

RESOLUTION NO. 2025-69

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISALIA, APPROVING GENERAL PLAN AMENDMENT NO. 2024-02: A REQUEST BY DERREL'S MINI STORAGE TO CHANGE THE LAND USE DESIGNATION ON APN: 098-050-038 FROM HIGH DENSITY RESIDENTIAL (RHD) TO SERVICE COMMERCIAL (CS) FOR A 9.42 ACRE PARCEL, AND THE CHANGE OF LAND USE DESIGNATION ON APN(S): 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. THE DERREL'S MINIM STORAGE PROJECT SITE IS LOCATED AT 1700 EAST GOSHEN AVENUE (APN: 098-050-038) WHILE THE HOUSING AUTHORITY OF TULARE COUNTY SITE IS LOCATED AT THE NORTHWEST CORNER OF EAST GOSHEN AVENUE AND NORTH LOVERS LANE (APN(S): 098-050-013, 098-050-060, 098-050-061, AND 098-050-062).

**WHEREAS**, General Plan Amendment No. 2024-02 is a request by Derrel's Mini Storage to change the land use designation on APN: 098-050-038 from High Density Residential (RHD) to Service Commercial (CS) for a 9.42-acre parcel, and the change of land use designation on APN(s): 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. The Derrel's Mini Storage project site is located at 1700 East 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 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 to the City Council; and,

**WHEREAS**, the Planning Commission of the City of Visalia adopted Resolution No. 2025-52 recommending approval of General Plan Amendment No. 2024-02; 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 General Plan Amendment No. 2024-02 on September 15, 2025.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Visalia approves General Plan Amendment No. 2024-02, 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 9.42 acres of High Density Residential to Service Commercial and 11.89 acres of Low Density Residential to High Density Residential will not impose new land uses or development that will adversely affect the subject site or adjacent properties.
3. That the proposed land use designations under the proposed General Plan Amendment results in land uses that suitably buffer and provide an efficient transition between the existing commercial and residential 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 land uses of Low Density Residential and Medium Density Residential.
5. That an Initial Study was prepared for the project including the General Plan Amendment, 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 General Plan Amendment No. 2024-02, 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.

PASSED AND ADOPTED: September 15, 2025  
CLERK

LESLIE B. CAVIGLIA, CITY

STATE OF CALIFORNIA )

COUNTY OF TULARE ) ss.

CITY OF VISALIA )

I, Leslie B. Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution 2025-65 passed and adopted by the Council of the City of Visalia at a regular meeting held on September 2, 2025.

Dated: September 15, 2025

LESLIE B. CAVIGLIA, CITY CLERK

By Reyna Rivera, Chief Deputy City Clerk

ATTACHMENT "A"

# GENERAL PLAN AMENDMENT NO. 2024-02

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