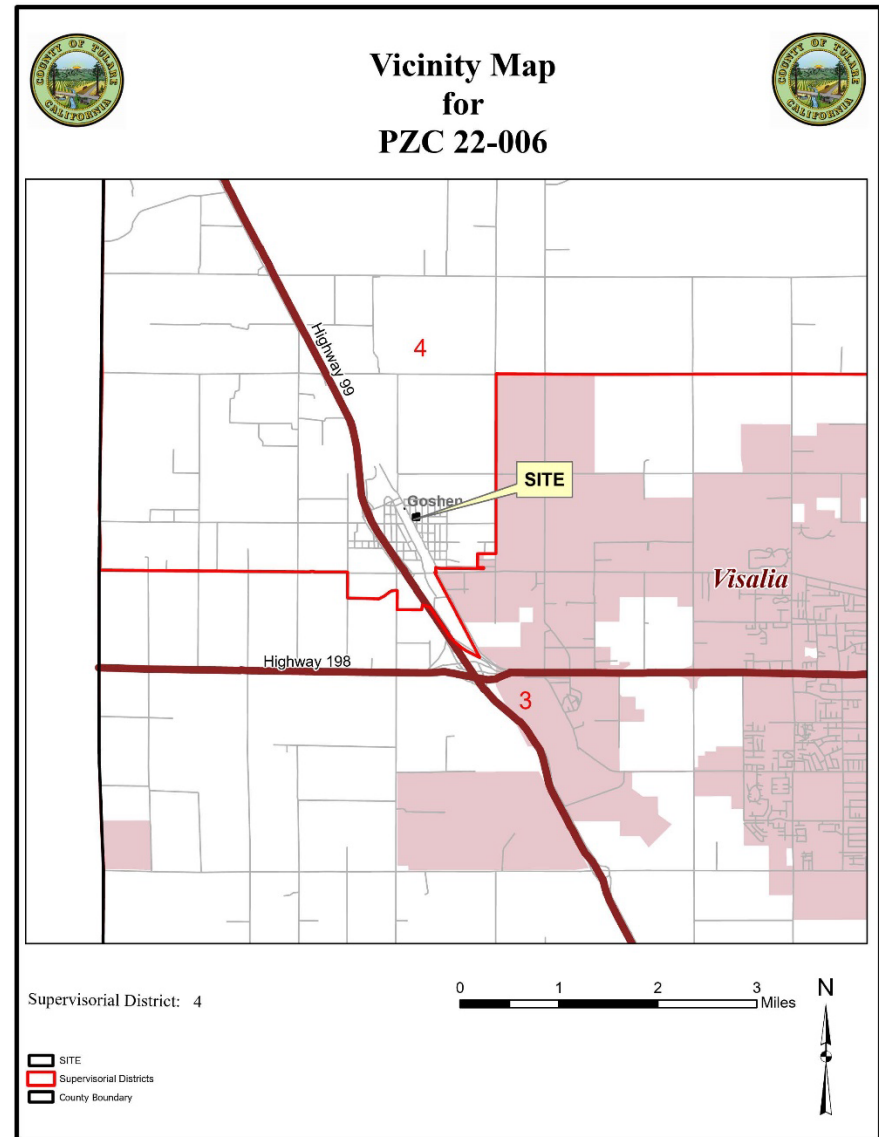
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The public hearing notice was mailed to surrounding property owners and published in the Sun-Gazette on February 14, 2023.



Vicinity Map

The project site is located on the east and west side of Robinson Road, approximately 150 feet north of Avenue 308, in the unincorporated Tulare County community of Goshen, Assessor Parcel Numbers (“APNs”) 075-120-047, -048, -049, -051, -052, -053, -055, -056, -057, -058, and -059.



Aerial Photograph

The project site is vacant land.

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General Plan Consistency

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The project site is located within the Visalia Urban Area Boundary (“UAB”) and the Goshen Urban Development Boundary (“UDB”). The Land Use Designation is “Medium Density Residential.” If a PZC is approved, changing the Zone from R-1 (Single-Family Residential) Zone to R-2 (Two-Family Residential) Zone for APNs: 075-120-047, -048, -049, -051, -052, -053, -055, -056, -057, -058, and -059, then the proposed project would be consistent with relevant policies of the Tulare County General Plan: (a) PF-1.3 Land Uses in UDBs/HDBs; (b) LU-3.1 Residential Developments; (c) LU-1.10 Roadway Access; (d) Housing Guiding Principle 1.1; (e) Housing Guiding Principle 2.2; (f) Housing Policy 2.21; (g) TC-1.2 County Improvement Standards; (h) AG-1.14 Right-to-Farm Noticing; (i) WR-3.3 Adequate Water Availability; (j) PFS-1.4 Standards of Approval; (k) PFS-2.4 Water Connections; (l) PFS-3.2 Adequate Capacity; and (m) PFS-3.3 New Development Requirements.

It is noted that the County has a drastic shortage of housing within the Unincorporated portions of the County under the 2012 General Plan Update (2030), and cannot meet the requirements of the Housing Element Update’s (2015) housing attainment goals for the Regional Housing Needs Assessment.

Table 15 on Page 47 of the Goshen Community Plan 2018 Update indicates that the total housing units was 1,041. The projected housing need for Single-Family Housing Units is 2,541 by the year 2040.

Staff Comment: *This Project's eleven duplexes will provide 22 dwelling units, which will provide approximately 1% of the projected housing need for the Community of Goshen by 2040.*

Regional Housing Needs Assessment: The current RHNA, adopted on June 30, 2014, is the fifth housing element cycle and covers a 9.75-year projection period (January 1, 2014 – September 30, 2023). The Tulare County RHNA Plan recommends that the County provide land use and zoning for approximately 7,081 units in the unincorporated portions of the County. The County administratively agreed to a housing share of 7,081 units (726 units per year over the 9.75-year RHNA planning period).

Staff Comment: *This Project's eleven duplexes will provide 22 dwelling units, which will provide approximately 0.3% of the projected housing need for the County of Tulare by 2040.*

Zoning Consistency

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Applicant requests that the zone district be changed from R-1 to R-2-MU, Section 7.A.2.5 of the Tulare County Zoning Ordinance lists two-family dwellings as a permitted use that doesn't require a special use permit in the R-2 (Two-Family Residential) Zone.

Williamson Act

The subject parcel is not restricted by a California Land Conservation Act (Williamson Act) Contract.

Consultation

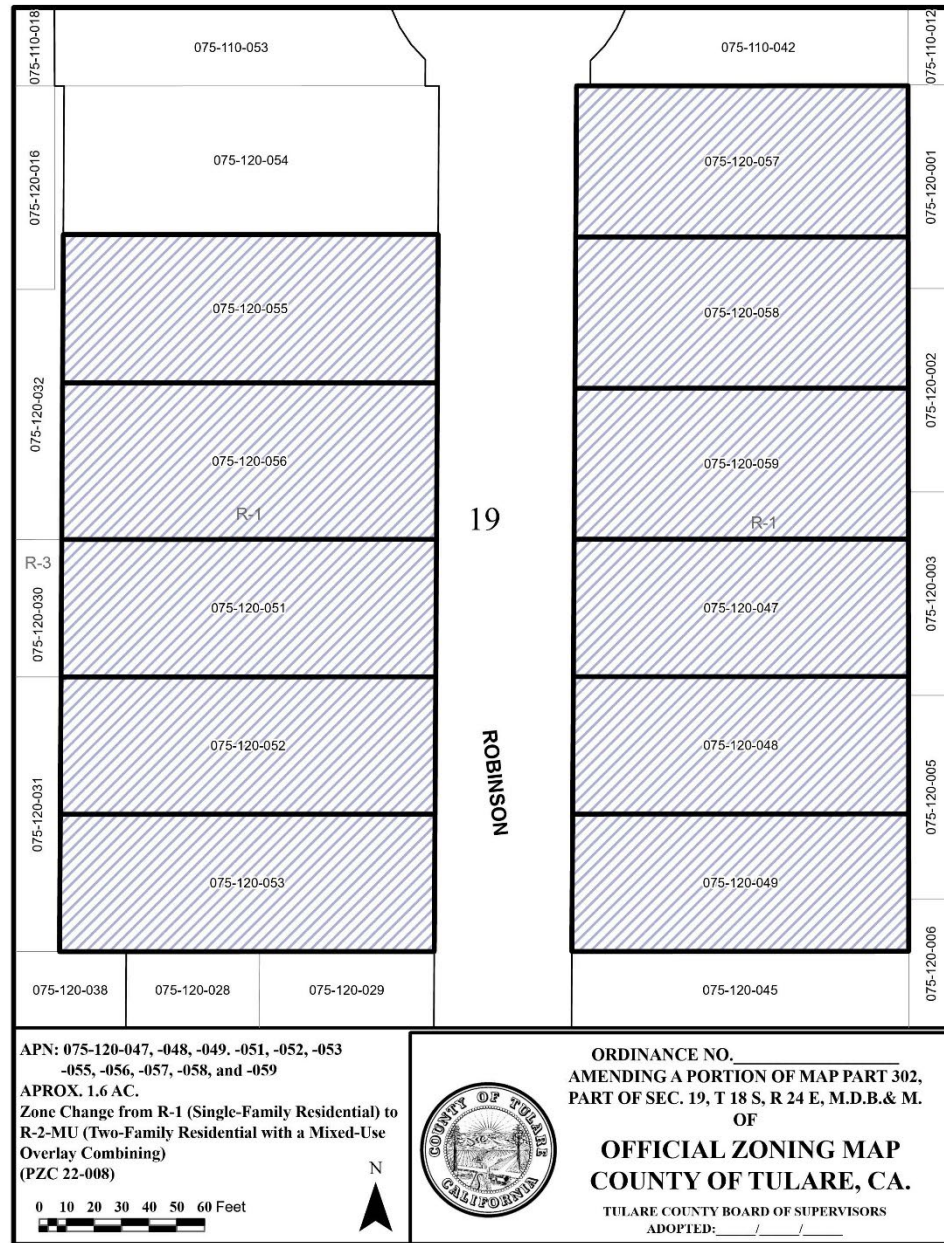
A Project Review – Consultation Notice was sent to the RMA Building Division, Code Compliance, Environmental Planning, the Tulare County Public Works/Engineering Department, the Tulare County Fire Department, Environmental Health, Assessor, Goshen Community Services District, City of Visalia, California Water Service.

R-1 (Single-Family Residential) Zone



Proposed Zoning Map

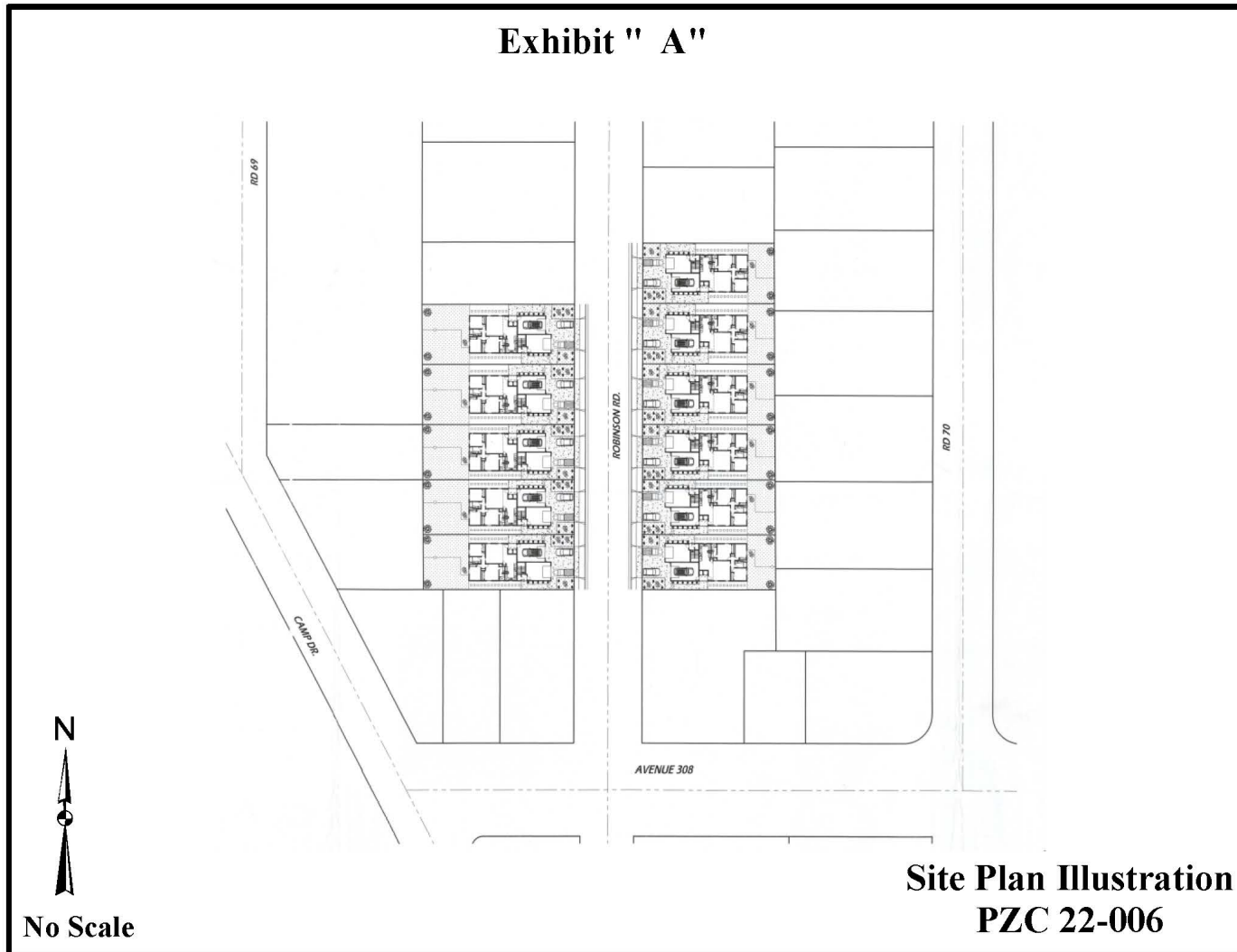
R-2-MU (Two-Family Residential with a Mixed- Use Overlay Combining) Zone



Site Plan

All of the existing parcels have direct access to Robinson Road.

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That the Board of Supervisors:

- 1) Hold a public hearing.
- 2) Approve a Categorical Exemption consistent with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines pursuant to Title 14, Cal. Code Regulations Sections 15303 and 15332, Class 3 and 32, pertaining to New Construction or Conversion of Small Structures and In-Fill Development Projects; and recommend the Board of Supervisors approve Change of Zone No. PZC 22-006.