



# Resource Management Agency

## COUNTY OF TULARE AGENDA ITEM

### BOARD OF SUPERVISORS

LARRY MICARI  
District One

PETE VANDER POEL  
District Two

AMY SHUKLIAN  
District Three

EDDIE VALERO  
District Four

DENNIS TOWNSEND  
District Five

**AGENDA DATE:** March 7, 2023

|                                    |     |
|------------------------------------|-----|
| Public Hearing Required            | Yes |
| Scheduled Public Hearing w/Clerk   | Yes |
| Published Notice Required          | Yes |
| Advertised Published Notice        | Yes |
| Meet & Confer Required             | N/A |
| Budget Transfer (Aud 308) attached | N/A |
| Personnel Resolution attached      | N/A |
| Agreement(s) attached              | N/A |

CONTACT PERSON: Celeste Perez PHONE: 559-624-7010

**SUBJECT:** Amendment to the Tulare County Zoning Ordinance No. 352 for Change of Zone No. PZC 22-006 Gurprett Thandi

**REQUEST(S):**

That the Board of Supervisors:

1. Hold a Public Hearing at 9:30 a.m. or shortly thereafter.
2. Adopt an ordinance amending Paragraph B of Section 3 of Ordinance No. 352, the Tulare County Zoning Ordinance, for Change of Zone No. PZC 22-006 to change the zone district 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, on property 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.
3. Adopt the findings of approval, as set forth in Planning Commission Resolution No. 10038, and approve Zone Change No. PZC 22-006
4. Find that the ordinance was introduced at the Planning Commission Meeting on January 11, 2023, and was set for adoption at today's meeting.
5. Find that the title of the ordinance was included on the published agenda, and that a copy of the full ordinance was made available to the public online and in print at the meeting before the ordinance was introduced.
6. Direct the Clerk of the Board to publish the full text of the adopted Ordinance and Amended Zoning Map for PZC 22-006 as required by law.

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**SUMMARY:**

On September 11, 2023, the Tulare County Planning Commission adopted Resolution No. 10038 recommending that the Board of Supervisors approve a categorical exemption and Change of Zone No. PZC 22-006 (Attachment No. 1) to change the zone district from the R-1 (Single-Family Residential) Zone to the R-2-MU (Two-Family Residential with a Mixed-Use Overlay Combining Overlay) 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.

**ENVIRONMENTAL SUMMARY:**

This project will not have a significant effect on the environment and has been determined to be categorically exempt 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. The use of Section 15303 is applicable and appropriate because, upon project approval, only one by-right duplex would be allowed on each of the eleven (11) existing parcels without further review. In addition, Section 15332 is applicable and appropriate because: (a) The project if approved will be consistent with the applicable general plan designation and all general plan policies as well as with applicable zoning designations and regulations; (b) The proposed development occurs within the community of Goshen on a project site of that is less than five acres that is substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

**ENTITLEMENT(S):**

The project is consistent with applicable elements of the County General Plan and the Zoning Ordinance.

**GENERAL PLAN CONSISTENCY:**

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

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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:**

Proposed to change 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. The Section 18.9 M-U, Mixed Use Overlay Combing Zone will allow flexibility in the actual uses over time.

**FISCAL IMPACT/FINANCING:**

No Net County Cost to the General Fund. The Applicant cost for a Zone Change was an initial deposit of \$6,451 to the RMA. Additional fees of \$115 per hour are charged if actual cost of processing the Zone Change application exceeds the deposit. CEQA documentation and compliance for the project is \$58 because the project is exempt from CEQA.

**LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:**

The County's five-year strategic plan includes the "Economic Well Being Initiative – to promote economic development opportunities, effective growth management and a quality standard of living." The requested change of zone helps encourage growth consistent with the County General Plan.

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**ADMINISTRATIVE SIGN-OFF:**

**/s/ Aaron R. Bock**

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Aaron R. Bock, MCRP, JD, LEED AP  
Assistant Director  
Economic Development & Planning

**/s/ Michael Washam**

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Michael Washam, A.C.E.  
Associate Director

**/s/Reed Schenke**

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Reed Schenke, P.E.  
Director

cc: County Administrative Office

Attachments:

Attachment No. 1 – Planning Commission PZC 22-006 Resolution No. 10038

Attachment No. 2 – Maps and Graphics

Attachment No. 3 – Notice of Exemption

Attachment No. 4 – Ordinance