

SITE PLAN REVIEW AGENDA
Wednesday, January 14, 2026
1:30 PM
City of Tulare

ITEM No. 1 Preliminary Site Plan Review

Site Plan No SP26-03
Project Title Foster Commercial
Description service commercial use - fast food, car wah, retail and gas station

Applicant Claudia Ferretti
Property Owner Claudia Ferretti
APN 182-280-030
Location NWC of Foster and Mooney

ITEM No. 2 Preliminary Site Plan Review

Site Plan No SP26-04
Project Title SnoShack of Central Valley
Description shaved ice shack

Applicant Mike Ellis
Property Owner Mike Ellis
APN
Location Corner of 255 E. Cross Ave

ITEM No. 3

Site Plan No
Project Title
Description

Applicant
Property Owner
APN
Location

ITEM No. 4

Site Plan No
Project Title
Description

Applicant
Property Owner
APN
Location



-- 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: FOSTER COMMERCIAL Date: 11-24-2025

Project Description: SERVICE COMMERCIAL USE, 4 PARCELS FINAL TENANT TBD, EXPECT FAST FOOD, CAR WASH, RETAIL AND GAS/STORE

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

Property Owner: CLAUDIA FERRETTI Applicant(s) Name: CLAUDIA FERRETTI

Property Address/Location: NW CORNER FOSTER/MOONEY Assessor Parcel No. (APN): 182-280-030

Parcel Size (Acreage or Sq Ft.): 3.89 AC Building Square Footage: 21,000 SF +/-

Describe All Proposed Building Modifications: _____

A SEPARATE DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS

Industrial & Commercial

Existing/Prior Land or Building Use: EXISTING-UNDEVELOPED

Proposed Building or Land Use: SERVICE COMMERCIAL

Proposed Hours of Operation: VARIES 9AM-5PM Days of Week in Operation (Circle): Su M T W Th F Sa

Number of Existing Parking Stalls: NONE Number of Proposed New Parking Stalls: _____

Number of Existing or Anticipated New Employees: 20 Anticipated No. of Trucks/day: 1 PER DAY

Brief Operational Statement: _____

Page 1 of 2 – Application continues on the back of this page

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*)


- | | |
|--|--|
| <ul style="list-style-type: none"> ✓ 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) | <ul style="list-style-type: none"> ✓ 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: ALLEN WILLIAMS
 Address: 810 WEST ACEQUOIA
 City, State, Zip: VISALIA, CA 93291
 Phone: (559)713-6139
 E-Mail: awilliams@awe-inc.com

Signature of Owner or Authorized Agent*	
CLAUDIA FERRETTI	
Owner _____	Date _____
DocuSigned by: 	11/24/2025
Authorized Agent* _____	Date _____

-THIS AREA FOR CITY STAFF USE ONLY-

APPLICATION DEEMED COMPLETE

By: _____

Date: _____



-- THIS AREA FOR CITY STAFF USE ONLY --

Date Received: _____

SPR No. _____

APPROVED:
By: _____ Date: _____
(Signature)

AGENCY AUTHORIZATION – Site Plan Review

OWNER:

I, CLAUDIA FERRETTI, declare as follows:
(Owners Name)

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

182-280-030 _____

AGENT:

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

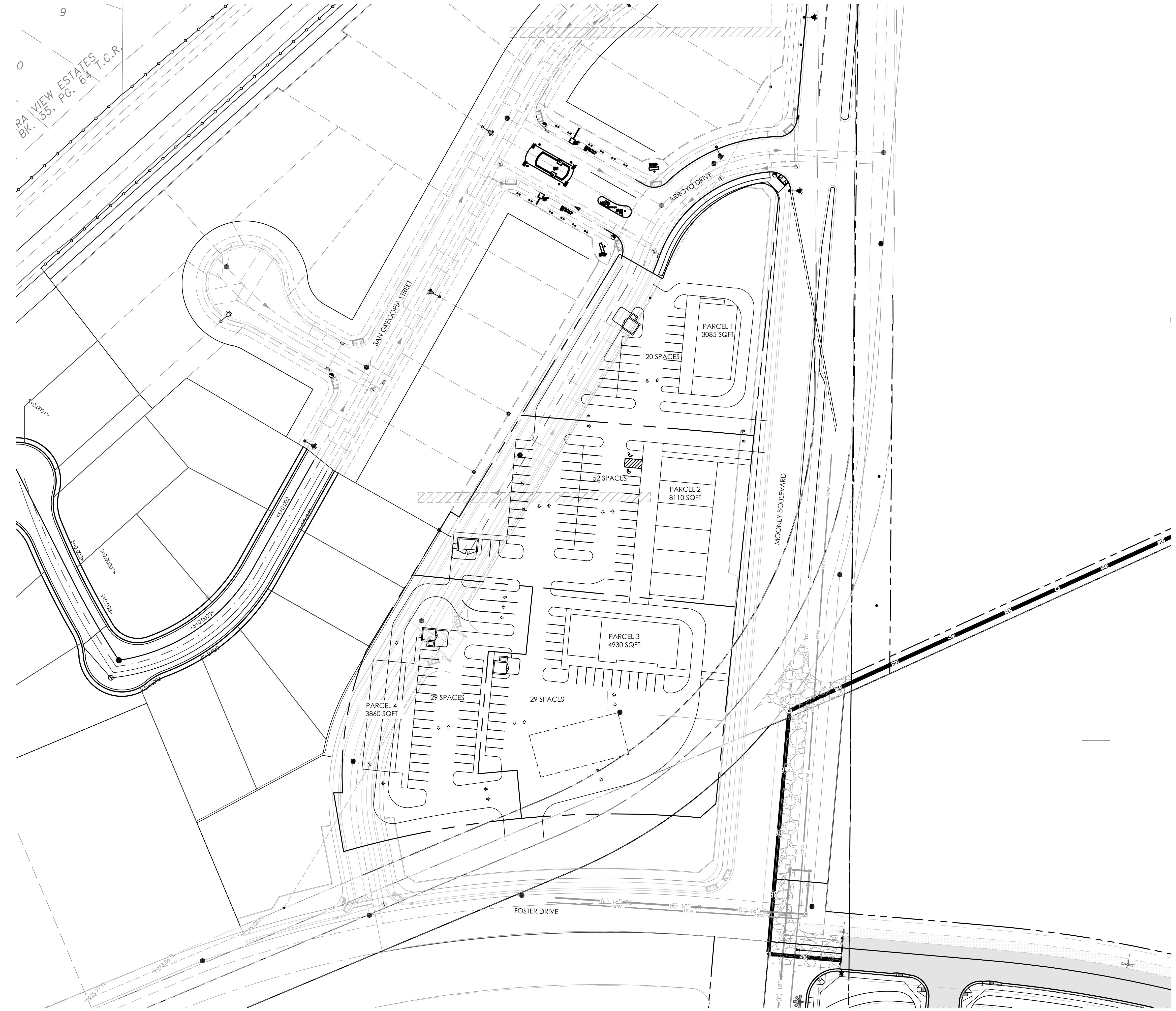
necessary to file an application for, and obtain a permit to:

(Action Sought)

relative to the property mentioned herein.
I declare under penalty of perjury the foregoing is true and correct.
Executed this _____ day of _____, 20 _____.

<p>DocuSigned by: OWNER <u>CLAUDIA FERRETTI</u> 1/24/2025 AE072600AF5842A (Signature of Owner) 11895 Hereford Rd Los Banos, CA. 93635-9418 _____ (Owner Mailing Address) 559-304-5938 _____ (Owner Telephone)</p>	<p style="text-align: center;">AGENT</p> <p>_____ (Signature of Agent) 810 W. ACEQUOIA AVE. VISALIA, CA 93291 _____ (Agent Mailing Address) (559) 713-6139 _____ (Agent Telephone)</p>
---	--

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



DISCLAIMER
 THE PLAN CHECKING OF THESE IMPROVEMENTS BY THE CITY IS DIRECTED TO THE COMPLIANCE WITH CITY STANDARDS AND SPECIFICATIONS. IT IS THE SOLE RESPONSIBILITY OF THE DEVELOPER'S DESIGN ENGINEER TO ASSURE THE ACCURACY OF ELEVATIONS AND STATIONING FOR SEWER, WATER, AND STORM DRAIN PIPING, CURB, GUTTER AND LOT GRADES SHOWN ON THESE PLANS. NO VERIFICATION OF THESE ELEVATIONS AND STATIONS HAS BEEN MADE BY THE CITY.

- PARCEL 1 (FAST FOOD)**
 LOT AREA = 0.94 AC
 BUILDING AREA = 3085 SQFT
 PARKING REQUIRED = 20 SPACES
 PARKING PROVIDED = 20 SPACES
 ADA REQUIRED = 0 SPACES
 ADA PROVIDED = 0 SPACES
- PARCEL 2 (RETAIL)**
 LOT AREA = 1.16 AC
 BUILDING AREA = 8110 SQFT
 PARKING REQUIRED = 27 SPACES
 PARKING PROVIDED = 27 SPACES
 ADA REQUIRED = 1 SPACE
 ADA PROVIDED = 2 SPACES
- PARCEL 3 (CONVENIENCE STORE)**
 LOT AREA = 1.20 AC
 BUILDING AREA = 4930 SQFT
 PARKING REQUIRED = 16 SPACES
 PARKING PROVIDED = 29 SPACES
 ADA REQUIRED = 0 SPACES
 ADA PROVIDED = 0 SPACES
- PARCEL 4 (CAR WASH)**
 LOT AREA = 0.90 AC
 BUILDING AREA = 3860 SQFT
 PARKING REQUIRED = 15 SPACES
 PARKING PROVIDED = 29 SPACES
 ADA REQUIRED = 0 SPACES
 ADA PROVIDED = 0 SPACES

LEGEND

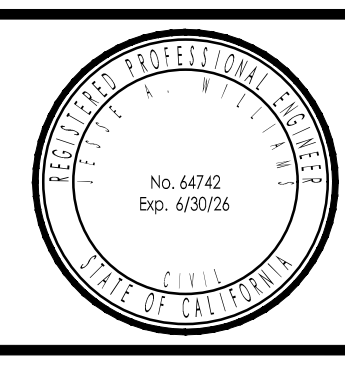
(1.0)	DESIGN GRADE BY OTHERS TO BE VERIFIED
(1.0)	EXISTING GRADE
S=00%	SLOPE IN PERCENT
BCR	BEGIN CURVE RETURN
ECR	END CURVE RETURN
EP	EDGE OF PAVEMENT
FG	FINISHED GRADE
FL	FLOW LINE
GB	GRADE BREAK
INV.	INVERT
PT	POINT OF TANGENT
PRC	POINT OF REVERSE CURVE
TC	TOP OF CURB
TCN	TOP OF CONCRETE
TF	TOP OF FOOTING
TW	TOP OF WALL
P	PROPOSED
EX	EXISTING
STD.	STANDARD
DI	DRAIN INLET, CITY STD. 3110
FH	FIRE HYDRANT, CITY STD. 4215
SD	STORM DRAIN
SS	SANITARY SEWER
SDMH	STORM DRAIN MAN HOLE, CITY STD. 6610
SSMH	SANITARY SEWER MAN HOLE, CITY STD. 6615
CL	CENTERLINE
INST.	INSTALL PER CITY STANDARD
SM	STREET MONUMENT, CITY STD. 9310
STL	STREET LIGHT, PER CITY STANDARD
SW	5' ADJACENT SIDEWALK, CITY STD. 4410
T.B.R.	TO BE REMOVED/REPLACED
TYP.	TYPICAL
GC	GRADE CHANGE
○	CONSTRUCT OR INSTALL
⊙	EXISTING
⊞	R-VALUE
⊞	INSTALL FIRE HYDRANT, CITY STD. 6310 AND 6315
⊞	INSTALL GATE VALVE, CITY STD. 6330
⊞	INSTALL WATER BLOW OFF, CITY STD. 6340
⊞	INSTALL SDMH, CITY STD. 6613
⊞	INSTALL SSMH, CITY STD. 6610
⊞	INSTALL STREET LIGHT PER PLAN AND DETAILS ON SHEET 16 AND DETAIL SHEETS 17-19

BENCHMARK
 TULARE BM #48
 BRASS CAP IN TOP HEADWALL AT NW CORNER OF BARDSEY AVENUE AND MOONEY BOULEVARD IN CENTERLINE OF HEADWALL AT CENTERLINE OF DITCH
 ELEV. = 289.048'

SCALE: AS NOTED	NO. REVISION	INIT	DATE
DATE: 11-15-2025			
DRAWN BY: JAW			
CHECKED BY: ---			

AWEngineering
 CIVIL ENGINEERS & LAND SURVEYORS
 810 W ACEQUIA AVENUE, VISALIA CA 93291
 559-713-6139

APPROVED BY:
 JESSE ALLEN WILLIAMS R.C.E. 64742 DATE _____
 APPROVED BY:
 _____ DATE _____



FOR: **CLAUDIA FERRETTI**
 LOS BANOS, CA 93635
 PROJECT: **FOSTER COMMERCIAL DEVELOPMENT**
 TULARE, CA

SHEET TITLE:	SHEET
FLOOD ZONE "X"	JOB NUMBER 25102



-- THIS AREA FOR CITY STAFF USE ONLY --

Date Received: _____

SPR Agenda: _____ Item No. _____

Zoning: _____ GP Designation: _____

CITY OF TULARE SITE PLAN REVIEW APPLICATION

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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: Sno-Buck Central Valley Date: _____

Project Description: Place seasonal mobile unit HAWAIIAN SHAVE ICE @
CORNER EXISTING location described AS 255 E CROSS TULARE

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

Property Owner: MIKE ELLIS Applicant(s) Name: _____

Property Address/Location: 255 E CROSS Assessor Parcel No. (APN): _____

Parcel Size (Acreage or Sq Ft.): _____ Building Square Footage: _____

Describe All Proposed Building Modifications: _____

A SEPARATE DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS

Industrial & Commercial

Existing/Prior Land or Building Use: _____

Proposed Building or Land Use: _____

Proposed Hours of Operation: _____ Days of Week in Operation (Circle): Su M T W Th F Sa

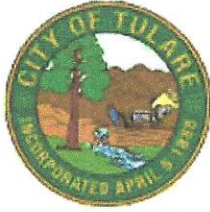
Number of Existing Parking Stalls: _____ Number of Proposed New Parking Stalls: _____

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

Brief Operational Statement: _____

Page 1 of 2 - Application continues on the back of this page

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, MIKE ELLIS, declare as follows:
(Owners Name)

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

AGENT:

I designate [Signature], to act as my duly authorized agent for all purposes
(Agent's Name)

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

_____ (Action Sought)

relative to the property mentioned herein.

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

Executed this 6 day of 3, 20 25.

<u>OWNER</u>	<u>AGENT</u>
<u>[Signature]</u> (*Signature of Owner)	_____ (Signature of Agent)
<u>255 E CROSS</u> (Owner Mailing Address)	_____ (Agent Mailing Address)
_____ (Owner Telephone)	_____ (Agent Telephone)

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

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Is the project: New construction Remodel

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

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

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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: Wille A. Gallens
 Address: 2340 W. Wilkendale Suite B
 City, State, Zip: Tulare CA 93277
 Phone: 557-799-1673
 E-Mail: fwconline@gmail.com

Signature of Owner or Authorized Agent*	
<u>Wille A. Gallens</u>	<u>1/07/25</u>
Owner	Date
<u>[Signature]</u>	<u>1/07/25</u>
Authorized Agent*	Date

-THIS AREA FOR CITY STAFF USE ONLY-

APPLICATION DEEMED COMPLETE

By: _____

Date: _____



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.

OPERATIONAL STATEMENT

Seasonal operation for March to September
 Monday-Sunday 12-9pm
 (subject to change based on weather)
 June-August Thursday-Friday 12-7pm
 (subject to change based on demand)
 September 8am-5pm
 Each shack will have one employee serving
 customers for the amount of hours scheduled.
 The facility will close temporarily to accommodate
 other events. Scheduling has 5 employees that will
 alternate schedules based on events and locations.
 Deliveries will be provided by the Operational manager
 as needed.
 Existing parking as provided.

S I T E I N F O :

EXISTING USE: DRY CLEANERS
 PROPOSED USE: SEASONAL MOBILE UNIT SHAVED ICE
 EXISTING ZONING: C-3 RETAIL COMMERCIAL
 APN 170-263-013
 SITE AREA: 12,767 SQ. FT. 29 ACRES

WATER: CALIFORNIA WATER SERVICE CO.
 SEWER: CITY OF TULARE
 STORM: CITY OF TULARE
 GAS: THE GAS CO.
 POWER: SOUTHERN CALIF. EDISON CO.

PROPERTY OWNER

MICHAEL ERUS
 7530 N. AMT RD. SUITE B
 TULARE, CALIF. 93274
 559-686-1381
 trecorline@gmail.com

SNO SHACK OWNER

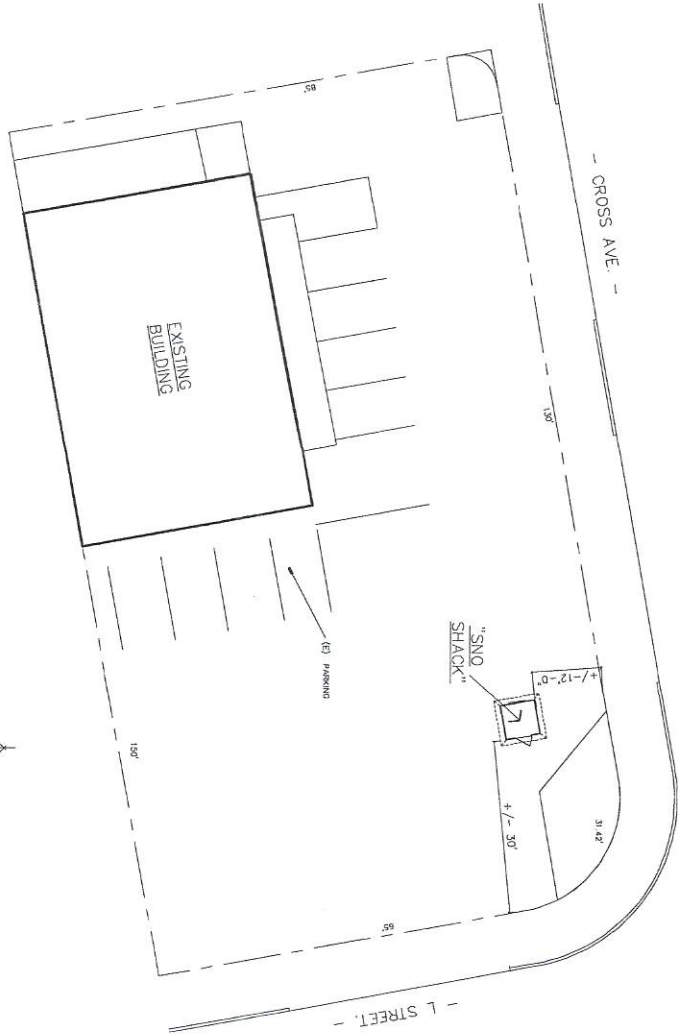
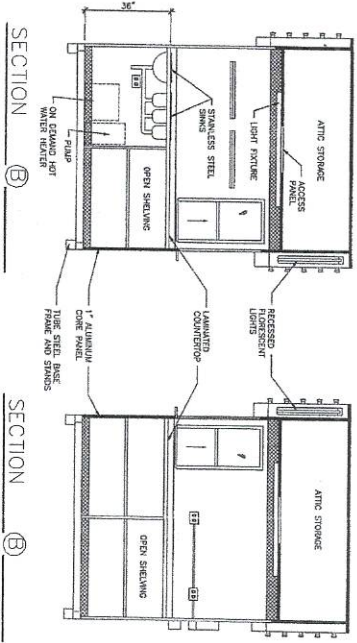
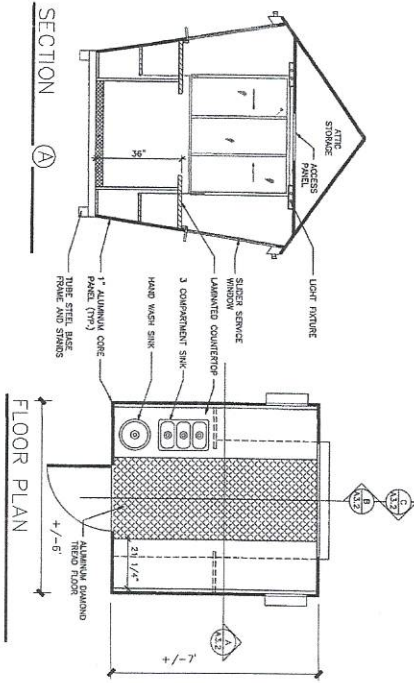
WILLIE GALLEGOS
 7530 N. AMT RD. SUITE B
 TULARE, CALIF. 93274
 559-686-1381
 trecorline@gmail.com



VICINITY MAP



No scale



S I T E P L A N
 APN 170-263-013
 255 E. CROSS ST.
 TULARE, CA
 Scale: 1" = 10'-0"



No scale

A NEW LOCATION FOR:
SNO SHACK
 255 CROSS ST. TULARE, CA.



STEPHEN O. SPARSHOTT
 DESIGN & DRAFTING
 TISE N. EVANS
 TULARE, CALIF. 93277
 559-679-7565