

City of Visalia



To: Planning Commission

From: Paul Bernal, Community Development Director

Date: January 23, 2023

Re: Late Correspondence for Planning Commission Agenda Item No. 8:

Conditional Use Permit No. 2022-25: A request by Maracor Development for the development of a 342-unit deed restricted affordability apartment complex on property totaling 11.41 acres and containing a zoning designation of Commercial Mixed Use (C-MU). The project site is located on the northwest corner of South Lovers Lane and East Caldwell Avenue (APN 126-850-029).

The Planning Division has received additional items of correspondence after the staff report for this item was printed and prior to distribution to the Planning Commission. The items state opposition toward the proposed apartment complex. The items, attached to this memo, were received from neighboring residents.

ATTACHMENTS

- emails from neighboring resident, received January 19, 2023

From: Omar Reneau <murfpicker@hotmail.com>

Sent: Thursday, January 19, 2023 12:17 PM

To: Planning <planning@visalia.city>

Subject: Regards to Conditional Use Permit NO. 2022-25

Some people who received this message don't often get email from murfpicker@hotmail.com.
[Learn why this is important](#)

In all honesty, to whom it may concern is the residents that live on that area.

NO!

No we the citizens of the area do not need 11.41 acres to be Over Saturated with 342 Units of more residents.

Lovers Lane is horrible traffic already and you're allowing more residents to the eastern side of Visalia. Fix the Streets. Do not build an enormous complex.

Build a grocery store, a sports complex, a mini district mall anything but 342 units.

Am I writing this letter just to be noted? Or is this going to hopefully have an effect.

This is my home. The area I live. Please do not build apartments.

Build something for the community. Something to keep children off the streets and activities they love. Build a Starbucks or restaurant.

Please do not build this apartment complex.

You do not live here. I do.

Respectfully Submitted,

Omar Reneau
Sgt/USMC/Veteran

From: Stacey Rushing <sequoiavistavisalia@gmail.com>

Sent: Thursday, January 19, 2023 1:58 PM

To: Planning <planning@visalia.city>

Subject: Permit No. 2022-25

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I am the manager of the Sequoia Vista Apartments located adjacent to the property with the APN 126-850-029. I strongly oppose this project as it will bring in more traffic in an already accident prone area, it will lower the property values of the surrounding homes and possibly bring more crime to the area that has not had many incidents. With that many units there will also be more parking on the side road of Lovers Lane, Caldwell Ave and the neighboring housing streets, which can lead to additional accidents. Let's just say that one person lives in each unit, which will not be the case and each person has a car, that would be 342 cars that will congest an already congested area, but you know that there will not be just one car per unit. Where will the entrance and or exit be on the very busy street of Lovers Lane or on the busy street of Caldwell????

Stacey Rushing

From: Jeff Overeem <jeffovereem@verizon.net>
Sent: Thursday, January 19, 2023 3:37 PM
To: Planning <planning@visalia.city>
Subject: Permit No. 2022-25

Some people who received this message don't often get email from jeffovereem@verizon.net.
[Learn why this is important](#)

Dear Sirs

I am the owner of Sequoia Vista apartments. The density is way way to high. My property is 9 acres

and it is only 128 units. This new state law allowing high high density properties are going to ruin

cities all over california. I am not against single family homes with normal density.

As the manager Stacy Rushing said there is already congestion and accidents at the Corner of

Caldwell and Lovers lane. And low income units are going to bring in crime to a very nice neighbor hood

Please council members do not approve this project it is to many units.

With 11,6 acres it should be around 150 units.

Why are you just sending out the notice a couple days before the hearing? The project meeting date

needs to be moved out a month with new notices going to all residences within a 5 mile radius.

Please delay the decision and any action.....

thank you Jeff overeem