

RESOLUTION NO. 2026-48

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISALIA DENYING THE APPEAL AND UPHOLDING THE PLANNING COMMISSION'S APPROVAL OF TENTATIVE PARCEL MAP NO. 2025-13, A REQUEST BY D.R. HORTON TO SUBDIVIDE PARCELS TOTALING APPROXIMATELY 78.11 ACRES INTO FOUR PARCELS AND AN APPROXIMATELY 20.81 DESIGNATED REMAINDER, TO BE LOCATED IN PROPOSED 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). THE PROJECT SITE IS LOCATED NORTH OF THE NORTHEAST CORNER OF SOUTH LOVERS LANE AND EAST CALDWELL AVENUE
APNS: 127-020-020 AND -021

WHEREAS, Tentative Parcel Map No. 2025-13 (“Subdivision”) is a request by D.R. Horton to subdivide parcels totaling approximately 78.11 acres into four parcels and an approximately 20.81 designated remainder, to be located in proposed 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). The project site is located north of the northeast corner of Lovers Lane and Caldwell Avenue (APNs: APN: 127-020-020 and -021); and

WHEREAS, on June 8, 2026, the Planning Commission adopted a Mitigated Negative Declaration and conditionally approved Tentative Parcel Map No. 2025-13; and

WHEREAS, the applicant timely appealed the Planning Commission's decision pursuant to Section 17.02.145 of the Visalia Municipal Code; and

WHEREAS, the City Council conducted a de novo public hearing on July 20, 2026, considered the entire administrative record, including the Planning Commission staff report, the appeal, the City Council staff report, public testimony, and all evidence presented; and

WHEREAS, by Resolution No. 2026-46, the City Council adopted the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and found that no subsequent or supplemental environmental review is required.

NOW, THEREFORE, BE IT RESOLVED, NOW, that the City Council:

1. Finds that Tentative Parcel Map No. 2025-13 satisfies the applicable provisions of the Subdivision Map Act and the Visalia Municipal Code.
2. Finds that the issues raised in the appeal concerning Planning Commission Condition No. 2 have been independently considered by the City Council.

3. Finds that construction of frontage improvements concurrent with development of the first phase is a necessary prerequisite to the orderly development of the surrounding area pursuant to Government Code section 66424.6(a)(2)(B), and that Planning Commission Condition No. 2 is appropriate for the reasons set forth in the City Council staff report and evidence presented at the public hearing.
4. Confirms the Planning Commission's conditional approval of Tentative Parcel Map No. 2025-13, subject to the Planning Commission Conditions of Approval dated June 8, 2026.

PASSED AND ADOPTED: July 20, 2026

LESLIE B. CAVIGLIA, CITY CLERK

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 2026-48 passed and adopted by the Council of the City of Visalia at a regular meeting held on July 20, 2026.

Dated: July 21, 2026

LESLIE B. CAVIGLIA, CITY CLERK

City Clerk

By Reyna Rivera, Chief Deputy