

## **ORDINANCE NO. 702**

**AN ORDINANCE OF THE CITY OF COUNCIL OF THE CITY OF LINDSAY AMENDING THE CITY OF LINDSAY ZONING MAP TO CHANGE ZONING DESIGNATION FROM LIGHT INDUSTRIAL (IL) TO MIXED USE (MU) FOR THE FOLLOWING PROPERTIES: ASSESSOR'S PARCEL NUMBERS (APN): 205-360-011, 205-360-012, 205-360-013, 205-096-003, 205-101-006, 205-101-017, 205-101-015, 205-101-014, 205-101-012, 205-101-016, 205-293-011, 205-293-015, 205-101-007 AND AMENDING THE LINDSAY ZONING MAP AS ADOPTED BY ORDINANCE 437 AND 602.**

**THE CITY COUNCIL OF THE CITY OF LINDSAY DOES ORDAIN AS FOLLOWS:**

### **Section 1. LOCATION AND REZONE.**

In accordance with the Lindsay Municipal Code, the City Council hereby amends the City of Lindsay Zoning Map as follows:

I. The real properties identified as Assessor's Parcel Numbers: APN 205-360-011, 205-360-012, 205-360-013, 205-096-003, 205-101-006, 205-101-017, 205-101-015, 205-101-014, 205-101-012, 205-101-016, 205-293-011, 205-293-015, 205-101-007, and shown in "Exhibit A" attached hereto, and incorporated herein by reference, are hereby rezoned from Light Industrial (IL) to Mixed Use (MU).

II. The Director of City Services and Planning of the City of Lindsay is hereby authorized and directed to update the official Zoning Map of the City of Lindsay to reflect the zoning changes adopted by this Ordinance. The updated Zoning Map shall be attached to this Ordinance as "Exhibit B."

This amendment modifies the Zoning Map adopted by Ordinance 437, and 602 as amended.

### **Section 2: AMENDMENT TO OFFICAL ZONING MAP.**

The Director of City Services and Planning is hereby authorized and directed to implement the amendments described in Section 1 by outlining and designating the affected parcels as Mixed Use (MU) on the official Zoning Map of the City of Lindsay.

### **Section 3. CEQA REVIEW.**

The City Council finds that this Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15060(c)(2), because the activity will not result in a direct or reasonably foreseeable indirect physical change to the environment. Environmental review will be conducted as part of any future development application for the affected properties.

**Section 4. NO LIABILITY.**

Nothing in this Ordinance shall be construed as imposing any duty of care upon the City of Lindsay or upon any of its official, employee or agents. The City assumes no responsibility for any damage to person or property arising from any action or inaction related to this ordinance.

**Section 5. PENDING ACTIONS.**

Nothing in this Ordinance shall affect any suit or proceeding currently pending or any rights or liabilities already existing under any ordinance or code repealed or amended by this Ordinance. All legal rights, remedies, and obligations shall remain in full effect.

**Section 6. SEVERABILITY.**

If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance, or its application to any person or circumstance, is held invalid or unenforceable, such decision shall not affect validity of the remaining portions of the Ordinance. The City Council declares that it would have adopted each subsection, paragraph, sentence, clause, or phrase irrespective of the invalidity of any portion.

**Section 7. CONSTRUCTION.**

This Ordinance is intended to supplement, not to conflict with, state and federal law. To the extent the provisions of this Ordinance are substantially the same as prior provisions of the Lindsay Municipal Code, as amended by this ordinance are substantially the same as provisions in the Lindsay Municipal Code, they shall be construed as continuations of those earlier provisions and not as a new enactment.

**Section 8. FINDINGS.**

The City Council finds that the amendments adopted herein comply with Lindsay Municipal Code Sections 18.22.020 and 18.22.040 through 18.22.090, which govern amendments to zoning district boundaries and regulations. Section 18.22.020 authorizes the City Council to initiate changes to zoning district boundaries and regulations. Section 18.22.020 authorizes the City Council to initiate changes to zoning district boundaries and zoning regulations.

**Section 9. EFFECTIVE DATE.**

THE FOREGOING ORDINANCE, read by title only with the reading in full waived, was introduced at a regularly scheduled meeting on the 9<sup>th</sup> day of December 2025.

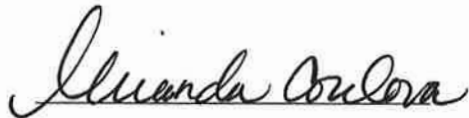
This Ordinance was PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council held on the 13 day of January 2026, by the following vote:

City Council of the City of Lindsay



Misty Villarreal, Mayor

ATTEST:



Miranda Cordova, City Clerk

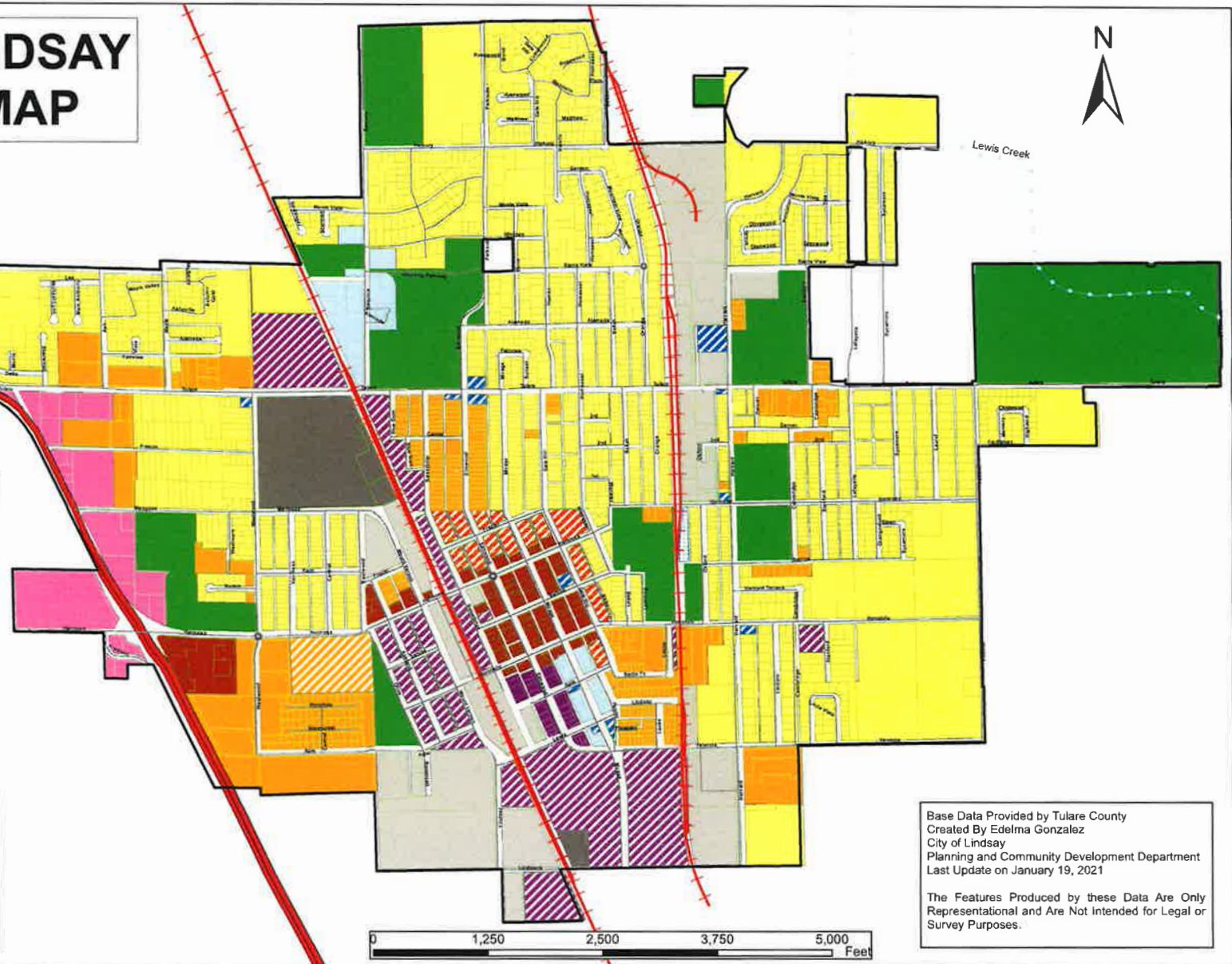
# CITY OF LINDSAY ZONING MAP



Lewis Creek

## Legend

- City Limits
- City Parcel Addresses
- City Streets
- State Highway
- Railroad
- (CC) Central Commercial
- (CH) Highway Commercial
- (CN) Neighborhood Commercial
- (CS) Service Commercial
- (IH) Heavy Industrial
- (IL) Light Industrial
- (MXU) Mixed-Use
- (PO) Professional Offices
- (R-1-7) Single Family Residential
- (RCO) Resource, Conserv. & Open Space
- (RM-1.5) Office/High Density
- (RM-3) Multi-Family Residential
- (RM-MH8) Multi-Family Residential
- Unknown



Base Data Provided by Tulare County  
 Created By Edelfma Gonzalez  
 City of Lindsay  
 Planning and Community Development Department  
 Last Update on January 19, 2021

The Features Produced by these Data Are Only  
 Representational and Are Not Intended for Legal or  
 Survey Purposes.

**Exhibit A**

<b>Size of Parcel (Acres)</b>	<b>APN</b>	<b>Owner</b>	<b>Site Street Address</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>
2.00	205-360-011	Rowley Ryan Wayne & Deana Lynn	310 W. Tulare Rd, Lindsay	IL (Light Industrial)	MXU (Mixed Use)
0.14	205-360-012	Orosco J Guadalupe & Maria Lus	n/a	IL (Light Industrial)	MXU (Mixed Use)
0.12	205-360-013	Orosco J Guadalupe & Maria Lus	n/a	IL (Light Industrial)	MXU (Mixed Use)
0.70	205-096-003	Gaitan Jose Luis Farias & Farias Elba R	364 Center St., Lindsay	IL (Light Industrial)	MXU (Mixed Use)
0.21	205-101-006	Anderson Lloyd R & Zimmerman Helen	250 Blue Gum Ave., Lindsay	IL (Light Industrial)	MXU (Mixed Use)
0.56	205-101-017	CH-Church of God of Prophecy	n/a	IL (Light Industrial)	MXU (Mixed Use)
0.46	205-101-015	CH-California Association of Spanish C	565 N. Sweet Brier Ave., Lindsay	IL (Light Industrial)	MXU (Mixed Use)
0.50	205-101-014	Union Pacific Railroad	565 N. Sweet Brier Ave., Lindsay	IL (Light Industrial)	MXU (Mixed Use)
0.83	205-101-012	BENITEZ ENRIQUE	n/a	IL (Light Industrial)	MXU (Mixed Use)
0.38	205-101-016	PADILLA PATRICIA MONTES	n/a	IL (Light Industrial)	MXU (Mixed Use)
0.36	205-293-011	MC DERMONT VENTURE LLC	423 N. Sweet Brier Ave., Lindsay	IL (Light Industrial)	MXU (Mixed Use)
2.11	205-293-015	MC DERMONT VENTURE LLC	n/a	IL (Light Industrial)	MXU (Mixed Use)
0.14	205-101-007	ANDERSON LLOYD R & ZIMMERMAN HEL	250 Blue Gum Ave., Lindsay	IL (Light Industrial)	MXU (Mixed Use)
8.51					