

City of Visalia Multi-family Residential Development - Issued Building Permits since 2015

The following table lists information related to projects with building permits issued by the City of Visalia for multi-family residential development. For certain projects, a Conditional Use Permit (CUP) may be required based on unit count or zoning designation. This list shall be used only for the informational purpose of describing multi-family residential projects with issued building permits. This list is not guaranteed to be comprehensive or error-free.

Short Name	Builder	APN	LOCATION	Unit Type	Quadrant	Zoning Designation	Ac	Total # Dwelling Units in Project	CUP NO.	Linked Tentative Subdivision Map No.	CUP Application Received	Planning Commission Approval Date	Year(s) and No. of Permits Issued
Village at Shannon Pkwy. Apartments	The Village at Shannon Way LLC / Vincent Co. Arch.	079-071-033	Northeast corner of Court Street and Shannon Pkwy.	Apartments	NE	R-M-2, R-M-3	9.24	216	2020-02	N/A	01/13/2020	10/26/2020	2022 / 2023 (all units)
Lovers-Paradise Duplex	Fontana Oakview Const	100-200-003	Southwest corner of Lovers Lane and Paradise Avenue	Duplex and single-family Residence (ADU)	SE	R-1-5	0.58	3	2021-09	N/A	03/15/2021	09/13/2021	2022 (all units)
Corvina Duplexes	4CG Construction	078-430-003	Southeast corner of Mooney Blvd and Corvina Ave	Duplexes	NE	C-MU	0.5	8	2021-03	N/A	01/20/2021	03/08/2021	2022 (all units)
Reserve at Ritchie Ranch	Ginder Development	077-060-031; 077-060-033	Southeast and northeast corners of Sedona Avenue and Akers Street	Apartments	NW	R-M-2	15.1	219	2020-21	N/A	04/20/2020	12/14/2020	2022 (all units)
The Lofts At Fort Visalia	Self-Help Enterprises	094-283-001	300 E. Oak Avenue	Mixed Use Deed-Restricted Units	NE	D-MU	1.54	80	2019-40	N/A	10/18/2019	12/09/2019	2022 (all units)
Wood Ranch	Morgan Enterprises	101-060-009, 026	South side of Noble Avenue, approximately 700 feet east of McAuliff Street	Fourplexes, duplexes	SE	R-1-6	25	38	2004-23	5449 - Wood Ranch	05/14/2004	08/09/2004	2022 (all units)
Diamond Oaks Triplexes	Wheeler Enterprise	126-980-027 thru 032; 126-990-019, 020	Burke Street south of Caldwell Avenue	Triplexes (Duplex and SFR on each lot)	SE	R-M-2	2.8	32	2013-17	5547 - Diamond Oaks	04/09/2013	09/23/2013	2021 / 2022 (all units)
East Haven	Curtiss & Company	100-140-050 thru 053	Southwest corner of Tulare Avenue and Pinkham Street.	Duplexes	SE	R-1-4.5	1.78	14	2016-13	TPM 2016-05	05/02/2016	07/25/2016	2022 (4 units) 2021 (8 units)
Shirk & Doe Apartments	Malibu Pacific Const. & Dev. Inc	077-530-065, 066; 077-740-001; 077-750-001	Northeast corner of Shirk Street and Doe Avenue.	Apartments	NW	R-M-2	17.54	200	2017-08	N/A	02/15/2017	08/28/2017	2021 / 2022 (all units)
West Myrtle Avenue Senior Apts	Pacific West Builders Inc	087-060-007, 008, 009, 010	North side of W. Myrtle Avenue, approximately 165 feet west of S. Chinowth Street	Senior Units: SFR, Duplexes	SW	R-M-2	4.16	66	2012-31	N/A	08/03/2012	09/10/2012	2021 (all units)

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Southern Highlands	Summit Homebuilders Inc	126-950-013, 014	Southeast corner of Demaree Street and Visalia Parkway.	Fourplexes	SW	R-1-6, R-M-2	14.3	48	2016-24	5555 - Southern Highlands	09/13/2016	03/27/2017	2021 (all units)
1834 E. Houston Ave.		098-200-060	1834 E. Houston Ave.	Apartments	NE	R-M-3	10.8	22	N/A	N/A	N/A	N/A	2019 / 2021 (All units)
323 W. Laurel Avenue		097-018-016	323 W. Laurel Avenue	Duplex	SE	R-1-5	0.13	2	2020-17	N/A	06/16/2020	08/24/2020	2021 (all units)
1322-1328 S. Santa Fe St.		097-241-026	1322-1328 S. Santa Fe St.	Duplexes	SE	R-M-2	0.47	6	N/A	N/A	N/A	N/A	2020 (all units)
117 E. Main St.		087-060-069	117 E. Main Street	Mixed Use Apartments	NE	D-MU	0.08	1	2019-41	N/A	11/07/2019	12/09/2019	2020 (all units)
117 E. Main St.		094-298-005	117 East Main Street	Mixed Use Apartments	NE	D-MU	0.08	3	2018-14	N/A	06/11/2018	08/27/2018	2019 (all units)
Ellis Ranch (Shirk-Riggin)		077-100-079	Southeast corner of Riggin Avenue and Shirk Street	Senior Duplexes	NW	R-M-2	4.7	40	2013-18	5548 - Pheasant Ridge Unit 7	04/09/2013	03/10/2014	2019 (all units)
Country Club Apartments		089-030-031, 032, 033	SW corner of Houston Avenue & Woodland Street	Apartments	NW	R-M-2	12.89	168	2014-33	N/A	12/17/2014	02/09/2015	2018: 56 units; 2017: 32 units; 2016: 80 units
Riverwood Unit 2		103-480-070 thru 103-480-077; 103-130-046	Northeast corner of Mineral King and McAuliff St.	Duplexes, Triplexes	NE	R-M-2	4.43	29	2007-62	5466 - Riverwood 2	11/15/2007	08/25/2008	2018: 12 units; 2017: 4 units; 2016: 4 units
Park Place Unit 4		126-840-033 thru 126-840-039; 126-850-030 thru 126-850-038	North side of Caldwell Ave., approximately 400ft. west of Lovers Lane.	Duplexes, Triplexes	SE	R-M-2	4.09	58	2007-63	5494 - Park Place Unit 4	11/15/2007	07/13/2009	2017: 34 units; 2016: 24 units
Martella Town Homes		087-060-055	4405 - 4429 W. Myrtle Ave.	Duplexes	SW	R-M-2	0.63	8	N/A	N/A	N/A	N/A	2016 (all units)
Casa Grande		123-063-032	East side of Garden Street 300 feet south of Walnut Avenue.	Senior duplexes	SE	R-M-3	0.96	10	2015-09	N/A	03/20/2015	04/27/2015	2016 (all units)
Ashley Grove 12		089-420-011	Southwest corner of Mooney Blvd. & Riggin Ave.	Duplexes	NW	R-M-3	7.63	82	2005-49	5502 - Ashley Grove Unit 12	08/18/2005	02/27/2006	2016: 4 units; 2015: 62 units; 2014: 16 units
Visalia Village / Highland Gardens		090-060-061	2401 N. Highland St.	Fourplexes	NE	R-M-2	4.67	36	N/A	N/A	N/A	N/A	2015 (all units)
Casa de Sciacca		094-298-004	115 E. Main Street	Mixed Use Apartments	NE	D-MU	0.08	6	2014-04	N/A	01/29/2014	02/24/2014	2015 (all units)
<u>Building permits were also approved for the following projects:</u> 2018: Sierra Village (2 units); 551/553 W. Tulare Ave. (2 units) 2015: Rotary Respite House (2 units)													

Last Update: August 16, 2023