SITE PLAN REVIEW AGENDA
Wednesday, November 26, 2025
1:30 PM
City of Tulare

ITEM No. 1	**Special Event**
Site Plan No	SP 25-78
Project Title	Tulare Christmas Parade
Description	annual christmas parade
Applicant	John Harman
Property Owner	John Harman
APN	
Location	San Joaquin and K St, down to Inyo, to M St, to Library

ITEM No. 2	**Preliminary Site Plan Review**
Site Plan No	SP 25-79
Project Title	Tower Square Gates
Description	intall gates and fencing in and around arch at Tower Square Park
Applicant	John Harman
Property Owner	City of Tulare
APN	
Location	200 Block "J" Street

ITEM No. 3	**Preliminary Site Plan Review**
Site Plan No	SP 25-80
Project Title	Tulare Joint Union School District - parking lot
Description	parking lot improvements, ADA compliant parking lots and restroom
Applicant	Jason Bonds
Property Owner	TJUHSD
APN	171-090-029; 030
Location	426 N. Blackstone St

ITEM No. 4	**Preliminary Site Plan Review**
Site Plan No	SP 25-81
Project Title	South Yard Storage
Description	building used for inventory overflow and storage
Applicant	Michael Wasnick
Property Owner	Michael Wasnick
APN	169-110-002
Location	982 N J St

Community & Economic Development Department
411 East Kern Avenue
Tulare, CA 93274
(559) 684.4217 Fax (559) 685.2339

Fee: $0.00

Special Event Application No. 25-78

--THIS AREA FOR CITY STAFF USE ONLY--
Date Received: _____
SPR Agenda: _____ Item No. _____
Zoning: _____ GP Designation: _____

CITY OF TULARE SPECIAL EVENT APPLICATION

Please return this completed application to the Community & Economic Development Department a minimum of thirty (30) days prior to the date of the event. All Applications submitted on Thursday before 3:00pm, will be considered the following Wednesday at 1:30pm.

SPECIAL EVENT MEETINGS ARE HELD ON WEDNESDAYS AT 1:30 PM AT TULARE CITY HALL-COMMUNITY ROOM – 411 E KERN AVE – APPLICANT OR REPRESENTATIVE MUST BE PRESENT

GENERAL PROJECT INFORMATION

Event Name: Tulare Christmas Parade

Date(s) of Event: December 4th , 2025

Start Time(s): 6:30PM End Time(s): 9:00PM

Location of Event: San Joaquin and "K" St down to Inyo. Turns left on Inyo to "M" St. Turns North on "M" St to Library.

Property Address/Location: _____

Brief Description of Event:
Annual Christmas Parade

APPLICANT/SPONSORING ORGANIZATION

Applicant/ 1st Contact Person: John Harman Cell Phone: (559)799-0977

Address: 306 E King Ave E-Mail Address: John@tularedowntown.com

Applicant/ 2nd Contact Person: Arlene Ealy Cell Phone: (559)331-6766

Address: 306 E King Ave E-Mail Address: arlene@tularedowntown.com

Are Street Closures Requested? Yes ( ) No ( ) Number & Type of Vendors: _____

Will Alcohol be Served? Yes ( ) No ( )

Will there be amplified music? Yes ( ) No ( )

CITY OF TULARE SITE PLAN REVIEW APPLICATION – SPECIAL EVENT

Site Map Check List

One of the MOST important parts of the application is the Site Map. Please include a detailed reproducible map of the event including, but not limited to, the following:

- ☐ An outline of the entire event location, including the names of all streets or areas that are part of the venue and surrounding area; attendee parking layout; and tent/canopy locations (indicating size of each). If the event involves a moving route of any kind (parade, walk, march, etc.) indicate the direction of travel, all street or lane closures and locations where event volunteers will be posted.
- ☐ The location of barriers, fences and/or barricades. Indicate removable fencing/barriers for emergency vehicle access.
- ☐ The location of first aid facilities and ambulance parking areas, if applicable.
- ☐ A detailed or close up view of food booths and cooking area configuration, including identification of all vendors cooking with flammable gasses or barbeque grills.
- ☐ Generator locations and/or sources of electricity.
- ☐ Location of event related vehicles and/or trailers.
- ☐ Exit locations for outdoor events that will be fenced.
- ☐ Other relevant event components.
- ☐ The map should be drawn to scale and should include a "North" arrow.

Applicant Information (Decision) will be mailed to the name and address provided below):

Name: John Harman

Address: 306 E King Ave

City, State, Zip: Tulare, CA,93274

Phone: (559)685-2350

E-Mail: John@tularedowntown.com

Signature of Owner or Authorized Agent*

Owner _____ Date _____

Authorized Agent* _____ Date _____

-THIS AREA FOR CITY STAFF USE ONLY-

APPLICATION DEEMED COMPLETE

By: _____

Date: _____

CITY OF TULARE SITE PLAN REVIEW APPLICATION – SPECIAL EVENT

INDEMNIFICATION AGREEMENT

Host Organization and/or Event Organizer agree, in consideration of the granting of this Application and Special Event Permit for:

Christmas Parade (Event Name) to be held on Dec 4th (Event Date(s)) by John Harman (Event Organizer/Primary Applicant)

Of Tulare Downtown Foundation (Host Organization)

Host Organization and/or Event Organizer(s) agree to defend, indemnify and hold harmless the City of Tulare, and the City of Tulare's employees, officers, managers, agents, council members, and volunteers harmless from any and all losses, damages, claims for damage, liability, lawsuits, judgment expense and cost(s) arising from any injury or death to any person or damage to any property including all reasonable costs for investigation and defense thereof (including, but not limited to, attorney fees, costs and expert fees) arising out of or attributed to the issuance of Applicant's Special Event Permit regardless of where the injury, death or damage may occur, unless such injury, death or damage is caused by the sole negligence or willful misconduct of the City.

Host Organization and/or Event Organizer agree to provide satisfactory evidence of, and shall maintain during the specified special event, such insurance policies and coverages in the types, limits, forms and ratings required by the City's Risk Manager or City Attorney or their designee.

☐ Host Organization and/or Event Organizer hereby requests waiver of insurance under the prohibitive cost exemption. Note: This waiver is offered only to Block Party/Neighborhood Event Applicants.

John Harman
Print Name

Director
Title

Signature

11/14/25
Date

CITY OF TULARE SITE PLAN REVIEW APPLICATION – SPECIAL EVENT

SECTION 1 – CONTACT INFORMATION

HOST ORGANIZATION*

Host Organization is the organization accepting all financial responsibility for the event and provides the required insurance.

Organization Name: Tulare Downtown Foundation

Type of Organization: ☐ Corporation ☐ LLC ☐ Non-Profit

Mailing Address: 306 E King Ave **Physical Address (if different):**

Primary Phone Number: (559 685-2350) **E-mail Address:** John@tularedowntown.com

Website Address: Tularedowntown.com

EVENT ORGANIZER*

Event Organizer is the applicant give authorization by the host organization to apply for the Special Event Permit.

Name & Title: John Harman—Director

Mailing Address: 306 E King Ave **Physical Address (if different):**

Primary Phone Number: (559) 799-0977 **E-mail Address:** John@tularedowntown.com

Website Address: Tularedowntown.com

SECONDARY ORGANIZER*

It is recommended that the Event Organizer provide contact information for a Secondary Organizer

Name & Title: Arlene Ealy– Office Manager

Mailing Address: 306 E King Ave **Physical Address (if different):**

Primary Phone Number: (559) 331-6766 **E-mail Address:** arlene@tularedowntown.com

Website Address:

ON-SITE CONTACT*

Contact information for the person who will be on-site and will be the primary contact on the day of the event.

Name & Title: John Harman– Director

Mailing Address: 306 E King Ave **Physical Address (if different):**

Primary Phone Number: (559) 799-0977 **E-mail Address:** John@tularedowntown.com

Website Address:

ONLY THOSE AUTHORIZED AS EVENT ORGANIZER AND SECONDARY ORGANIZER WILL BE ABLE TO MAKE CHANGES TO THIS APPLICATION.

CITY OF TULARE SITE PLAN REVIEW APPLICATION – SPECIAL EVENT

SECTION II – EVENT INFORMATION

EVENT DETAILS

Event Name: Christmas Parade

Type of Event:

- ☐ 5K or 10k Run
- ☐ Ceremony
- ☐ Farmers Market
- ☐ Bike Race
- ☐ Concert
- ☐ Car Show
- ☐ Festival
- ☐ Block Party
- ☐ Street Fair
- ☐ Parade
- ☐ Celebration
- ☐ Other _____

Event Description: (50 word minimum)

Annual Christmas Parade

EVENT DURATION

Is this an annual event:	☐ Yes	☐ No	
Is this a multi-day event:	☐ Yes	☐ No	If so, how many days? _____
Is there an admission fee:	☐ Yes	☐ No	If yes, please include admission fee $ _____

Anticipated Attendance: 20,000 (overall/per day)

Previous year's attendance (if applicable): 20,000 (overall/per day)

EVENT SET-UP & TEAR DOWN

If you will be utilizing street closures please refer to the next section to provide all street closure information

How many days will your organization require to: Set up: 1 Tear Down: 1

Event Set-up Date: 12/04/25 Event Set-Up Time: Start Pre KRC

Event Start Date: 12/04/25 Event Start Time: 6:30 PM AM/PM

Event End Date: 12/04/25 Event End Time: 8:30 PM AM/PM

Event Tear-Down Date: 12/04/25

CITY OF TULARE SITE PLAN REVIEW APPLICATION – SPECIAL EVENT

SECTION III– STREET CLOSURE(S)

The City of Tulare requires signatures from all affected residents/businesses both on and/or adjacent to a proposed street closure. Signatures and addresses will be cross-checked, with the completed map, by the Community & Economic Development Department staff prior to final approval. If any affected resident/businesses have not signed this petition, indicate the address and reason(s) below (i.e. resident on vacation, unable to connect with resident, business disapproves of street closure, etc.)

STREET CLOSURE(S)

Closure Start Date: Dec 4, 2025 Closure Start Time: 3:00 PM AM (PM)

Closure End Date: Dec 4, 2025 Closure End Time: 9:00 PM AM (PM)

If your street closure involves the closure of a State Highway, the City must receive proof of Caltrans approval prior to the approval of this application.

BARRICADE EQUIPMENT

Will the Host Organization supply its own street barricades? ☒ Yes ☐ No

If not, the Host Organization agrees to pick up barricades from the City of Tulare Public Works Department 24 hours prior to the date of the event start date. Host Organization will be required to provide a required fee for the use of City-owned barricades. A cost will be associated with any lost, damaged or barricades not returned. Note: The City will not supply supplemental traffic control signs required by the approved traffic control plan.

If barricades and supplemental traffic control will be supplied by a private company, please provide the following information:

Company Name: KRC

Contact Name: _____

Mailing Address: _____

Physical Address (if different): _____

Primary Contact Number: ( )

TRAFFIC CONTROL PLAN

Host Organization and/or Event Organizer must provide a traffic control plan prepared by a registered engineer or traffic control company possessing a California C-31 class contractor's license.

Please list the streets from intersection to intersection, which will be closed for your event. Your Traffic Control Plan must show all streets, street closures, traffic control devices in compliance with the provisions of the California Manual of Uniform Traffic Control Devices (CA-MUTCD), and must include a designated 12-foot wide emergency lane.

1) Street Name: See attached control plan From (cross street): _____

2) Street Name: _____ From (cross street): _____

3) Street Name: _____ From (cross street): _____

4) Street Name: _____ From (cross street): _____

5) Street Name: _____ From (cross street): _____

SECTION IV – CATERING & FOOD VENDORS

CATERING/FOOD VENDOR DETAILS

Event Organizer must obtain health permits from all food handlers. If alcoholic beverages will be sold at the event, an ABC Permit is required. An ABC Permit application MUST be submitted to the City for approval a minimum of *30 days prior* to the event. Police services may be required.

Event will include the following (please mark all that apply):

☐ Alcoholic Beverage Items ☐ Non-profit Food Vendors ☐ Pre-Packaged Food/Beverage

☐ Professional Catering ☐ Retail Food Vendors

Name of Entity named on ABC Permit & Serving Alcohol at Event:

Name of Entity: _____ Entity Address: _____

Entity Phone Number: ( ) _____

Alcohol shall be served in an area no larger than an enclosed 300 sf area with a maximum posted capacity of 60 people. The alcohol service area must have two separate exits and it must be constructed of a solid type fencing to prohibit alcohol from being removed from the area, or passed to minors.

Security Guards shall be posted at each entrance and exit of the designated area. Security guards shall also be posted at the point of sale. *(Additional security may be required by Tulare Fire Marshal and Tulare PD)*

VENDOR INFORMATION REQUIREMENT

If the event will include food vendors, a complete list of all food vendors must be provided a minimum of 5 working days prior to the event. A site map detailing the location of each food vendor and concessionaire must be submitted for review and approval. All participating food vendors must have a valid Permit from the Department of Environmental Health County of Tulare, Business Tax Certificate, and Liability Insurance.

Number of Food Vendors: 0

Number of Non-Food Vendors: 0

NOTE: Non-food vendors must also be included on the list and must provide a Business Tax Certificate and Liability Insurance.

SECTION V – VENUE & STAGING

PARKS, RECREATION & COMMUNITY SERVICES EVENTS

If you plan to hold your event at a City park, it is your responsibility to contact the appropriate division or facility manager with the Community Services Department to coordinate the schedule of your event. Rules, regulations and restrictions unique to each site/facility may apply. For more information, please call the Community Services Department at (559) 684 – 4310.

Facility Use Permit: Will this event take place at a City park? ☐ Yes ■ No

VENUE DETAILS

Venue Name: _____

Venue Address: _____

Venue Description (You must attach your Site Plan/Map to your Application Packet):

_____

_____

_____

STAGING DETAILS

The following items will be uses at the event (Please mark all that apply):

☐ **Amplified Music** ☐ **Bleachers** ☐ **Dance Floors** ☐ **Live Entertainment**

☐ **Loud Speaker(s)** ☐ **Microphones**

☐ **Stage(s)** **Number & Size:** _____ **(Please indicate location and size on Site Plan/Map)**

☐ **EZ Up** **Number & Size:** _____ **(Please indicate location and size on Site Plan/Map)**

☐ **Canopy** **Number & Size:** _____ **(Please indicate location and size on Site Plan/Map)**

SECTION VI – SANITATION & WASTE REMOVAL

RESTROOM FACILITY DETAILS

Some events will require the presence of portable restrooms and/or hand-washing stations. Use of these items will require the Event Organizer to meet ADA regulations. Please contact your rental company for attendance to restroom ratios. A copy of the rental company's Business Tax Certificate and Liability Insurance must be attached to the Permit Application. Please indicate the location(s) of the facilities on your Site Plan/Map.

Will Event Organizer provide portable restroom facilities? ■ Yes ☐ No

If so, please provide the following information:

Company Name: Knights Site Services

Contact Name: _____

Mailing Address: 1550 James Rd Bakersfield

Physical Address (if different): _____

Primary Phone Number: ( ) (866)864-5388 Cell Phone Number: ( ) _____

WASTE REMOVAL DETAILS – SOLID WASTE DIVISION - (559) 684-4325

Host Organizer shall complete the City of Tulare Special Event Rental Agreement for the advance use of Solid Waste services for the Event and pay in full fees for special trash event containers at the Finance Department at 411 E. Kern Avenue before delivery can be made.

The Solid Waste Department will deliver the containers on the last business day before the event and remove the containers on the first business day after the event. Weekend deliveries and removals are not available.

Solid Waste Rates (as of 7/1/2019)

- **1-6 Trash Special Event Containers: $58.91**
- **Payment includes delivery and removal of event containers.**

Any additional trash event containers: $8.00 per container

SPECIAL NOTE: There will be an additional $10.00 service fee for each Blue Recycle container that is contaminated with trash when picked up from the event location.

All cans will be dropped off at one location and all cans will need to be placed at the same location for removal.

SECTION VII – SECURITY, POLICE & FIRE

SECURITY AND/OR POLICE

Please note that all events exceeding _____ persons will require that law enforcement be hired for the event.

☐ If necessary, in case of emergency, the On-Site Contact will call 9-1-1.

☐ Event Organizer is requesting assistance from the Tulare Police Department. The Tulare Police Department will require a signed contract for services provided.

☐ Event Organizer will provide a private security company.

If providing a private security company, please provide the following information and attach copies of the company's Business Tax Certificate, Liability Insurance and California State License.

Company Name: _____

Contact Name: _____

Physical Address (If different): _____

Primary Phone Number: ( ) _____ Cell Phone Number: ( ) _____

E-Mail Address: _____

FIRE

Please note that all events exceeding _____ persons will require Fire Department standby and/or emergency medical services be hired for the event.

☐ Event will require the use of temporary power or generators. How many: _____ Capacity: _____

☐ Event will include canopies over 700 square feet or tents over 400 square feet.

☐ Event will include a stage.

☐ Event will include folding chairs, or similar loose seating for more than 200 people.

Additional Fire Comments:

_____

_____

_____

SECTION VIII - APPLICANT AGREEMENT

JH ☐ Host Organization and/or Event Organizer agrees, upon request, to provide a General Liability Insurance Certificate providing evidence of general liability insurance coverage in the minimum amount of $1,000,000 naming the City of Tulare, its officers, employees and agents' as additional insured. This document must be submitted no later than ten (10) days prior to the events start date.

JH ☐ Host Organization and/or Event Organizer agrees, upon request, to submit a Security Plan setting forth the proposed security measures to be taken to protect the health, safety and welfare of the participants, spectators, bystanders and passersby. This plan may be reviewed by the Tulare Police Department who may require alterations to the plan. Security measures may include by are not limited to the hiring of a private security or Tulare Police Officers at the expense of the Event Organizer.

JH ☐ Host Organization and/or Event Organizer agrees, upon request, to provide a copy of their Determination Letter, as issued by the Internal Revenue Service of the United States or State of California, if the application is made on behalf of any organization representing itself as a tax-exempt, non-profit and/or charitable organization.

JH ☐ Host Organization and/or Event Organizer agrees, to notify all residents and businesses that will be affect by street/sidewalk closures and/or amplified sound.

JH ☐ Host Organization and/or Event Organizer agrees, to supply warning signs and/or barricades and to situate them in such a position that the road closure(s) may be maintained in a safe and orderly manner. Barricades must be manned at all times during the street closures.

JH ☐ Host Organization and/or Event Organizer agree, that any false statement or material misrepresentation made in support of this application and permit is cause for denial of issuance of a Special Event Permit. Applicant also agrees that failure to adhere to the policies and procedures established by the City of Tulare. upon request, to provide a General Liability Insurance Certificate providing evidence of general liability insurance coverage in the minimum amount of $1,000,000 naming the City of Tulare, its officers, employees and agents' as additional insured. This document must be submitted no later than ten (10) days prior to the events start date.

By signing below, Host Organization and/or Event Organizer indicate understanding and agreement to the above statements.

John Harman
Print Name

Director
Title

Signature

11/14/25
Date

NOTICE OF TEMPORARY STREET CLOSURE

The City of Tulare requires that all affected residents/businesses both on and adjacent to the proposed street closure be notified of such a street closure. Therefore, this document serves as proof of notice of the proposed street closure listed.

A temporary street closure has been requested for the following date(s)/time(s) for the streets listed.

Closure Start Date: 12/4/2025 Closure Start Time: 3:00 pm AM/PM

Closure End Date: 12/4/2025 Closure End Time: 9:00 PM AM/PM

Street Name(s):

There will be street closure at K Street and San Joaquin, K Street South to Inyo Avenue, Inyo Avenue east to M Street, M Street north to library (Cross Avenue). Additionally, N Street between Tulare Ave and Kern Ave and Kern Ave from M Street to O Street will be blocked for entries staging at the park for Christmas Village

The purpose of the proposed street closure is (Event Description):

Annual Christmas Parade

Host Organization Name: Tulare Downtown Foundation

Contact Name: John Harman Contact Phone Number: (559)799-0977

ACKNOWLEDGEMENT

By signing below, the undersigned acknowledges receipt of the above "Notice of Temporary Street Closure."

John Harman
Print Name

Director
Title

Tulare Downtown Foundation
Business Name

306 E. King Avenue
Address

Signature

(559 685-2350
Phone Number

Use individual forms for each business/resident contacted. Executed forms must be returned to the City of Tulare – Planning Department 2 business days prior to the event start date.

Community & Economic Development Department
411 East Kern Avenue
Tulare, CA 93274
(559) 684.4217 Fax (559) 685.2339

Fee: $0.00

Site Plan Review Application No. 25-79

-- THIS AREA FOR CITY STAFF USE ONLY—
Date Received: _____
SPR Agenda: _____ Item No. _____
Zoning: _____ GP Designation: _____

CITY OF TULARE SITE PLAN REVIEW APPLICATION

*This application MUST be filled out in its entirety and submitted with **ten (10) copies** of an acceptable site plan (see details below). Failure to provide all requested information may result in your application being rejected for additional information and excluded from the Site Plan Review agenda.*

All plans to be considered on the next available agenda must be submitted by 3:00pm on the Thursday prior to the meeting.

SITE PLAN MEETINGS ARE HELD ON WEDNESDAYS AT 1:30 PM AT TULARE CITY HALL-COMMUNITY ROOM – 411 E KERN AVE – APPLICANT OR REPRESENTATIVE MUST BE PRESENT

GENERAL PROJECT INFORMATION

Project/Business Name: TOWER SQUARE GATES Date: 10/24/25

Project Description: INSTALL GATES AND FENCING IN 2 AREAS AT ENTRANCES @ TOWER SQUARE PARK

Site Plan Review Submittal: ☑ Yes ☐ No If Resubmittal, Previous Site Plan Review No: _____

Property Owner: CITY OF TULARE Applicant(s) Name: JOHN HARNAL

Property Address/Location: 200 Block "J" Street Assessor Parcel No. (APN): _____

Parcel Size (Acreage or Sq Ft.): N/A Building Square Footage: N/A

Describe All Proposed Building Modifications: FENCE by GATE AREAS

A SEPARATE DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS

Industrial & Commercial

Existing/Prior Land or Building Use: PARK

Proposed Building or Land Use: PARK

Proposed Hours of Operation: 6 AM - 10 PM Days of Week in Operation (Circle): Su M T W Th F Sa

Number of Existing Parking Stalls: 0 Number of Proposed New Parking Stalls: 0

Number of Existing or Anticipated New Employees: 0 Anticipated No. of Trucks/day: 0

Brief Operational Statement: GATES will be opened Every A.M. Locked @ 10 PM.

CITY OF TULARE SITE PLAN REVIEW APPLICATION

A SEPARATE DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS

Residential

Is the project: [✓] New construction [ ] Remodel

[ ] Single-Family Residential [ ] Multi-Family Residential N/A

Number of dwelling units: N/A Total of area (in square feet): N/A

Total lot coverage of buildings or structures (in square feet): N/A Percentage of lot coverage N/A %

Proposed project phasing: ☐ Yes ☐ No If yes, proposed number of phases: N/A

SITE PLAN MINIMUM REQUIREMENTS

The Applicant shall submit **ten (10) copies** of the proposed site plan along with this completed Application to the Office of Community & Economic Development. Suggested minimum sheet size for site plans is 11"x17" folded to a legal size of 9'x12" with the print on the outside. No rolled plans accepted. (Excludes tentative and parcel maps)

The Site Plan shall be drawn to scale and indicate clearly and with full dimensions the following information: (*Municipal Code Section 10.120.040)*

- ✓ Address
- ✓ Assessor's parcel number
- ✓ Vicinity map on cover sheet
- ✓ Scale and north arrow
- ✓ Dimensions of property
- ✓ Existing and proposed structures showing distances from Property lines
- ✓ Location and height of proposed fences, walls
- ✓ Existing and proposed parking stalls (include ADA)
- ✓ Location and width of drive approaches
- ✓ Method of on-site drainage
- ✓ Location of existing and/or proposed public improvements
- ✓ Method of sanitary disposal
- ✓ Location and wide of drive approaches to site
- ✓ Adjacent street names
- ✓ Existing and proposed landscaping
- ✓ Location of signs and size
- ✓ Elevations if required by City Planner

Failure to provide all requested information my result in your application being rejected and excluded from the Site Plan Review agenda

Applicant Information (Final Comments will be mailed to the name and address provided below.

***If signed by an authorized agent, an "Agency Authorization" must be completed for this application to be considered complete.**

Name: JOHN HARMAN

Address: 306 E. KING AVE

City, State, Zip: TULARE, CA 93274

Phone: (559) 799-0977

E-Mail: ~~johnc@tularedt.org~~ johnctularedt.org

Signature of Owner or Authorized Agent*

Owner Date

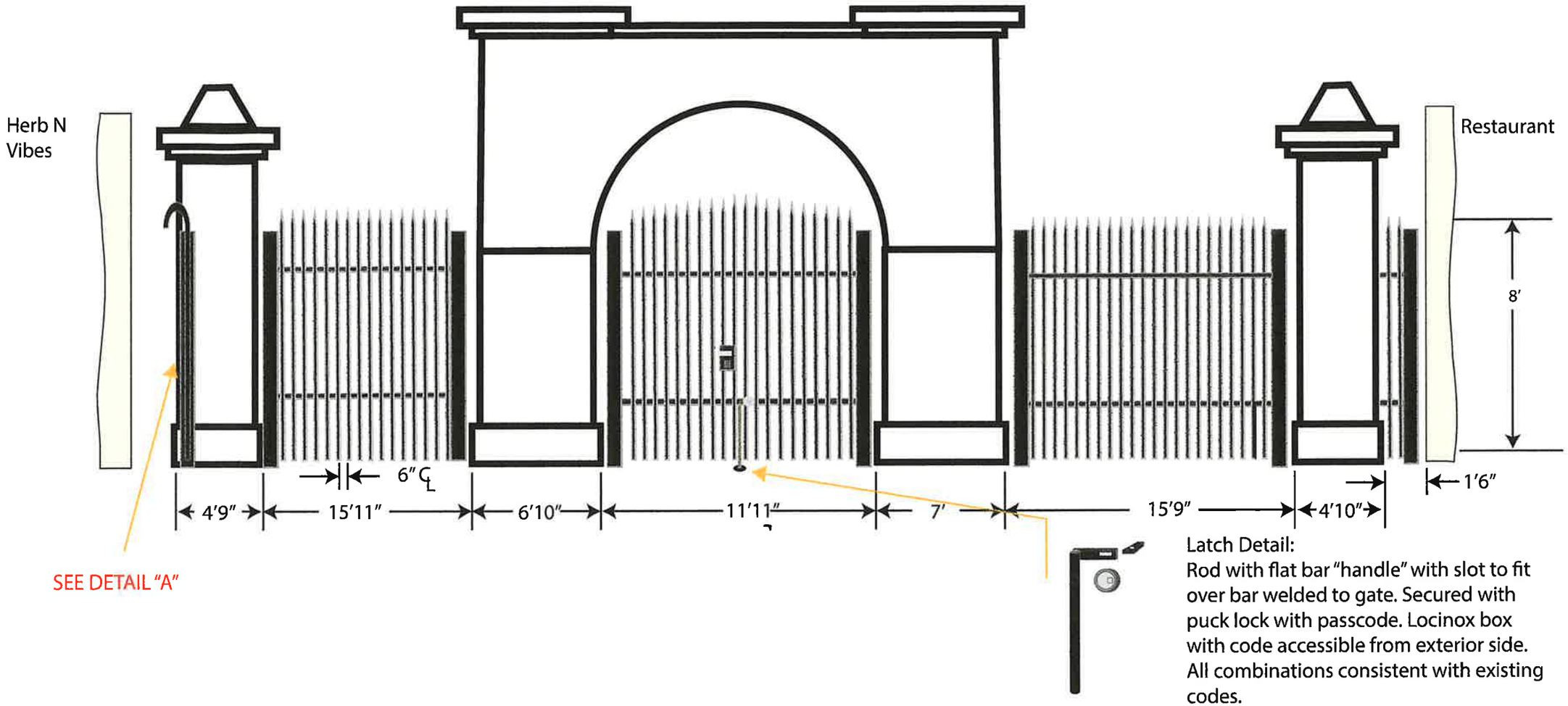
Authorized Agent* Date

-THIS AREA FOR CITY STAFF USE ONLY-

APPLICATION DEEMED COMPLETE

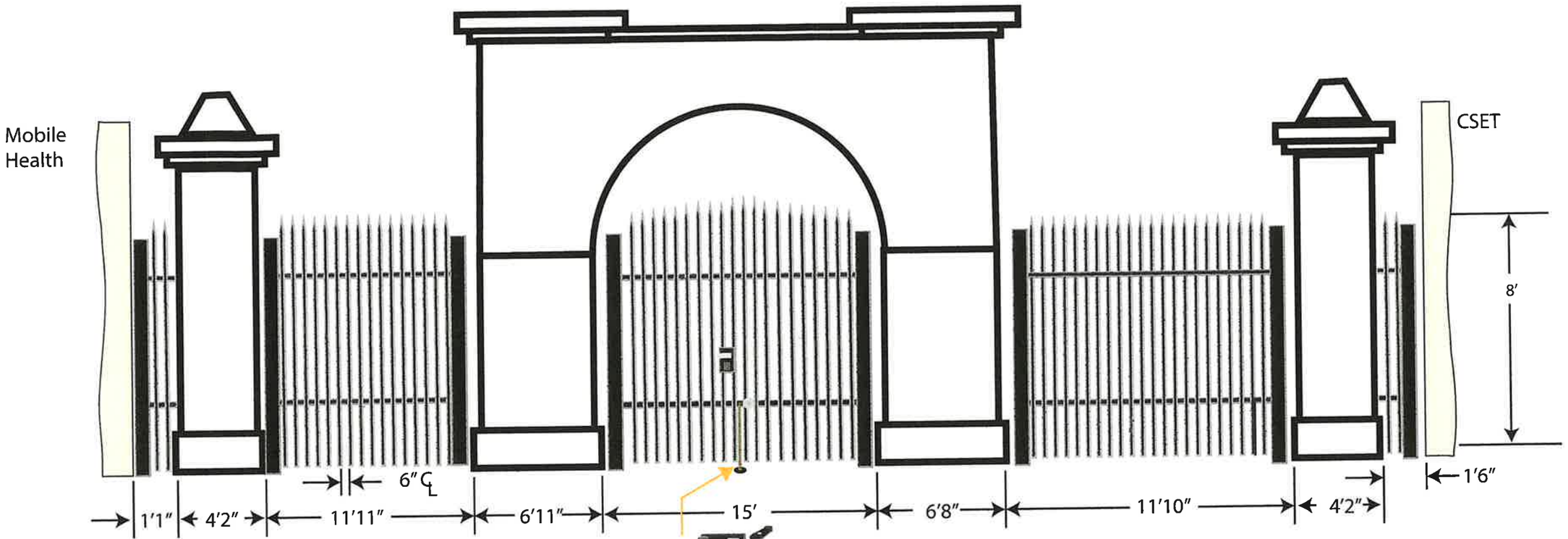
By: Date:

Inside Tower Square Park looking to the West.



Latch Detail:
Rod with flat bar "handle" with slot to fit over bar welded to gate. Secured with puck lock with passcode. Locinox box with code accessible from exterior side. All combinations consistent with existing codes.

Inside Tower Square Park looking to the East.



Latch Detail:
Rod with flat bar "handle" with slot to fit over bar welded to gate. Secured with puck lock with passcode. Locinox box with code accessible from exterior side. All combinations consistent with existing codes.

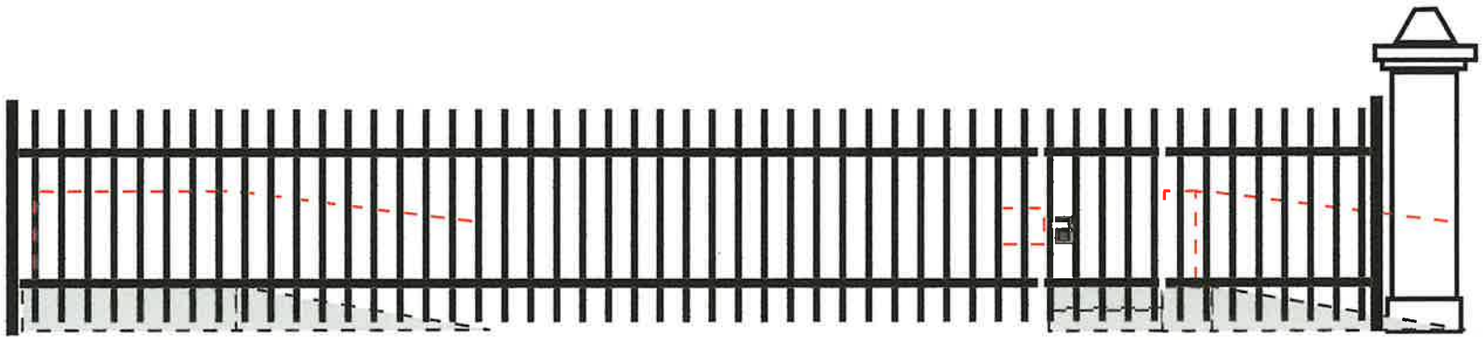
Return window closed on March 5, 2025

1	Locinox Stainless Steel Adjustable Strike Black	$21.84
		Same price as before
1	Locinox Vinci Surface Mounted Mechnical Code Lock Black	$629.99
		Now 641.37
Subtotal		$651.83
Shipping		$20.06
Taxes		$53.77
Total		USD **$725.66**

Puck Locks: $118.80

Fence Detail, North Side of 150 N. "J" Street (Herb N Vibe)

End Cap Detail



Recommended picket style this fence only.

We have a unique situation along the north side of the Herb N Vibe building. There is an ADA-compliant ramp and a set of steps that leads down into the park. Further down the wall to the east is an entrance to anther unit with another ADA-compliant ramp. Both of these ramps have hand rails. After speaking to the property owner he wants to keep these approaches open which necessitates a fence along the sidewalk adjacent the building. Our recommendation is to have a hooked or slanted ticket that prevents people from climbing on the handrail and jumping over the fence into the park. The fence would be placed outside the hand railing and outside the walkway. We would also provide an exit gate at the steps so that people could enter the park off of these steps. This gate will have a Locinox coded handle with consistent passcode.

Existing Handrail: -

Concrete ramps and stoops: - - - - - - - - - - - -

Community & Economic Development Department
411 East Kern Avenue
Tulare, CA 93274
(559) 684.4217 Fax (559) 685.2339
www.tulare.ca.gov

FEE: $0.00

CITY OF TULARE SITE PLAN REVIEW

PURPOSE & INTENT

Site Plan Review is a pre-application process that gives citizens relevant feedback on any changes they wish to make to a site. Whether there are proposed physical alterations to a site or a change of use, site plan review will provide initial guidance for the project in order to meet all applicable codes and requirements of the City of Tulare. Feedback from Site Plan Review can help citizens maintain their property legally and produce coherence among the varying city land uses. Site Plan Review seeks to help sites develop in a way that enriches the community that they are in.

When an application is submitted to Site Plan Review, it is first reviewed by various divisions of the Community & Economic Development Department so that all applicable sections of the Tulare Municipal Code can be applied and enforced on the site. The divisions within the Community & Economic Development Department include Planning, Engineering, Building, Police, Fire, Solid Waste. These divisions review the Site Plan so that they can proactively deal with any problems that could arise from the proposed site changes.

Tulare's Site Plan Review process is unique in that it is a **free service** that can help citizens use their land in a manner that has been determined to be consistent with the City Municipal Code and mitigates any future conflict with the site. The Code does not seek to restrict property rights, but rather to produce compatibility with adjacent land uses while holding the site to the high standards that have helped make Tulare a better community.

The Site Plan Review Committee will try to ensure that each site is:

- *Safe* from a structural and functional standpoint
- *Fluid* in that pedestrian and vehicle traffic have adequate access to the site
- *Compatible* with surrounding land uses and the character of the neighborhood in which it exists
- *Equitable* so that all citizens have equal access to the facility

The applicant will meet with representatives from the Planning, Engineering, Building, Police, Fire, and Solid Waste Divisions who will help explain the findings of the Site Plan Review Committee. The representatives will work with the applicant to plan for the next steps in utilizing their site to suit their wants and needs.

The Site Plan Review process will either require that a site plan be resubmitted with pertinent changes or mark the site plan to revise and proceed (perhaps with minor changes). Once given a "revise and proceed" the site plan can continue on the development process and apply for any permits that may be required of the project.

SITE PLAN REVIEW INFORMATION

- ***Time: Site Plan Review takes place each Wednesday at 1:30pm except in the case of a holiday***
- ***Location: Site Plan Review meets in the Community Room at Tulare City Hall – 411 East Kern Avenue***
- ***Applications: must be submitted by 3 pm the Thursday before an applicant wishes to attend Site Plan Review****
- ***Resources: Site Plan Review Agendas and Applications are available at: http://www.tulare.ca.gov/departments/community-development/development-services/planning***
- ***Applications may also be picked-up in hardcopy at Tulare City Hall, 411 East Kern Avenue.***

EXAMPLES OF SITE PLANS: On most Mondays, copies of the Site Plans scheduled for Wednesday are available for review at the front counter at 411 E. Kern. Reviewing other Site Plans may be helpful for potential applicants who are not familiar with the Site Plan Review process and criteria.

Community & Economic Development Department
411 East Kern Avenue
Tulare, CA 93274
(559) 684.4217 Fax (559) 685.2339

Fee: $0.00

Site Plan Review Application No. _____

-- THIS AREA FOR CITY STAFF USE ONLY—

Date Received: _____

SPR Agenda: _____ Item No. _____

Zoning: _____ GP Designation: _____

CITY OF TULARE SITE PLAN REVIEW APPLICATION

*This application MUST be filled out in its entirety and submitted with **ten (10) copies** of an acceptable site plan (see details below). Failure to provide all requested information may result in your application being rejected for additional information and excluded from the Site Plan Review agenda.*

All plans to be considered on the next available agenda must be submitted by 3:00pm on the Thursday prior to the meeting.

SITE PLAN MEETINGS ARE HELD ON WEDNESDAYS AT 1:30 PM AT TULARE CITY HALL-COMMUNITY ROOM – 411 E KERN AVE – APPLICANT OR REPRESENTATIVE MUST BE PRESENT

GENERAL PROJECT INFORMATION

Project/Business Name: Tulare Joint Union High School District Date: 11/4/2025

Project Description: Parking Lot improvements including accessible parking spaces and accessible path of travel. Restroom improvements for ADA compliance will also be included.

Site Plan Review Submittal: ☑ Yes ☐ No If Resubmittal, Previous Site Plan Review No: _____

Property Owner: Tulare Joint Union High School District Applicant(s) Name: Jason Bonds

Property Address/Location: 426 N. Blackstone Steet Assessor Parcel No. (APN): 171-090-029, 171-090-030

Parcel Size (Acreage or Sq Ft.): 0.23 acres disturbed Building Square Footage: 250 s.f. affected

Describe All Proposed Building Modifications: Restroom improvements for ADA compliance.

A SEPARATE DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS

Industrial & Commercial

Existing/Prior Land or Building Use: Parking/Office for Tulare Joint Union High School District

Proposed Building or Land Use: Parking/Office for Tulare Joint Union High School District

Proposed Hours of Operation: 7:30 AM TO 5 PM Days of Week in Operation (Circle): Su (M T W Th F) Sa

Number of Existing Parking Stalls: 25 Number of Proposed New Parking Stalls: 0

Number of Existing or Anticipated New Employees: 20 Anticipated No. of ~~Trucks~~ Buses/day: 20

Brief Operational Statement: Parking lot improvements including accessible parking space and path of travel. Restroom Improvements.

CITY OF TULARE SITE PLAN REVIEW APPLICATION

A SEPARATE DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS

Residential

Is the project: ☐ New construction ☐ Remodel

☐ Single-Family Residential ☐ Multi-Family Residential

Number of dwelling units: _____ Total of area (in square feet): _____

Total lot coverage of buildings or structures (in square feet): _____ Percentage of lot coverage _____%

Proposed project phasing: ☐ Yes ☐ No If yes, proposed number of phases: _____

SITE PLAN MINIMUM REQUIREMENTS

The Applicant shall submit **ten (10) copies** of the proposed site plan along with this completed Application to the Office of Community & Economic Development. Suggested minimum sheet size for site plans is 11"x17" folded to a legal size of 9'x12" with the print on the outside. No rolled plans accepted. (Excludes tentative and parcel maps)

The Site Plan shall be drawn to scale and indicate clearly and with full dimensions the following information: (*Municipal Code Section 10.120.040)*

- ✓ Address
- ✓ Assessor's parcel number
- ✓ Vicinity map on cover sheet
- ✓ Scale and north arrow
- ✓ Dimensions of property
- ✓ Existing and proposed structures showing distances from Property lines
- ✓ Location and height of proposed fences, walls
- ✓ Existing and proposed parking stalls (include ADA)
- ✓ Location and width of drive approaches
- ✓ Method of on-site drainage
- ✓ Location of existing and/or proposed public improvements
- ✓ Method of sanitary disposal
- ✓ Location and wide of drive approaches to site
- ✓ Adjacent street names
- ✓ Existing and proposed landscaping
- ✓ Location of signs and size
- ✓ Elevations if required by City Planner

Failure to provide all requested information my result in your application being rejected and excluded from the Site Plan Review agenda

Applicant Information (Final Comments will be mailed to the name and address provided below.

***If signed by an authorized agent, an "Agency Authorization" must be completed for this application to be considered complete.**

Name: Wa Vang

Address: P.O. Box 1059

City, State, Zip: Tulare, CA 93274

Phone: (559) 688-5263

E-Mail: wa@laneengineers.com

Signature of Owner or Authorized Agent*

Owner — Date: Nov 18, 2025

Authorized Agent* — Date: 11/06/2025

-THIS AREA FOR CITY STAFF USE ONLY-

APPLICATION DEEMED COMPLETE

By: _____ **Date:** _____

Community & Economic Development Department
411 East Kern Avenue
Tulare, CA 93274
(559) 684.4217 Fax (559) 685.2339

-- THIS AREA FOR CITY STAFF USE ONLY—

Date Received: _____

SPR No. _____

APPROVED:

By: _____ Date: _____

(Signature)

AGENCY AUTHORIZATION – Site Plan Review

OWNER:

I, Tulare Joint Union High School District, declare as follows:
(Owners Name)

I am the owner of certain real property bearing Assessor's Parcel Number (APN):

179-090-029 _____

179-090-030 _____

_____ _____

AGENT:

I designate Wa Vang, to act as my duly authorized agent for all purposes
(Agent's Name)

necessary to file an application for, and obtain a permit to:

Design parking lot improvements to include accessible parking spaces, path of travel & restroom improvements.
(Action Sought)

relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

Executed this 18 day of November, 20 25.

OWNER

(*Signature of Owner)

AGENT

(Signature of Agent)

Jason Bonds
(Owner Mailing Address)

426 North Blackstone Street

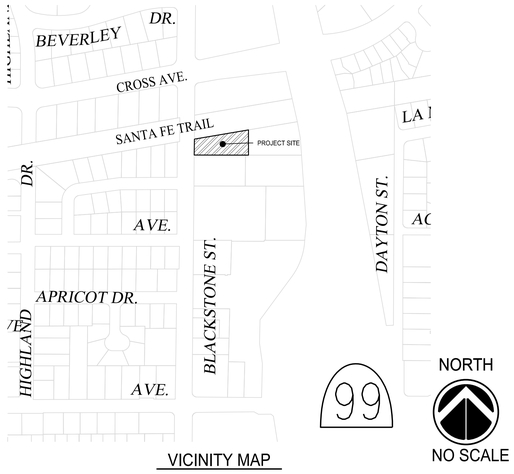
(559) 688-2021
(Owner Telephone)

Wa Vang
(Agent Mailing Address)

P.O. Box 1059, Tulare, CA 92374

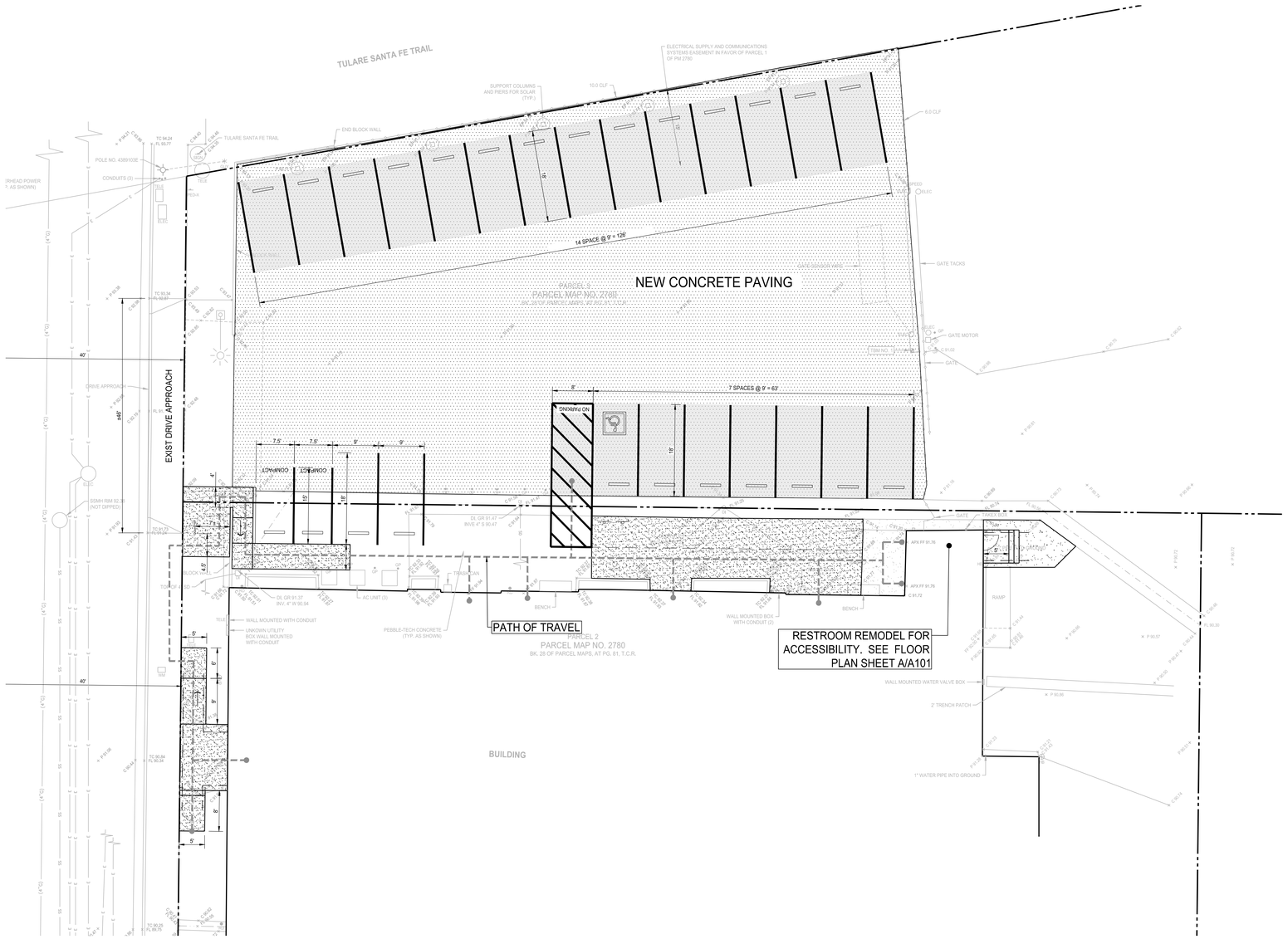
(559) 688-5263
(Agent Telephone)

***NOTE: OWNER'S SIGNATURE MUST BE NOTARIZED. Attach Acknowledgment of signature(s) by Notary Public.**



VICINITY MAP

NO SCALE



OWNER/DEVELOPER

OWNER:

TULARE JOINT UNION HIGH SCHOOL DISTRICT
426 NORTH BLACKSTONE STREET,
TULARE, CA 93274
(559) 688-2021

ARCHITECT:

DARDEN ARCHITECTS
6790 N. WEST AVENUE, SUITE 104
FRESNO, CA 93711
(559) 448-8051

ENGINEER:

LANE ENGINEERS, INC.
979 NORTH BLACKSTONE STREET
TULARE, CA 93274
(559) 688-5263

LEGAL DESCRIPTION

A PORTION OF PARCELS 1 AND 2 OF PARCEL MAP NO. 2780 RECORDED IN BOOK 28 OF PARCEL MAPS, AT PAGE 81, T.C.R., AND SITUATED IN A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 24 EAST, M.D.B.&M., IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA.

SITE DATA

A.P.N.	171-090-029, 171-090-030
GROSS SITE AREA	±0.30 ACRES
ZONING	LIGHT INDUSTRIAL ZONE M-1
EXISTING USE	TJUHSD OFFICE
PROPOSED USE	TJUHSD OFFICE
FLOOD ZONE	X
ELECTRIC	SOUTHERN CALIFORNIA EDISON CO.
WATER	CITY OF TULARE
GAS	SOUTHERN CALIFORNIA GAS CO.
SEWER/STORM	CITY OF TULARE
SOLID WASTE	CITY OF TULARE

BUILDING SETBACK REQUIREMENTS

FRONT*:	10'
REAR:	0'
REAR:	0'
SIDE:	0'

PARKING REQUIREMENTS

PARKING SPACES IMPACTED BY IMPROVEMENTS = 25 SPACES
REQUIRED ACCESSIBLE PARKING SPACES = 1
ACCESSIBLE PARKING SPACES PROVIDED = 1

GRAPHIC SCALE

10 0 5 10 20

1 INCH = 10 FT.

NORTH

LANE ENGINEERS INC.
CIVIL • STRUCTURAL • SURVEYING
979 N. BLACKSTONE
TULARE, CALIFORNIA 93274
(559) 688-5263

REGISTERED PROFESSIONAL ENGINEER — WA VANG — R.C.E. 73146 — CIVIL — STATE OF CALIFORNIA

Consultant

TJUHSD Office Accessibility Mod
Tulare Joint Union High School District
426 N Blackstone St, Tulare, CA 93274

Project

PARKING LOT IMPROVEMENTS
SITE PLAN

Drawing

darden architects
ARCHITECTURE
PLANNING
INTERIORS
www.dardenarchitects.com
6790 N. West Ave. • Fresno, CA 93711 • T. 559.448.8051

LICENSED ARCHITECT — MICHAEL K. FRENCH — No. C23724 — Ren. 4/30/27 — STATE OF CALIFORNIA

Architect

No.	Revision/Submission	Date

Revision

	Designed By: DG	Copyright 2024 Darden Architects
Scale: 1" = 10"	Drawn By: DG	
Project Number: 2562	Checked By: WV	*SPR1*
Date: 11/17/25	Reviewed By: WV	Sheet: 3 of: 1

MOUNTING CONDITION

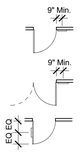
1. Metal Stud Framed Wall
2. Wood Stud Framed Wall
3. Concrete and Concrete Masonry
4. Glass
5. Door
6. See Plan

SIGN MATERIAL

A	=	Acrylic
EM	=	Exterior Metal.
IM	=	Interior Metal.
EP	=	Exterior Plastic.
IP	=	Interior Plastic.
D	=	Decal.

MOUNTING LOCATION

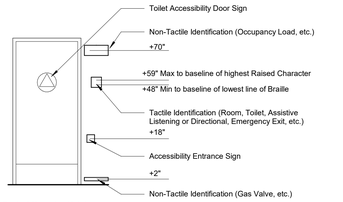
Refer to Signage Plan for location. (Reverse swing similar)



Strike side adjacent

Hinge side adjacent

Door mounted



Typical Mounting Heights

Scale: N.T.S.

NOTES

1. Refer to Specification Section IDENTIFYING DEVICES.
2. Refer to Plan for Mounting Location.
3. Verify Sign Copy with Owner prior to fabrication, "-" indicates a blank space
4. For IDENTIFYING DEVICES, Signage Dimensions, refer to detail
5. For Assistive listening Calculations, refer to

N1 Signage Schedule Legend

Signage Schedule

Sign Mark	Sign Type	Sign Material	Sign Copy Line 1	Sign Copy Line 2	Sign Copy Line 3	Mtg Height	Mtg Cond	Remarks
151a	2a	EP	RESTROOM	UNISEX	-	4' - 11"	2	-
151b	2d	EP	RESTROOM	N/A	-	4' - 11"	2	-
152a	2d	EP	RESTROOM	N/A	-	4' - 11"	2	-
152b	2a	EP	RESTROOM	UNISEX	-	4' - 11"	2	-
153a	2d	EP	RESTROOM	N/A	-	4' - 11"	2	-
153b	2a	EP	RESTROOM	UNISEX	-	4' - 11"	2	-

J1 Signage Schedule

Refer to N1 for Signage Schedule Legend

SYMBOLS

Existing Wall

Remove Existing Wall

Remove Existing Building Item (See Demolition Note, Plumbing, Mechanical, and Electrical Drawings)

Room name 101 — Room Designation

F01 — Demolition Note Symbol

Area not within the architectural scope of the Project.

GENERAL NOTES

1. See Specifications section, SELECTIVE DEMOLITION, and CUTTING AND PATCHING, See Plumbing, Mechanical, and Electrical Drawings and Specifications.
2. Remove materials, equipment, and finishes indicated by demolition key notes.
3. All Concrete removed shall be within sawcut lines or Existing expansion/ control joint lines.
4. Coordinate removal of door hardware with HARDWARE in the specifications.
5. Where Demolition work is indicated, contractor shall remove and reinstall any or all items necessary for installation of new work. Existing area affected by demolition work shall be patched and repaired to match Existing construction.
6. Any damage resulting from the modernization activity shall be corrected at no additional expense to the owner and all surfaces cleaned and readied to receive new work.
7. Remove, cut, and patch work in a manner to minimize damage and to provide means of restoring products and finishes to original condition.
8. Where new work abuts or aligns with Existing, make a smooth and even transition. Patch work shall match Existing adjacent work in texture and appearance.
9. When Finished surfaces are cut so that a smooth transition with new work is not possible, terminate Existing surfaces along a straight line at a natural line of division and make recommendation to the architect.
10. Contractor to field verify all dimensions and existing floor and wall finishes prior to the commencement of work.
11. Refer to Hazardous Materials Report prior to the commencement of work.

DEMOLITION NOTES

F01 — SELECTIVE DEMOLITION, Remove wall or portion of wall, Refer to floor plan for extent

F02 — SELECTIVE DEMOLITION, Remove Window and Frame

F03 — SELECTIVE DEMOLITION, Remove Plumbing, See PLUMBING for more information

F04 — SELECTIVE DEMOLITION, Remove Floor tile or portion of floor tile

F05 — SELECTIVE DEMOLITION, Remove Wall Tile or portion of wall tile

F06 — SELECTIVE DEMOLITION, Remove Toilet/Urinal Partitions

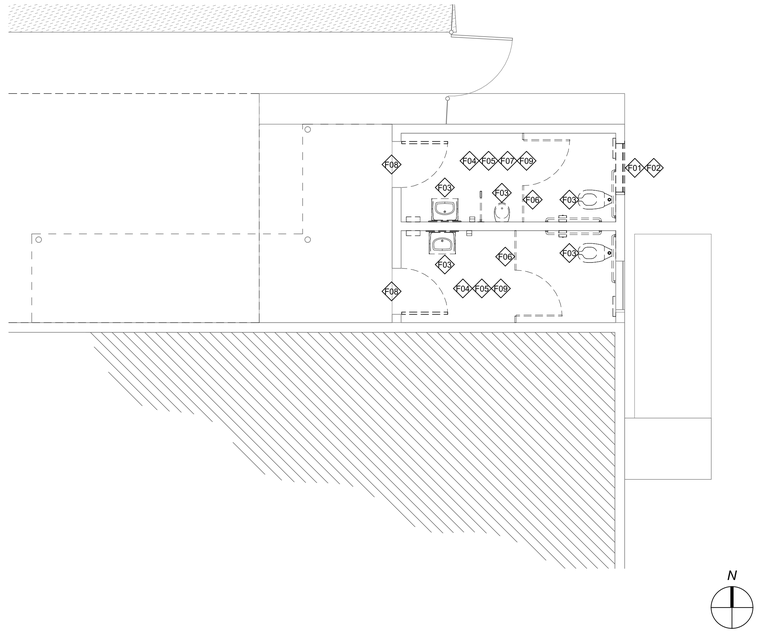
F07 — SELECTIVE DEMOLITION, Sawcut and Remove Portion of Existing Concrete Slab, Refer to Plumbing Drawings, Field verify dimensions prior to work, see patch back detail

F08 — SELECTIVE DEMOLITION, Remove Door and Frame

F09 — SELECTIVE DEMOLITION, Remove and Salvage Toilet Accessories, Return to Owner

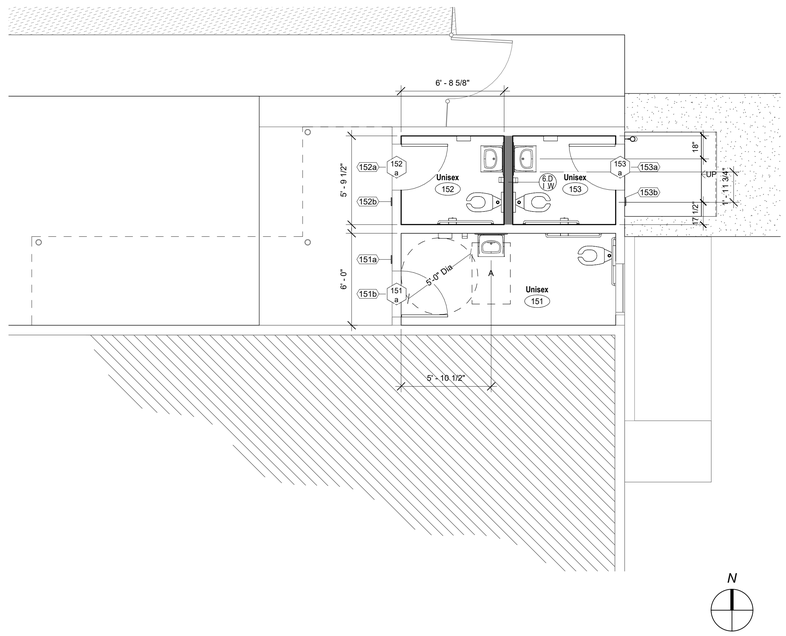
F8 Demolition Floor Plan Legend

No Scale



J1 Demolition Floor Plan Restroom

1/4" = 1'-0"



A1 Floor Plan Restroom

1/4" = 1'-0"

Refer to F18 for Legend Symbols, Abbreviations and Notes

SYMBOLS

Concrete Masonry Unit Wall. 8" wide unless otherwise noted.

Concrete Wall, or Column. Size as indicated.

Stud Wall, Studs and Interior Wall materials continuous from floor to underside of floor or roof deck. Studs at 16" o.c. unless otherwise noted. Interior Wall material shall include Batt Insulation, Sound Deadening Board, Plywood Sheathing, Gypsum Board, and Cement Plaster/ Ceramic Tile setting bed where occurs.

Stud Wall. Studs and finish material continuous from floor to minimum 6" above ceiling. Studs to be braced to underside of roof framing or deck if not required to be continuous to roof framing or deck. Studs at 16"o.c. Unless Otherwise Noted. See Structural for bracing and extent of Structural Sheathing.

Area not within the architectural scope of the Project.

0 — Reference Grid

101 / a — Opening Group No. Refer to Door or Window Opening Schedules

Eq Mark — Equipment Item No. Refer to Equipment Schedule

Room name 101 — Room Designation

F # / S — Wall Assembly Symbols. Refer to Sheet X/A101

Reference Point

ABBREVIATIONS

FF	Face of Finish
FOC	Face of Concrete
FD	Floor Drain
FOM	Face of Masonry
FOS	Face of Stud
FS	Floor Sink
HB	Hose Bib
MO	Masonry Opening
UNO	Unless Noted Otherwise
RO	Rough Opening
Typ.	Typical
Sim.	Similar
OH	Opposite Hand

NOTES

1. All Dimensions are to Face of Stud (FOS) or Center Line, Unless Noted Otherwise.
2. All Elevation Dimensions are above Finish Floor at each floor level, Unless Noted Otherwise.
3. Dimensions noted as "+/-" are nominal.
4. Floor Drains (FD) and Floor Sinks (FS) shall be set -3/4" and a min. of 3'-0" from nearest wall, Unless Noted Otherwise.
5. IDENTIFYING DEVICES, For Room Signage refer E11 X/A601 Typ to and Specifications

F18 Floor Plan Legend

No Scale

TJUHSD Office Accessibility Mod
Tulare Joint Union High School District
426 N Blackstone St, Tulare, CA 93274
Project

BUILDING A
FLOOR PLAN
Drawing

darden architects
ARCHITECTURE
PLANNING
INTERIORS
www.dardenarchitects.com
6790 N. West Ave. • Fresno, CA 93711 • T. 559.448.8051
LICENSED ARCHITECT MICHAEL K. FERNANDES No. C23724 REG. 4-30-27 STATE OF CALIFORNIA

Architect

No.	Revision/Submission	Date

Revision

	Designed By: FM	Copyright 2025 Darden Architects
Scale: As indicated	Drawn By: FM	A/A101
Project Number: 2562	Checked By: MF	
Date: 11/03/25	Reviewed By: MF	

Community & Economic Development Department
411 East Kern Avenue
Tulare, CA 93274
(559) 684.4217 Fax (559) 685.2339

Fee: $0.00

Site Plan Review Application No. __ _

-THIS AREA FOR CITY STAFF USE ONLY-

Date Received: _____ _

SPR Agenda: _____ Item No. _____

Zoning: ____ GP Designation: __ _

CITY OF TULARE SITE PLAN REVIEWAPPLICATION

This application MUST be filled out in its entirety and submitted with ***ten (10) copies*** *of an acceptable site plan (see details below). Failure to provide all requested information may result in your application being rejected for additional information and excluded from the Site Plan Review agenda.*

All plans to be considered on the next available agenda must be submitted by 3:00pm on the Thursday prior to the meeting.

SITE PLAN MEETINGS ARE HELD ON WEDNESDAYS AT 1:30 PM AT TULARE CITY HALL-COMMUNITY ROOM - 411 E KERN AVE - APPLICANT OR REPRESENTATIVE MUST BE PRESENT

GENERAL PROJECT INFORMATION

Project/Business Name: South Yard Storage _ Date: __November 10, 2025 _

Project Description: --This building will be used as an overflow warehouse for inventory and storage.

Site Plan Review Submittal: ☐ Yes ☑ No If Resubmittal, Previous Site Plan Review No: _____ _

Property Owner: _Michael D. Wasnick _ Applicant(s) Name: Michael D. Wasnick _

Property Address/Location: 982 N J Street _ Assessor Parcel No. (APN): 169-110-002-000 _

Parcel Size (Acreage or Sq Ft.): 44,867 _ Building Square Footage: 5,000 _____

Describe All Proposed Building Modifications: _Construction of new building with bathroom and 200_amp serice

A SEPARATE DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS

Industrial & Commercial

Existing/Prior Land or Building Use: We have always used this location as a storage facility. _

Proposed Building or Land Use: This building will be used as an overflow warehouse.

Proposed Hours of Operation: -N/A-__ _ Days of Week in Operation (Circle): Su (M) (T) (W) (Th) (F) Sa

Number of Existing Parking Stalls: _____ _ Number of Proposed New Parking Stalls: _____ _

Number of Existing or Anticipated New Employees: __0_____ Anticipated No. of Trucks/day: __0_____

Brief Operational Statement: This will be used as an overflow storage facility

CITY OF TULARE SITE PLAN REVIEW APPLICATION

A SEPARATE DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS

Residential

Is the project: ☒ New construction ☐ Remodel

☐ Single-Family Residential Multi-Family Residential

Number of dwelling units: 1 Total of area (in square feet): 44867

Total lot coverage of buildings or structures (in square feet): 5,000 Percentage of lot coverage 11 %

Proposed project phasing: ☐ Yes ☒ No If yes, proposed number of phases: _____

SITE PLAN MINIMUM REQUIREMENTS

The Applicant shall submit **ten (10) copies** of the proposed site plan along with this completed Application to the Office of Community & Economic Development. Suggested minimum sheet size for site plans is 11"x17" folded to a legal size of 9"x12" with the print on the outside. No rolled plans accepted. (Excludes tentative and parcel maps)

The Site Plan shall be drawn to scale and indicate clearly and with full dimensions the following information: *(Municipal Code Section 10.120.040)*

- Address
- Assessor's parcel number
- Vicinity map on cover sheet
- Scale and north arrow
- Dimensions of property
- Existing and proposed structures showing distances from Property lines
- Location and height of proposed fences, walls
- Existing and proposed parking stalls (include ADA)
- Location and width of drive approaches
- Method of on-site drainage
- Location of existing and/or proposed public improvements
- Method of sanitary disposal
- Location and wide of drive approaches to site
- Adjacent street names
- Existing and proposed landscaping
- Location of signs and size
- Elevations if required by City Planner

Failure to provide all requested information may result in your application being rejected and excluded from the Site Plan Review agenda

Applicant Information (Final Comments will be mailed to the name and address provided below.

If signed by an authorized agent, an "Agency Authorization" must be completed for this application to be considered complete.

Name: Michael D. Wasmer

Address: PO Box 815

City, State, Zip: Tulare, CA 93275

Phone: (559) 358-0346

E-Mail: mwasmer@wasmerfarms.com

Signature of Owner or Authorized Agent*

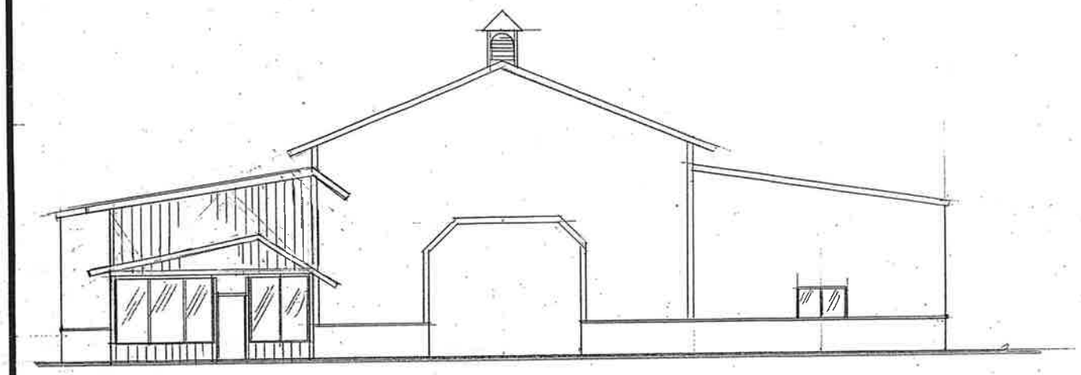
Owner — Date: 11/10/2025

Authorized Agent* (Marty Pimentel) — Date: 11-10-2025

-THIS AREA FOR CITY STAFF USE ONLY-

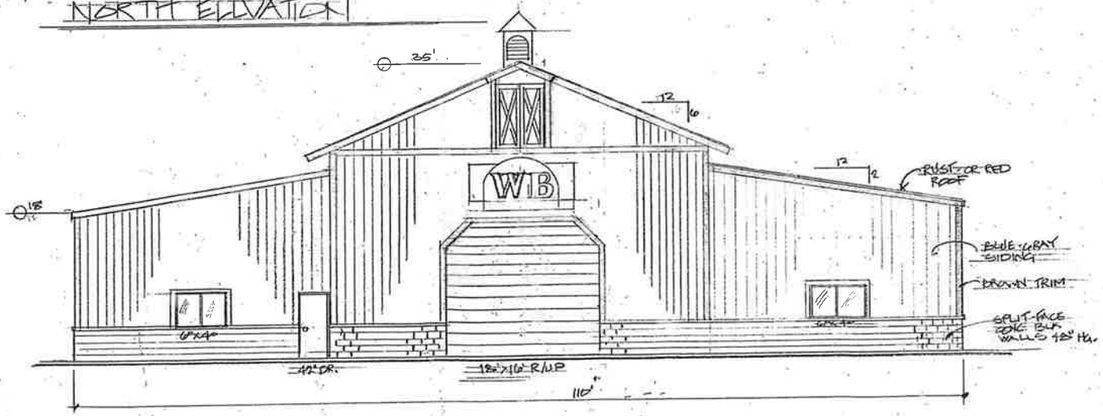
APPLICATION DEEMED COMPLETE

By: _____ Date: _____

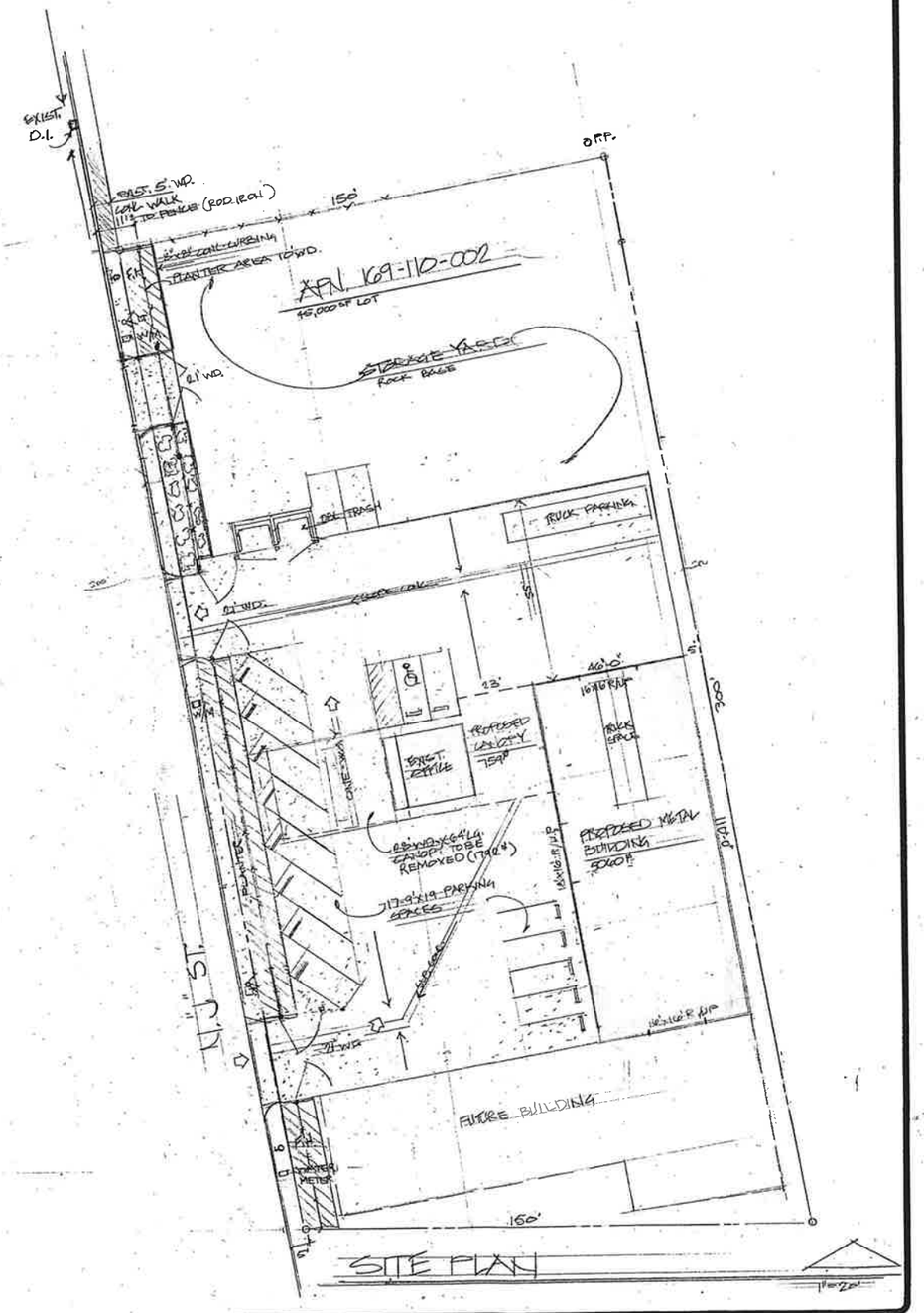


WEST ELEVATION - "OFFICE"

NORTH ELEVATION



WEST ELEVATION 1/8"=1'-0"



SITE PLAN 1"=20'

REVISIONS	BY

A NEW METAL BUILDING ADDITION FOR:

ROBERT WASNICK

982 N. "J" ST. TULARE, CA.

DRAWN: HARLAN WESTBROOK

CHECKED

DATE: 1-6-05

SCALE

JOB NO.

SHEET

OF SHEETS