



Legislation Details (With Text)

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On agenda: 7/20/2026 **Final action:** 7/20/2026

Title: Ordinance Adoption - Second reading and adoption of Ordinance No. 2026-04 pertaining to the approval of Change of Zone No. 2025-03: A request by the City of Visalia to change the zoning designation on a 21-acre parcel from QP (Quasi-Public) to CMU (Commercial Mixed Use). The site is located on the northwest corner of Akers Street and Riggins Avenue, within the City limits of Visalia (APN: 077-100-103).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Attachment 1 -- Ordinance 2026-04 for COZ 2025-03, 2. Attachment 2 -- CC Staff Report 06_15_2026, 3. Attachment 3 -- Maps

Date	Ver.	Action By	Action	Result
7/20/2026	1	Visalia City Council		

Agenda Item Wording:

Ordinance Adoption - Second reading and adoption of Ordinance No. 2026-04 pertaining to the approval of Change of Zone No. 2025-03: A request by the City of Visalia to change the zoning designation on a 21-acre parcel from QP (Quasi-Public) to CMU (Commercial Mixed Use). The site is located on the northwest corner of Akers Street and Riggins Avenue, within the City limits of Visalia (APN: 077-100-103).

Agenda Date: 07/20/2026

Prepared by: Brandon Smith, Principal Planner, brandon.smith@visalia.gov, (559) 713-4636; Paul Bernal, Planning and Community Preservation Director, paul.bernal@visalia.gov, (559) 713- 4025

Department Recommendation: Staff recommends that the City Council adopt the second reading of Ordinance No. 2026-04 for Zoning Text Amendment No. 2025-03, to change the zoning designation on a 21-acre parcel from QP (Quasi-Public) to CMU (Commercial Mixed Use). The site is located on the northwest corner of Akers Street and Riggins Avenue.

Summary:

On June 15, 2026, the City Council held a public hearing for:

- General Plan Amendment No. 2025-02: A request by the City of Visalia to change the land use designation on a 21-acre parcel from Parks/Recreation to Commercial Mixed Use.
- First Reading of Ordinance No. 2026-04 to adopt Change of Zone No. 2025-03: A request by the City of Visalia to change the zoning designation on a 21-acre parcel from QP (Quasi-Public) to CMU (Commercial Mixed Use).

After closing the public hearing, the City Council voted 4-1 (Councilperson Taylor, absent) to approve General Plan Amendment No. 2025-02, and to conduct the First Reading of Ordinance No. 2026-04

for Change of Zone No. 2025-03.

The second reading of the Ordinance is the final action the City Council takes in order for Change of Zone No. 2025-03 to take effect. Following the second reading and Council adoption, the ordinance will go into effect 30 days following adoption of the second reading.

Background Discussion:

General Plan Amendment No. 2025-02 and Change of Zone No. 2025-03 together are a request by the City of Visalia to change the general plan land use and zoning designations on a 21-acre parcel from Parks/Recreation land use (QP zone) to Commercial Mixed Use (C-MU zone). The 21-acre parcel is an undeveloped parcel located on the northwest corner of North Akers Street and West Riggins Avenue (see aerial map in Attachment 3).

The proposed project only changes the land use and zoning designations associated with the parcel. No specific development is being proposed or is planned in correlation with the General Plan Amendment / Change of Zone.

The reclassification of land use and zoning designations toward a commercial designation was based upon the recommendation of the City Council upon the conclusion of four work session discussions held between January 16, 2020 and August 19, 2024. The site has always held the general plan land use and zoning designation of Parks/Recreation / QP zone since the property's annexation in 2010. Visalia Unified School District sold the site to the City of Visalia in 2014 and has retained property to the north for development of a middle school and future high school. Visalia's General Plan, adopted in 2014, illustrates this site in a Parks/Facilities Map as a potential location for a new community park serving the northwest quadrant. General Plan Policy PSCU-P-5 more explicitly calls for the creation of a new community park to be built in and to serve the northwest quadrant.

Fiscal Impact including annual maintenance and operating costs: The Change of Zone action will have no impact to the city. Regarding the sale of the site, since the City purchased the site using Park Impact Fees, any portion of land that will be sold for non-park use will require payment back to the park impact fee program.

Prior Council Action:

On June 15, 2026, the City Council held a public hearing for:

- General Plan Amendment No. 2025-02: A request by the City of Visalia to change the land use designation on a 21-acre parcel from Parks/Recreation to Commercial Mixed Use.
- First Reading of Ordinance No. 2026-04 to adopt Change of Zone No. 2025-03: A request by the City of Visalia to change the zoning designation on a 21-acre parcel from QP (Quasi-Public) to CMU (Commercial Mixed Use).

After closing the public hearing, the City Council voted 4-1 (Taylor, absent) to approve General Plan Amendment No. 2025-02, and to conduct the First Reading of Ordinance No. 2026-04 for Change of Zone No. 2025-03.

Planning Commission Review and Action:

The Planning Commission conducted a public hearing on June 8, 2026, to consider General Plan Amendment No. 2025-02 and Change of Zone No. 2025-03, changing the entire 21 acres to the Commercial Mixed Use designation. Planning Commissioners made a motion for each individual entitlement, and each item passed on a 4-0 vote (Commissioner Norman, absent).

Alternatives: None.

Recommended Motion (and Alternative Motions if expected):

I move to adopt the second reading of Ordinance No. 2026-04 for Change of Zone No. 2025-03.

Environmental Assessment Status: An Initial Study and Negative Declaration were prepared for the proposed project. This environmental review was prepared for the proposed General Plan Amendment and Change of Zone only and does not consider any environmental impacts regarding any future development, as such development would also be subject to separate environmental review under the California Environmental Quality Act (CEQA) once details of the development are known. The City Council adopted the Initial Study / Negative Declaration together with the adoption of the General Plan Amendment and first reading of the Change of Zone.

CEQA Review: No further environmental action is required.

Deadline for Action: 07/20/2026

Attachments:

1. Ordinance No. 2026-04 for Change of Zone No. 2025-03
2. City Council staff report from 1st Reading of Ordinance No. 2026-04, June 15, 2026
3. General Plan, Zoning, Aerial, and Location Map

Strategic Goal: Indicates which City Strategic Goal(s) this item supports. Check all that apply.

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Economic Vitality	Organizational Excellence	Fiscal Strength	Infrastructure & Growth	Quality of Life