

RESOLUTION NO. 2025-65

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISALIA, APPROVING GENERAL PLAN AMENDMENT NO. 2025-02: A REQUEST BY THE CITY OF VISALIA TO CHANGE THE LAND USE DESIGNATION ON A 16-ACRE PORTION OF A 21-ACRE PARCEL FROM PARKS/RECREATION TO COMMERCIAL MIXED USE. THE SITE IS LOCATED ON THE NORTHWEST CORNER OF AKERS STREET AND RIGGIN AVENUE, WITHIN THE CITY OF VISALIA, COUNTY OF TULARE (APN: 077-100-103).

WHEREAS, General Plan Amendment No. 2025-02 is a request by the City of Visalia to change the land use designation on a 16-acre portion of a 21-acre parcel from Parks/Recreation to Commercial Mixed Use. The site is located on the northwest corner of Akers Street and Riggin Avenue, within the City of Visalia, County of Tulare (APN: 077-100-103); and,

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, held a public hearing before said Commission on August 11, 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; and,

WHEREAS, the Planning Commission of the City of Visalia adopted Resolution No. 2025-42 recommending approval of General Plan Amendment No. 2025-02; 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. 2025-02 on September 2, 2025.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Visalia approves General Plan Amendment No. 2025-02, 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 21 acres of Parks/Recreation to 16 acres of Commercial Mixed Use and 5 acres of Parks/Recreation is compatible with adjacent land uses and will not impose new land uses that would adversely affect the subject site or adjacent properties.
3. That the proposed Commercial Mixed Use land use designation under the proposed General Plan Amendment results in the placement of a land use designation that provides an efficient transition from the arterial/arterial roadway intersection to residential, parks/recreation, and public institutional uses surrounding the site.

4. 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. 2025-28 be adopted for this project.

BE IT FURTHER RESOLVED that the City Council of the City of Visalia approves General Plan Amendment No. 2025-02, 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 2, 2025

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 2025-65 passed and adopted by the Council of the City of Visalia at a regular meeting held on September 2, 2025.

Dated: September 2, 2025

LESLIE B. CAVIGLIA, CITY CLERK

By Reyna Rivera, Chief Deputy City Clerk

ATTACHMENT "A"

GENERAL PLAN AMENDMENT NO. 2025-02

Visalia City Council
Resolution No. 2025-65

