

ORDINANCE NO. 2026-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VISALIA APPROVING 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 C-MU (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, Change of Zone No. 2025-03 is a request by the City of Visalia to change the zoning designation on a 21-acre parcel from QP (Quasi-Public) to C-MU (Commercial Mixed Use). The site is located on the northwest corner of Akers Street and Riggins Avenue, within the City of Visalia, County of Tulare (APN: 077-100-103); and

WHEREAS, on September 2, 2025, the City Council of the City of Visalia initially held a public hearing before said Council regarding Change of Zone No. 2025-03, wherein the request was to change the zoning designation on a 16-acre portion of the 21-acre parcel from Quasi-Public to Commercial Mixed Use, and referred Change of Zone No. 2025-03 back to staff to designate the entire 21 acres as Commercial Mixed Use (rather than only a 16-acre portion), and directed staff to prepare the appropriate analysis and the appropriate CEQA documentation; and

WHEREAS, City staff has revised the application for Change of Zone No. 2025-03 to reflect a change of designation on the entire 21-acre parcel, and has prepared a corresponding Initial Study and Negative Declaration in compliance with the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, held a public hearing before said Commission on June 8, 2026; 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. 2026-31 recommending approval of Change of Zone No. 2025-03; and

WHEREAS, the City Council of the City of Visalia, following a period of ten (10) days after published notice, held a public hearing and 1st Reading for Change of Zone No. 2025-03 on June 15, 2026, and a 2nd Reading for Change of Zone No. 2025-03 on July 20, 2026 .

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Visalia approves Change of Zone No. 2025-03, based on the following specific findings and evidence presented:

1. That the Change of Zone is consistent with the intent of the General Plan and the 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 Commercial Mixed Use (C-MU) zoning is consistent with the Commercial Mixed Use land use designation and compatible with adjacent land uses.
3. That the proposed Commercial Mixed Use zoning designation under the proposed Change of Zone results in the placement of a zoning 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 Change of Zone, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant, and therefore Negative Declaration No. 2026-14 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 No. 2026-04 passed and adopted by the Council of the City of Visalia at a regular meeting held on July 20, 2026 and certify a summary of this ordinance will be published in the Visalia Times Delta.

Dated:

LESLIE CAVIGLIA, CITY CLERK

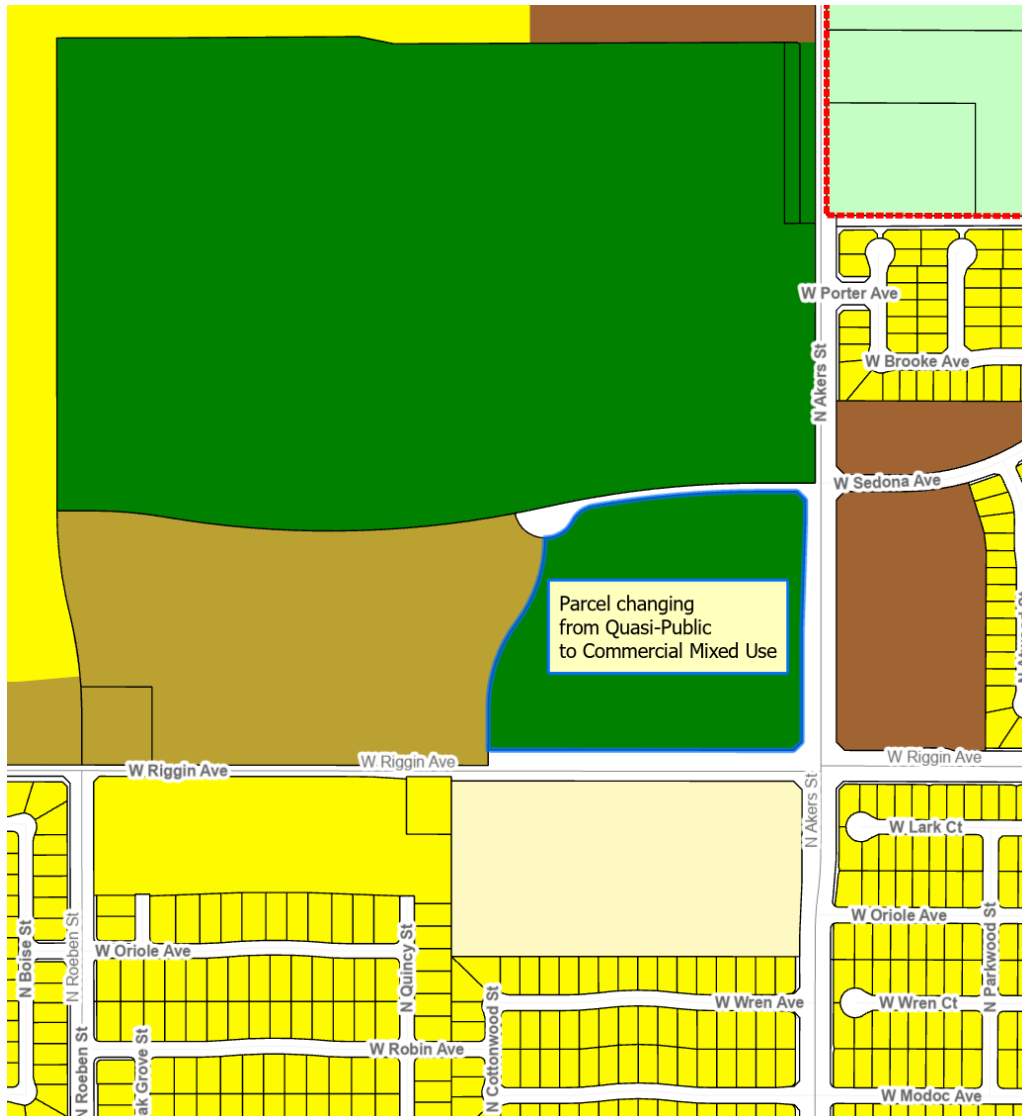
By Reyna Rivera, Chief Deputy City Clerk

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.