

ORDINANCE NO. 2025-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VISALIA APPROVING CHANGE OF ZONE NO. 2024-03: A REQUEST BY DERREL'S MINI STORAGE TO CHANGE THE ZONING DESIGNATION ON 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 ZONING ON APN(S): 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. THE DERREL'S MINI STORAGE PROJECT SITE IS LOCATED AT 1700 E. GOSHEN AVENUE (APN: 098-050-038) WHILE THE HOUSING AUTHORITY OF TULARE COUNTY SITE IS LOCATED ON THE NORTHWEST CORNER OF EAST GOSHEN AVENUE AND NORTH LOVERS LANE (APN(S): 098-050-013, 098-050-060, 098-050-062, AND 098-050-061)

WHEREAS, Change of Zone No. 2024-03 is A request by Derrel's Mini Storage to change the zoning designation on 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 zoning on APN(s): 098-050-013, 098-050-060, 098-050-061, and 098-050-062 from R-1-5 (Single-Family Residential 5,000 square foot minimum site area) to Multi-family Residential (R-M-3) for parcels measuring a total of 11.89-acres. The Derrel's Mini Storage project site is located at 1700 E. Goshen Avenue (APN: 098-050-038) while the Housing Authority of Tulare County site is located on the northwest corner of East Goshen Avenue and North Lovers Lane (APN(s): 098-050-013, 098-050-060, 098-050-062, and 098-050-061); and,

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, held a public hearing before said Commission on July 14, 2025; and,

WHEREAS, the Planning Commission of the City of Visalia considered the Change of Zone in accordance with Section 17.44.070 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 Change of Zone; and,

WHEREAS, the Planning Commission of the City of Visalia adopted Resolution No. 2024-53 recommending approval of Change of Zone No. 2024-03; and,

WHEREAS, the City Council of the City of Visalia, following a period of ten (10) days after published notice, held a public hearing for Change of Zone No. 2024-03 on September 15, 2025.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Visalia approves Change of Zone No. 2024-03, based on the following specific findings and evidence presented:

1. That the proposed Change of Zone 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.
2. That the proposed Change of Zone from 9.42 acres of R-M-3 (Multi-family Residential) to C-S (Service Commercial) and 11.89 acres of R-1-5 (Single-family Residential) to R-M-3 (Multi-family Residential) will not impose new land uses or development that will adversely affect the subject site or adjacent properties.
3. That the proposed zoning designations under the proposed Change of Zone results in zoning and land uses that suitably buffer and provide an efficient transition between the existing commercial and residential zoning and uses surrounding the site.
4. That Conditional Zoning Agreement No. 2024-04 will limit the allowed uses of the Service Commercial designation to only a mini-storage facility, which provides a compatible land use adjacent to the residential zoning designations of Single-family Residential (R-1-5) and Multi-family Residential (R-M-2).
5. That an Initial Study was prepared for the project including the Change of Zone, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant and therefore Negative Declaration No. 2024-45 be adopted for this project.

BE IT FURTHER RESOLVED, that the City Council of the City of Visalia approves Change of Zone No. 2025-03, as shown on Attachment "A" of this Ordinance, on the real property described herein, in accordance with the terms of this ordinance and under the provisions of Section 17.44.090 of the Ordinance Code of the City of Visalia.

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 2025-10 passed and adopted by the Council of the City of Visalia at a regular meeting held on October 6, 2025 and certify a summary of this ordinance will be published in the Visalia Times Delta.

Dated:

LESLIE CAVIGLIA, CITY CLERK

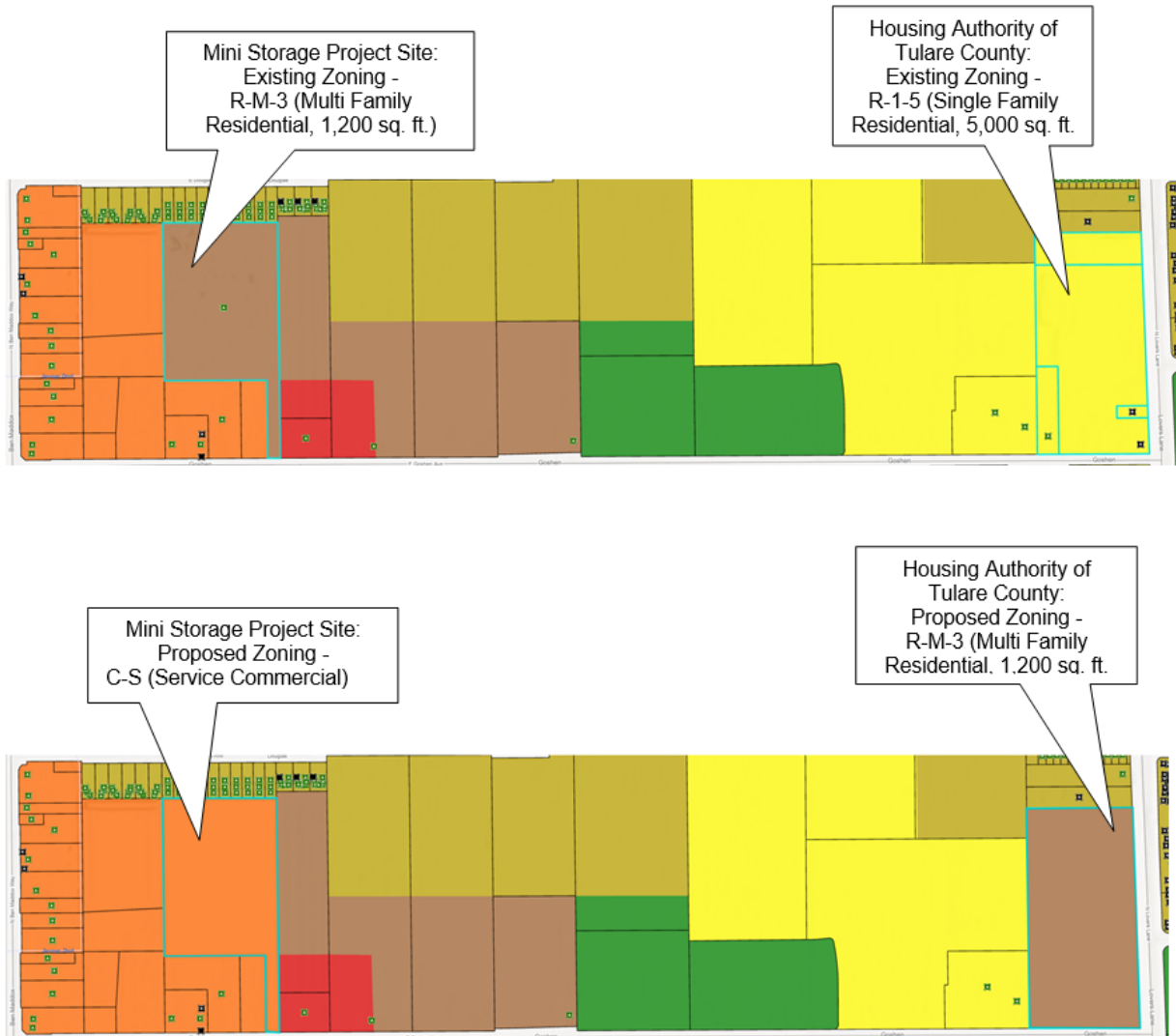
By Reyna Rivera, Chief Deputy City Clerk

ATTACHMENT "A"

AN ORDINANCE OF THE CITY COUNCIL AMENDING THE ZONING MAP AS FOLLOWS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VISALIA:

Section 1: The Zoning Map is hereby amended as follows:



Section 2: This property and Zoning Map of the City of Visalia is hereby amended to show said property changes.

Section 3: This Ordinance shall take effect thirty days after passage hereof.