

## City of Visalia Conditional Use Permits for Multi-family Residential Development - Unbuilt or Under Construction

The following table lists the names and information related to Conditional Use Permit applications received by the City of Visalia for multi-family residential development. A CUP is required for any multi-family project yielding more than 60 dwelling units. Unless otherwise specified, all entitlements have received approval by the Visalia Planning Commission on the date of public hearing. This list shall be used only for the informational purpose of describing conditional use permit applications received by the City. The list does not represent numbers of final lots recorded, phases of maps recorded, and/or building permits issued in relation to each conditional use permit application. This list is not guaranteed to be comprehensive or error-free.

CUP NO.	REQUEST	APN	GENERAL LOCATION	Linked Tentative Subdivision Map No.	Unit Type	Quadrant	Zoning Designations	Ac	Total # Lots	# Single-family Detached D.U.'s	# Multi-family Attached D.U.'s	APPLICANT	Application Received	Planning Commission Hearing	Development Status
2016-13	Conditional Use Permit No. 2016-13: A request by Bertram Enterprises Inc. to allow a planned residential development consisting of 15 dwelling units (seven duplexes and one single-family residence) on 1.78 acres on land with a pending R-1-4.5 (Single-Family Residential, 4,500 square foot minimum lot size) Zone.	100-140-030	The site is located on the southwest corner of Tulare Avenue and Pinkham Street.	N/A	Duplexes	SE	R-1-4.5	1.78	4	1	14	Bertram Enterprises Inc	05/02/2016	07/25/2016	Unbuilt; Active Conditional Use Permit & Tentative Parcel Map.
2015-19	Conditional Use Permit No. 2015-19 (Vista Del Sol Estates TSM): A request by Jonathan Cassaday to develop four duplex units on corner lots in the Vista Del Sol Estates Subdivision. The site is zoned R-1-6 with a Land Use Designation of Medium Density Residential (4,500 square foot minimum site area per unit), the site is zoned R-1-6 which makes the proposed map non-conforming.	098-050-069	The site is located at the southeast corner of Douglas Avenue and Tracy Street	5552	Single-family residences, duplexes	NE	R-1-6	5.72	38	34	8	Jonathan Cassaday, Jesus Gutierrez	06/05/2015	10/26/2015	Unbuilt; Active Tentative Subdivision Map
2015-09	Conditional Use Permit No. 2015-09 is a request by Joseph and Maria Silveira for an amendment to Conditional Use Permit No. 2005-27, to construct an 11-unit addition to a senior citizen residential development on one acre in the R-1-6 (Single-Family Residential 6,000 square feet minimum site area) Zone.	123-063-032	The site is located at 2106 S. Garden Street, on the east side of Garden Street 300 feet south of Walnut Avenue.	N/A	Senior units: SFR, duplexes	SE	R-1-6	0.96	1	1	10	Joe & Maria Siveira	03/20/2015	04/27/2015	Project is named Casa Grande. Improvement Plans & building permits issued in May / June 2016.

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2015-10	Conditional Use Permit No. 2015-10 is a request by Quail Park Retirement Village, LLC for an amendment to Conditional Use Permit No. 2000-04, to construct a 13-unit addition to a senior citizen assisted living residential development on 10,650 square feet in the R-1-6 (Single-Family Residential 6,000 square feet minimum site area) Zone.	087-041-003	The site is located 4715 W. Myrtle Avenue, on the south side of Myrtle Avenue 700 feet west of Linwood Street.	N/A	Senior units: assisted living units	SW	R-1-6	0.24	1	0	13	Quail Park Retirement Village, LLC	03/24/2015	04/27/2015	Building Permit issued late 2015.
2014-33	Conditional Use Permit No. 2014-33: A request by Paloma Development to allow for the development of a 168-unit multi-family apartment development on 12.89 acres in the R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area per unit) zone. The project site is located at the southwest corner of Houston Avenue and Woodland Street (APN: 089-030-031, 032, 033).	089-030-031, 032, 033	SW corner of Houston Avenue & Woodland Street	N/A	Apartments	NW	R-M-2	12.89	3	0	168	Paloma Development	12/17/2014	02/09/2015	Project is named Country Club Apartments. Building permits issued in May 2016; Site is currently being improved.
2013-18	A request to allow a Planned Residential Development, with relocation of approximately 4.7 acres of R-M-2 (Medium Density Residential) zoned property from the northwest corner of Modoc Avenue and Denton Street to the southeast corner of Riggan Avenue and Shirk Street.	077-100-079	southeast corner of Riggan Avenue and Shirk Street	5548	Fourplexes	NW	R-M-2	4.70	91	83	32	Larry Ritchie (Hyde Commercial, agent)	04/09/2013	03/10/2014	Unbuilt; Active Tentative Subdivision Map

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2014-04	Conditional Use Permit No. 2014-04: a request by Sam Sciacca (Robert & Pamela Link, owners) to allow remodel of an existing 7,316 sq. ft. retail commercial building to include six residential dwelling units, located within the Central Business District Retail (C-DT) zone.	094-298-004	115 E. Main Street, on the south side of Main Street between Court and Church Streets.	N/A	Mixed Use Apartments	NE	C-DT	0.08	1	0	6	Sam Sciacca (Robert & Pamela Link, owners)	01/29/2014	02/24/2014	Project is named Links Mixed Use Building. Building permits issued in 2015. Expected completion date in 2016.
2013-17	A request to allow a Planned Residential Development, with relocation of approximately 13.8 gross acres of R-M-2 (Multi-Family Residential 3,000 square feet per dwelling unit) and R-M-3 (Multi-Family Residential 1,500 square feet per dwelling unit) zoned property and modified development standards.	126-100-012	south side of East Caldwell Avenue between South Burke Street and South Ben Maddox Way	5547	Triplexes, Apartments	SE	R-M-2, R-M-3	13.80	180	168	182	Diamond Oaks, LP	04/09/2013	09/23/2013	Unbuilt; Active Tentative Subdivision Map
2012-31	Conditional Use Permit No. 2012-31: A request by Visalia Land Co, Inc. to increase the number of approved units from 57 to 66 for a senior's residential rental development on 4.1 acres, for a gross density of 16.01 units per acre, in the MR-2 (Medium Density Residential, 3,000 sq.ft. of lot area per unit) Zone District.	087-060-007, -008, -009, -010	North side of W. Myrtle Avenue, approximately 165 feet west of S. Chinowth Street	5524	Senior Units: SFR, Duplexes	SW	R-M-2	4.16	36	0	66	Visalia Land Co, Inc.	08/03/2012	09/10/2012	Unbuilt; Active Tentative Subdivision Map

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2012-10	Conditional Use Permit No. 2012-10: a request by North Visalia Holding LP, to construct a 122-unit multi-family apartment development on 8.46-acres in the R-M-2 (Multi-Family Residential 3,000 sq. ft. minimum site area per unit).	079-310-004	Northeast corner of North Court Street and East Riggin Avenue	N/A	Apartments	NE	R-M-2	8.46	1	0	122	North Visalia Holdings, LP	03/01/2012	04/09/2012	CUP Expired on 4/9/2015 after one-year time-extension approved on 2/10/14. Unbuilt.
2008-19	A request for a planned mixed-use development consisting of 15 units totaling 64 multi-family residences on 3.72 acres, and eight salable lots and two commercial lots for office buildings totaling 49,045sq. ft. on 4.35 acres.	077-660-001 (portion), 077-660-003, -018, 077-090-015 (portion), and 077-090-016 (portion)	Southwest corner of Demaree Street and Houston Avenue.	5540	Apartments	NW	R-M-3	3.72	15	0	64	Greg Nunley	04/15/2008	08/10/2009	Unbuilt; Active Tentative Subdivision Map
2007-63	A request to amend Conditional Use Permit (CUP 2005-34) to increase the number of units from 47 to 61 on 16 lots, and to allow further modified yard setbacks in the multi-family component of the Park Place Planned Residential Development.	126-840-033 thru 039; 126-850-030 thru 038	North side of Caldwell Ave., approximately 400ft. west of Lovers Lane.	5494	Duplexes, Triplexes	SE	R-M-2	4.09	16	0	61	Daley Homes	11/15/2007	07/13/2009	Subdivision Map Recorded. Site improvements conducted in 2016. Building permits applied for in 2016.
2009-04	A request to allow modified residential standards and individual lots without public street access in a 6-lot subdivision (Garden Street Subdivision) on a 41,230 +/- sq. ft. lot in the R-M-2 (Multi-family Residential – 3,000 sq. ft. minimum lot) zone.	097-272-002	East side of South Garden Street, approximately 150 feet south of Paradise Avenue	5541	Duplexes	SE	R-M-2	0.95	6	0	6	John R. Kelly and Cary Lowe, Exeter No. 1, LLC (Provost & Pritchard Engineering Group, Inc., agent)	11/25/2008	01/26/2009	Unbuilt; Active Tentative Subdivision Map

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2008-10	A request to create an 11-unit multi-family condominium project without public street frontage on a 40,668 sq. ft. lot (.93-acre) R-M-2 (Multi-family Residential, 3,000 sq. ft. of lot area per unit) zone.	103-290-029	1008 N. Lovers Lane	5539	Townhouses	NE	R-M-2	0.93	11	0	11	Albert Sandoval	02/01/2008	07/14/2008	Unbuilt; Active Tentative Subdivision Map
2007-19	A request to divide 7.9 acres into 18 numbered lots and two common lot in the R-M-3 zone.	090-280-004	Southeast corner of Ferguson Ave. and Conyer St.	5532	Duplexes, Fourplexes	NW	R-M-3	7.90	18	0	66	Fairway Properties	04/20/2007	10/08/2007	Unbuilt; Active Tentative Subdivision Map
2007-32	A request to amend Conditional Use Permit No. 2006-01 to allow for individual houses on 18 lots in the multi-family component, and modified setbacks for 15 lots in the single-family component, on 5.9 acres with a mix of R-M-2 (Multi-Family Residential, 3,000 sq.ft. of lot area per unit) on 1.9 acres, and R-1-6 (Single-Family Residential, 6,000 sq.ft. of lot area per unit) on the remaining four acres.	126-670-002, 003, 004	Northwest corner of Caldwell Ave. and Pinkham St.	5460	Senior Residences - Detached Units	SE	R-1-6, R-M-2	1.90	33	33	0	Sundowner Homes	07/02/2007	08/13/2007	Unbuilt; Active Tentative Subdivision Map
2007-22	A request to create parcels without public street frontage in the R-1-4.5 Zone for a 32-unit condominium development on 2.02 acres.	098-220-049	Northeast corner of the junction of St. Johns Parkway and Cain Street	5533	Fourplexes	NE	R-1-4.5	2.02	32	0	32	St. Johns River Parkway, Inc. (California Planning and Engineering, Agent)	05/09/2007	07/09/2007	Unbuilt; Active Tentative Subdivision Map

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2007-09	A request to allow a Planned Residential Development in the R-M-2 (Multi-Family Residential, 3,000 square foot minimum) Zone.	126-120-050, 065, 066; 126-590-008; 126-560-060; 126-640-074	Southwest and southeast corners of Ben Maddox Way and K Avenue	5531	SFR, Duplexes	SE	R-M-2	13.5	115	95	40	DLF Company (California Planning & Engineering, Agent)	02/20/2007	04/23/2007	Unbuilt; Active Tentative Subdivision Map
2006-11	A request to develop a multi-family residential development with 22 units in 11 duplex buildings in the in the R-M-2 zone.	097-241-001 & 014	East side of Santa Fe Street, approximately 250 ft. south of Tulare Avenue	5513	Duplexes	SE	R-M-2	1.56	22	0	22	Michael Rogers (Roberts Engineering, agent)	01/11/2006	08/14/2006	Unbuilt; Active Tentative Subdivision Map
2005-49	A request to allow a 118 unit multi-family residential project in the RM-3 zone.	089-010-002	West side of Mooney Boulevard, between Riggin and Ferguson Avenue	5502	Fourplexes, duplexes	NW	R-M-3	7.63	118	0	118	Quad Knopf, Inc.	08/18/2005	02/27/2006	Building permits issued in 2015 & 2016 for buildout of subdivision after being partially undeveloped for many years.
2005-35	A request to allow a 23 lot mixed single-family and duplex development in the R-1-6 zone.	098-410-041	Northwest corner of Goddard Street and Houston Avenue	5496	SFR, Duplexes	NE	R-1-6	5.33	23	20	6	California Planning and Engineering	07/20/2005	01/23/2006	Unbuilt; Active Tentative Subdivision Map
2005-32	A request to allow a small lot development with 323 single-family units and an apartment complex with 146 units in the R-M-3 and R-1 zones.	127-030-004, 025, 033, 034	South side of Walnut Avenue, between Lovers Lane and Road 148	5495	Apartments	SE	R-1-6, R-M-3	67.32	324	323	146	Quad Knopf	06/30/2005	10/24/2005	Unbuilt; Active Tentative Subdivision Map
2004-41	A request to allow a planned residential development of single-family, duplex, triplex, and four-plex townhouses.	101-060-02	South side of Noble Avenue, approximately 1/3 mile east of McAuliff Street	5453	Fourplexes, duplexes, SFR	SE	R-1-6	14.60	46	40	18	Kevin Fistolera and Bob Ausherman (Forester Weber & Associates, agent)	06/14/2004	08/23/2004	Unbuilt; Active Tentative Subdivision Map
2004-23	A request to allow a planned residential development of single-family and four-plex townhouses.	101-060-09, 26	South side of Noble Avenue, approximately 700 feet east of McAuliff Street	5449	Fourplexes, duplexes, SFR	SE	R-1-6	25.00	92	81	38	Phillips Construction, Applicant	05/14/2004	08/09/2004	Unbuilt; Active Tentative Subdivision Map