

City of Visalia Multi-family Residential Development - Issued Building Permits in the last 10 years

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
Demaree / Houston Apartments	Maracor Development	077-660-021, 022, 024	Southwest corner of Demaree and Houston	Apartments, deed-restricted	NW	R-M-3, OPA	7.62	243	2022-21	N/A	08/08/2022	01/09/2023	2024 (all units)
Rancho Colegio	Self-Help Enterprises	079-071-030	Court & Glendale, SE Corner	Apartments, deed-restricted	NE	R-M-3	3.2	80	N/A	N/A	N/A	N/A	2024 (all units)
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)

<u>Short Name</u>		<u>APN</u>	<u>LOCATION</u>	<u>Unit Type</u>	<u>Quadrant</u>	<u>Zoning Designation</u>	<u>Ac</u>	<u>Total # Dwelling Units in Project</u>	<u>CUP NO.</u>	<u>Linked Tentative Subdivision Map No.</u>	<u>CUP Application Received</u>	<u>Planning Commission Approval Date</u>	<u>Year(s) and No. of Permits Issued</u>
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)
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)													