

City of Visalia Conditional Use Permits for Multi-family Residential Development - Unbuilt Projects

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 11 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 |
|---------|---|-------------------|---|--------------------------------------|----------------------|----------|---------------------|-------|--------------|---------------------------------|--------------------------------|---|----------------------|-----------------------------|---|
| 2004-49 | A request to allow a multi-family residential development of 148 units in the R-M-2 zone. | 089-030-012 | Southwest corner of Houston Avenue and Woodland Street | 5469 | Condo / Townhouse | NW | R-M-2 | 14.12 | 148 | 0 | 148 | Renaissance Town Homes | 10/4/04 | 12/13/04 | 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) | 1/11/06 | 8/14/06 | 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) | 5/9/07 | 7/9/07 | 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 | 4/20/07 | 10/8/07 | Unbuilt; Active Tentative Subdivision Map |
| 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 |
| 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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11/01/2012

| <u>CUP NO.</u> | <u>REQUEST</u> | <u>APN</u> | <u>GENERAL LOCATION</u> | <u>Linked Tentative Subdivision Map No.</u> | <u>Unit Type</u> | <u>Quadrant</u> | <u>Zoning Designations</u> | <u>Ac</u> | <u>Total # Lots</u> | <u># Single-family Detached D.U.'s</u> | <u># Multi-family Attached D.U.'s</u> | <u>APPLICANT</u> | <u>Application Received</u> | <u>Planning Commission Hearing</u> | <u>Development Status</u> |
|----------------|--|--|--|---|--------------------------|-----------------|----------------------------|-----------|---------------------|--|---------------------------------------|----------------------------|-----------------------------|------------------------------------|---|
| 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 | Unbuilt; Subdivision Map Recorded |
| 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 |
| 2011-07 | A request to amend Conditional Use Permit No. 2005-27 to construct 11 units of Senior Housing on a 43,395 square feet parcel in the R-1-6 (Single Family Residential with 6,000 square feet minimum site area) Zone. | 123-063-008 | 2106 S. Garden Street | N/A | Senior Units: Apartments | SE | R-1-6 | 1 | 1 | 0 | 11 | Joseph and Maria Siveira | 04/01/2011 | 04/25/2011 | Unbuilt; Active Conditional Use Permit |
| 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 Riggins Avenue | N/A | Apartments | NE | R-M-2 | 8.46 | 1 | 0 | 122 | North Visalia Holdings, LP | 03/01/2012 | 04/09/2012 | Unbuilt; Active Conditional Use Permit |

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|----------------|---|-------------------------------|---|---|-----------------------------|-----------------|----------------------------|-----------|---------------------|--|---------------------------------------|-----------------------|-----------------------------|------------------------------------|---|
| 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 |

Last Update: November 1, 2012

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