

RESOLUTION NO. 2023-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISALIA,  
APPROVING GENERAL PLAN AMENDMENT NO. 2022-01,  
A REQUEST BY THE VISALIA PUBLIC CEMETERY DISTRICT TO AMEND THE  
GENERAL PLAN LAND USE MAP TO CHANGE THE LAND USE DESIGNATION OF 15  
PARCELS TOTALING 3.17 ACRES FROM RESIDENTIAL LOW DENSITY TO PUBLIC  
INSTITUTIONAL, AND TO CHANGE THE LAND USE DESIGNATION OF ONE  
PARCEL TOTALING 0.24 ACRES FROM RESIDENTIAL MEDIUM DENSITY TO  
PUBLIC INSTITUTIONAL. THE PROJECT SITES ARE LOCATED AT 919 WEST  
ALLEN AVENUE, 618, 700, 706, 808, 918, 1010 NORTH RINALDI STREET, 1410,  
1420, 1430 WEST SADY AVENUE, AND 816 NORTH TURNER STREET (APNS: 093-  
062-006, 007, 015, 016, 026, 027, 093-073-002, 010, 093-083-013, 014, 015, 016, 025,  
093-102-001, 002)

**WHEREAS**, General Plan Amendment No. 2022-01 is a request by the Visalia Public Cemetery District to amend the General Plan Land Use Map to change the land use designation of 14 parcels totaling 3.17 acres from Residential Low Density to Public Institutional, and to change the land use designation of one parcel totaling 0.24 acres from Residential Medium Density to Public Institutional. The project sites are located at 919 West Allen Avenue, 618, 700, 706, 808, 918, 1010 North Rinaldi Street, 1410, 1420, 1430 West Sady Avenue, and 816 North Turner Street (APNs: 093-062-006, 007, 015, 016, 026, 027, 093-073-002, 010, 093-083-013, 014, 015, 016, 025, 093-102-001, 002); and,

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice, held a public hearing before said Commission on February 27, 2023; and

**WHEREAS**, at the February 27, 2023 Planning Commission meeting the item was removed from the meeting agenda due to project description errors discovered in the public hearing notice published in the Visalia Times-Delta newspaper. The Planning Commission continued the project to the March 13, 2023 Planning Commission meeting at the request of the applicant; and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice, held a public hearing before said Commission on March 13, 2023; and

**WHEREAS**, at the March 13, 2023 Planning Commission meeting the item was continued due errors in the processing and mailing of public hearing notices. The Planning Commission continued the project to the March 27, 2023 Planning Commission meeting at the request of staff; and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice, held a public hearing before said Commission on March 27, 2023; and

**WHEREAS**, the Planning Commission of the City of Visalia considered the General Plan Amendment in accordance with Section 17.54.060 of the Zoning Ordinance of the City of Visalia based on evidence contained in the staff report and testimony presented at the public hearing, and recommended approval of said General Plan Amendment; and

**WHEREAS**, the Planning Commission of the City of Visalia adopted Resolution No. 2022-43 recommending approval of General Plan Amendment No. 2022-01; and

**WHEREAS**, the City Council of the City of Visalia, after ten days published notice, held a public hearing for General Plan Amendment No. 2022-01 on May 1, 2023; and

**WHEREAS**, the City Council of the City of Visalia considered the General Plan Amendment in accordance with Section 17.54.080 of the Zoning Ordinance of the City of Visalia based on evidence contained in the staff report and testimony presented at the public hearing, and voted to remand the project back to City of Visalia staff for additional analysis and to provide the public with an opportunity to attend a future public outreach meeting with Visalia Public Cemetery District staff; and

**WHEREAS**, the Visalia Public Cemetery District held a public outreach meeting on June 15, 2023, and collected comment from members of the public, including residents of properties along North Turner Street and North Rinaldi Street; and

**WHEREAS**, the City Council of the City of Visalia, after ten days published notice, held a public hearing for General Plan Amendment No. 2022-01 on November 20, 2023.

**WHEREAS**, the project is exempt under the California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3) (common sense exemption).

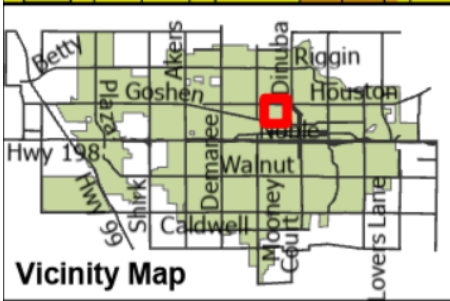
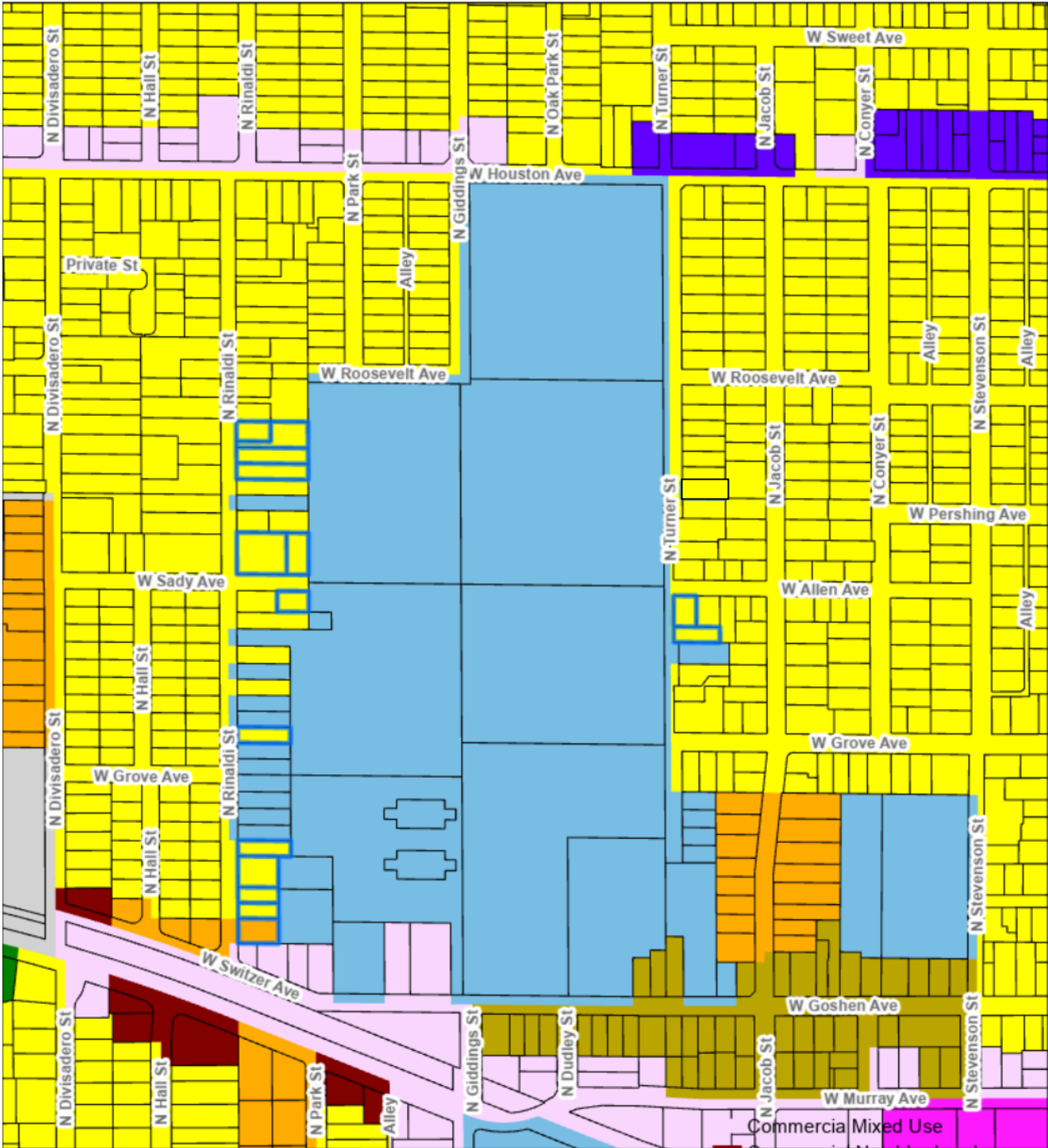
**NOW, THEREFORE, BE IT RESOLVED** the City Council concurs that the project is exempt from further environmental review under the California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3) (common sense exemption).

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the City Council of the City of Visalia approves General Plan Amendment No. 2022-01, as shown on Attachment "A" of this Resolution, on the real property described herein, in accordance with the terms of this resolution and under the provisions of Section 17.54.080 of the Ordinance Code of the City of Visalia, based on the following specific findings and evidence presented:

1. That the proposed General Plan Amendment is consistent with the goals, objectives, and policies of the General Plan, and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

2. That the proposed General Plan Amendment from Residential Low Density and Residential Medium Density to Public Institutional is compatible with adjacent land uses and is consistent with the goals and policies of the 2005 Visalia Public Cemetery District Land Use Plan.
3. The reclassification of residential property to public institutional will not have a negative impact on the City's housing stock or Regional Housing Need Allocation as none of the sites proposed for reclassification are listed on the City's sites inventory list for Visalia's Regional Housing Needs Allocation.
4. The potential loss of Low Density Residential/R-1-5 Zone land use capacity is less than 1% and will not significantly affect the overall availability of low-density residential land for development within the City.
5. The potential loss of fourteen residential units because of potential expansion of the public cemetery is considered less than significant to the residential capacity within the City.
6. That the project is exempt from further review under the California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3) (common sense exemption), as the proposed master plan boundary expansion, change in land use designation, and change in zoning classification will not in and of themselves have an effect on the environment.

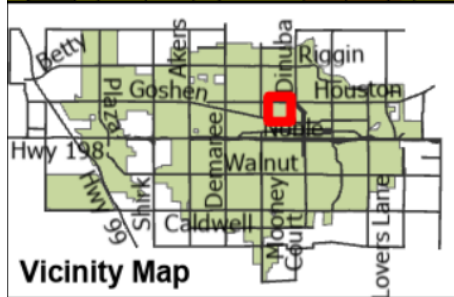
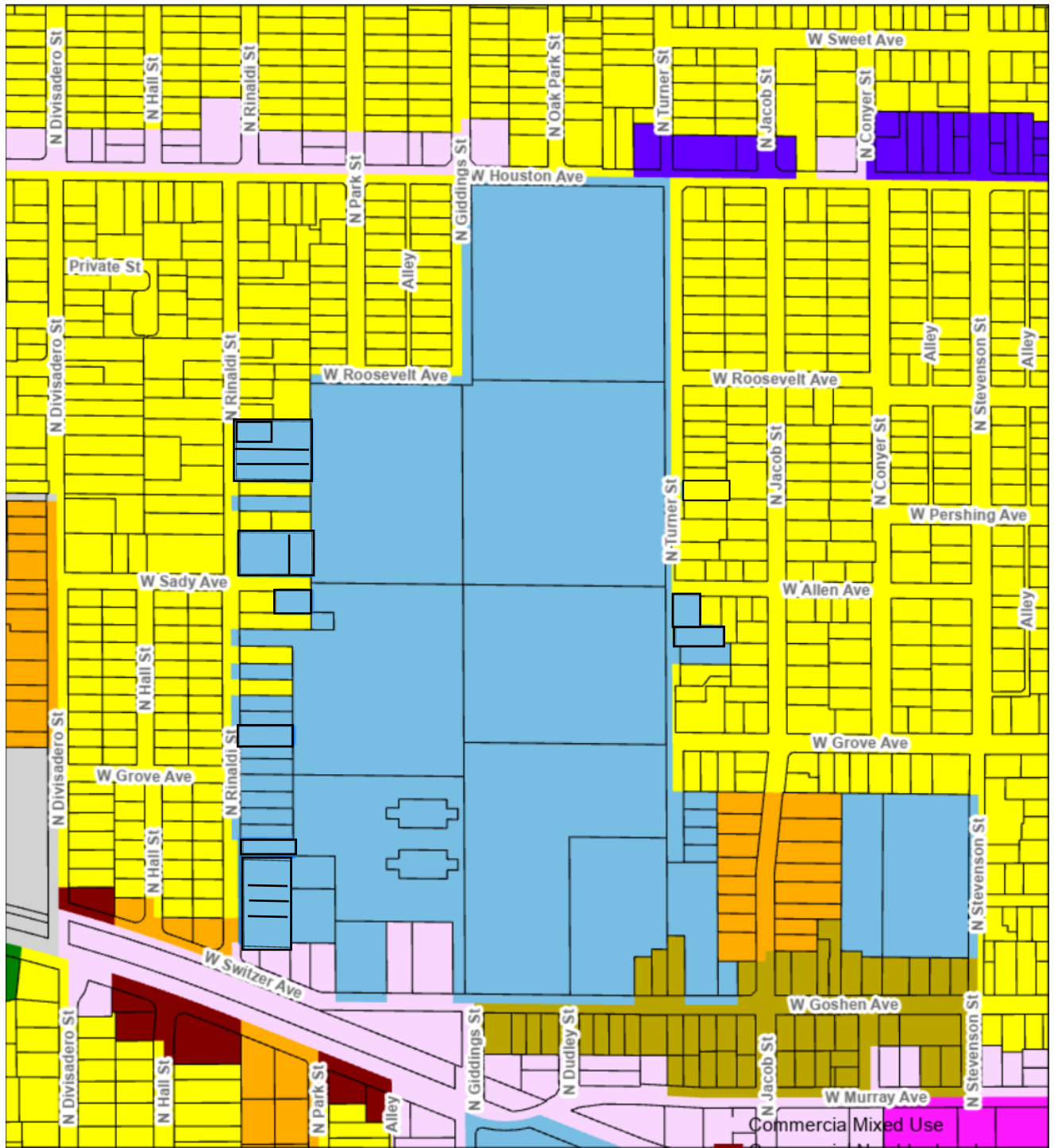
**EXHIBIT "A"**  
**GENERAL PLAN AMENDMENT NO. 2022-01**  
 City Council – Resolution No. 2023-10



**General Plan  
 Land Use Map**  
 Existing General Plan Land  
 Use Designation

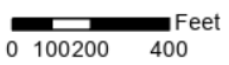
0 100 200 400 Feet

- Commercial Neighborhood
- Downtown Mixed Use
- Light Industrial
- Office
- Public Institutional
- Parks/Recreation
- Residential High Density
- Residential Low Density
- Residential Medium Density



## General Plan Land Use Map

### Proposed General Plan Land Use Designation



- Commercial Neighborhood
- Downtown Mixed Use
- Light Industrial
- Office
- Public Institutional
- Parks/Recreation
- Residential High Density
- Residential Low Density
- Residential Medium Density

