

ORDINANCE NO. 2026-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VISALIA PREZONING ASSESSOR'S PARCEL NUMBERS 127-020-020 AND 127-020-021 TO R-1 (SINGLE-FAMILY RESIDENTIAL ZONE), R-M-2 (MULTI-FAMILY RESIDENTIAL ZONE – 3,000 SQUARE FOOT MINIMUM SITE AREA), R-M-3 (MULTI-FAMILY RESIDENTIAL ZONE – 1,200 SQUARE FOOT MINIMUM SITE AREA), AND QP (QUASI-PUBLIC ZONE) (APNS 127-020-020 and 127-020-021)

WHEREAS, Annexation No. 2025-04 is a request by D.R. Horton to prezone Assessor's Parcel Numbers 127-020-020 and 127-020-021 ("subject property") to R-1 (Single-family residential zone), R-M-2 (Multi-family residential zone – 3,000 square foot minimum site area), R-M-3 (Multi-family residential zone – 1,200 square foot minimum site area), and QP (Quasi-public zone) (APN: 127-020-020 and -021), as depicted in Attachment "A"; and

WHEREAS, Table 42 of the Housing Element identifies R-1-5 (now R-1), R-M-2, and R-M-3 zones as being consistent with the Low, Medium, and Density Residential land use designations of the General Plan, respectively; and

WHEREAS, the QP (Quasi-Public) zone is consistent with the Conservation and Parks and Recreation land use designations of the General Plan; and

WHEREAS, General Plan Amendment No. 2025-04 proposed to align the General Plan land use designations of the subject property to correspond with Annexation No. 2025-04; and

WHEREAS, California Government Code Section 56375(a)(7) requires, as a condition to annexation, that a city prezone of the territory to be annexed or present evidence satisfactory to the Local Agency Formation Commission (LAFCo) that the existing development entitlements on the territory are consistent with the city's general plan; and

WHEREAS, pursuant to the City's Municipal Code and State Planning and Zoning Law, the Planning Commission of the City of Visalia is authorized to review and make recommendations to the City Council of the City of Visalia for actions related to the establishment of land use and zone designations on behalf of the City, including General Plan Amendments, changes of zone, and prezoning actions; and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, held a public hearing before said Commission on June 8, 2026, and considered Annexation No. 2025-04 to be in accordance with Visalia Municipal Code Chapters 17.02, 17.06, and 17.44 and on the evidence contained in the staff report and testimony presented at the public hearing, adopted Resolution No. 2026-33 recommending that the City Council approve an Ordinance for Annexation No. 2025-04; and

WHEREAS, by Resolution No. 2026-49, the City Council adopted the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project and found that no subsequent or supplemental environmental review is required; and

WHEREAS, the City Council of the City of Visalia, after ten (10) days published notice, held a first reading and public hearing of this Ordinance on July 20, 2026; and,

WHEREAS, the City Council of the City of Visalia finds Annexation No. 2025-04 to be in accordance with Visalia Municipal Code Chapters 17.02, 17.06, and 17.44 and on the evidence contained in the staff report and testimony presented at the public hearing; and,

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Visalia as follows:

SECTION 1. The City Council finds:

1. That the Mitigated Negative Declaration prepared for the project was prepared consistent with the California Environmental Quality Act.
2. That the proposed Prezone is consistent with the intent of the General Plan and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That the proposed Prezone will not impose new land uses or development that will adversely affect the subject site or adjacent properties.
4. That the proposed Prezone would result in zoning and land uses that suitably buffer and provide an efficient transition between the existing commercial, agricultural, and residential zoning and uses surrounding the site.
5. The site is physically suitable (including ability to meet requested zoning regulations, access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designations and anticipated land uses.
6. The City Council finds that the proposed rezoning is required to achieve the objectives of Visalia Municipal Code Section 17.02.020, complies with Visalia Municipal Code Chapter 17.44, and establishes zoning classifications consistent with the General Plan, as amended by General Plan Amendment No. 2025-04.

SECTION 2. Upon the effective date of Annexation No. 2025-04, the Official Zoning Map of the City of Visalia is hereby amended to prezone Assessor's Parcel Numbers 127-020-020 and 127-020-021 as depicted in Attachment "A."

SECTION 3. This Ordinance shall take effect thirty (30) days after its adoption. The rezoning established herein shall become operative only upon the effective date of Annexation No. 2025-04.

PASSED AND ADOPTED:

BRETT TAYLOR, MAYOR

ATTEST:

LESLIE CAVIGLIA, CITY CLERK

APPROVED BY CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss.
CITY OF VISALIA)

I, Leslie Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Ordinance 2026-07 passed and adopted by the Council of the City of Visalia at a regular meeting held on July 20, 2026, and certify a summary of this ordinance will be published in the Visalia Times Delta.

Dated: July 21, 2026

LESLIE CAVIGLIA, CITY CLERK

By Reyna Rivera, Chief Deputy City Clerk

ATTACHMENT "A" PREZONING MAP

