

## SUMMARY FORM ATTACHMENT

### Project Title:

General Plan Amendment No. 2024-02, Change of Zone No. 2024-03, Conditional Zoning Agreement No. 2024-04, and Variance No. 2024-03.

### Project Description:

**General Plan Amendment No. 2024-02:** A request by Derrel's Mini Storage to change the land use designation upon APN 098-050-038 from High Density Residential (RHD) to Commercial Service (CS) for a 9.42-acre parcel, and the change of land use designation upon APNs 098-050-013, 098-050-060, 098-050-061, and 098-050-062 from Low Density Residential to High Density Residential for parcels measuring a total of 11.89-acres.

**Change of Zone No. 2024-03:** A request by Derrel's Mini Storage to change the zoning designation upon APN 098-050-038 from Multi-family Residential (R-M-3) to Service Commercial (C-S) for a 9.42-acre parcel, and the change of land use designation upon APNs 098-050-013, 098-050-060, 098-050-061, and 098-050-062 from R-1-5 (Single-Family Residential 5,000 sq. ft. minimum site area) to Multi-family Residential (R-M-3) for parcels measuring a total of 11.89-acres.

**Conditional Zoning Agreement No. 2024-04:** A request by Derrel's Mini Storage to establish conditions for a storage facility upon APN 098-050-038; and, for the Housing Authority of Tulare County to establish conditions for a multi-family development of at least 278 dwelling units upon APNs 098-050-013, 098-050-060, 098-050-061, and 098-050-062.

**Variance No. 2024-03:** A request by Derrel's Mini Storage to place a storage building on the north property line of APN 098-050-038.

**Project Location:** The project site is located at 1700 E. Goshen Avenue (APN: 098-050-038) and at the Northwest corner of East Goshen Avenue and North Lovers Lane (APNs: 098-050-013, 098-050-060, 098-050-062, and 098-050-061).