

City of Visalia Multi-family Residential Development - Active / Entitled Projects with a Conditional Use Permit

The following table lists information related to Conditional Use Permit applications received and/or approved by the City of Visalia for multi-family residential development.

A CUP may be required for a project based on unit count or zoning designation.

Unless otherwise specified, all entitlements have received approval by the Visalia Planning Commission on the date of public hearing.

The list does not represent numbers of building permits issued in relation to each conditional use permit application.

This list is not guaranteed to be comprehensive or error-free.

Short Name	Builder	APN	LOCATION	Unit Type	Quadrant	Zoning Designation	Ac	# Dwelling Units	CUP NO.	Linked Tentative Map	CUP Application Received	Planning Commission Approval Date	Status (Shading indicates building permits submitted)
Stonebrook / Cameron Apartments	Maracor Development	122-332-041	Northwest corner of Stonebrook and Cameron	Apartments	SE	C-R	12.08	276	2024-02	N/A	01/03/2024	03/25/2024	Entitled; awaiting building permit submittal
Oak Place Multi-Family Community	Wathen Castanos	077-050-006	Southeast corner of Linwood Street and Coburn Avenue (future intersection)	Apartments	NW	R-M-3	7.15	168	2023-22	5587 - Belissa	07/26/2023	11/13/2023	Entitled; awaiting building permit submittal
Caldwell / Lovers Apartments	Maracor Development	126-850-029	Northwest corner of Lovers Lane and Caldwell	Apartments, deed-restricted	SE	C-MU	11.41	342	2022-25	N/A	09/08/2022	01/23/2023	Entitled; awaiting building permit submittal
K / Ben Maddox Apartments	Maracor Development	126-750-050, 051	Southwest corner of S. Ben Maddox Way and E. K Ave.	Apartments, deed-restricted	SE	R-M-2	10.8	292	2022-23	N/A	08/22/2022	01/09/2023	Entitled; awaiting building permit submittal
Orchard Walk Townhomes	JH Real Estate Partners, Inc.	079-310-004, 005	Northeast corner of North Court Street and East Riggan Avenue	Apartments	NE	R-M-2	15.7	234	2022-09	N/A	04/11/2022	06/27/2022	Building permits submitted December 2022
Lovers-Tulare Apartments	Matt Graham	101-013-022	Northeast corner of Lovers Lane and Tulare Avenue	Attached Units	SE	O-PA	2.78	32	2020-10	N/A	03/23/2020	07/27/2020	Building permits submitted February 2022 & November 2022
East Haven	Curtiss & Company	100-140-030	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	Building permits for 12 units issued in 2021 / 2022; 2 units remain
Bungalow 144 Apts. (Quail River)	Aspire Homes LLC / Vincent Co. Arch.	127-030-004, 025, 033, 034	South side of Walnut Avenue, between Lovers Lane and Road 148	Apartments	SE	R-1-6, R-M-3	67.32	146	2005-32	5495 - Quail River	06/30/2005	10/24/2005	Building permits submitted December 2022
Emerald Creek	Fistolera Construction	101-060-002	South side of Noble Avenue, approximately 1/3 mile east of McAuliff Street	Fourplexes, duplexes	SE	R-1-6	14.6	18	2004-41	5453 - Emerald Creek	06/14/2004	08/23/2004	Building permits submitted June 2024

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