

SITE PLAN REVIEW AGENDA
Wednesday, February 11, 2026
1:30 PM
City of Tulare

ITEM No. 1 Preliminary Site Plan Review

Site Plan No SP26-07
Project Title East Tulare Business Park
Description new-39,00 sf warehouse space, utility infrastructure, 25,600 sf pad for future development
Applicant Michael Parks
Property Owner Mega 3 LLC
APN 172-100-002
Location S. Mooney Blvd, North of Tulare Ave

ITEM No. 2 Preliminary Site Plan Review

Site Plan No SP26-08
Project Title Remodel on Commercial Zone
Description installation of full bathroom, sink w/electric stove, closet, two windows

Applicant Francisco Torres
Property Owner Francisco Torres
APN 176-400-011
Location 212 S K St

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

Community & Economic Development Department Fee: \$0.00
411 East Kern Avenue
Tulare, CA 93274
(559) 684.4217 Fax (559) 685.2339

Site Plan Review Application No. 20-07



— 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: East Tulare Business Park Date: February 2, 2026
Project Description: new site development to include 39,000 s.f. of flex. warehouse space, utility infrastructure, on-site storm water detention basin, trash enclosures, parking, and 25,600 s.f. pad for future development.
Site Plan Review Submittal: Yes No If Resubmittal, Previous Site Plan Review No: _____
Property Owner: Mega 3 LLC. Applicant(s) Name: Michael Parks
Property Address/Location: S. Mooney Blvd., North of Tulare Ave. Assessor Parcel No. (APN): 172-100-002
Parcel Size (Acreage or Sq Ft.): 4.70 AC Building Square Footage: 39,000 s.f.
Describe All Proposed Building Modifications: New site development with 39,000 s.f. of flexible warehouse area.

A SEPARATE DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS
Industrial & Commercial
Existing/Prior Land or Building Use: undeveloped
Proposed Building or Land Use: Service Commercial flexible warehouse use.
Proposed Hours of Operation: 7am - 9pm 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: 145
Number of Existing or Anticipated New Employees: TBD Anticipated No. of Trucks/day: TBD
Brief Operational Statement: (attached)

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*)

- | | |
|--|--|
| <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 |

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: Michael Parks

Address: 4920 W. Monte Verde Ct.


City, State, Zip: Visalia, CA 93277

Phone: 559-697-3993

E-Mail: michael@ddstudiosinc.com

Signature of Owner or Authorized Agent*

Owner _____ Date _____

 _____

Authorized Agent* _____ Date 2/2/2026

-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, Chris Ajluni, declare as follows:
(Owners Name)
I am the owner of certain real property bearing Assessor's Parcel Number (APN):
172-100-002

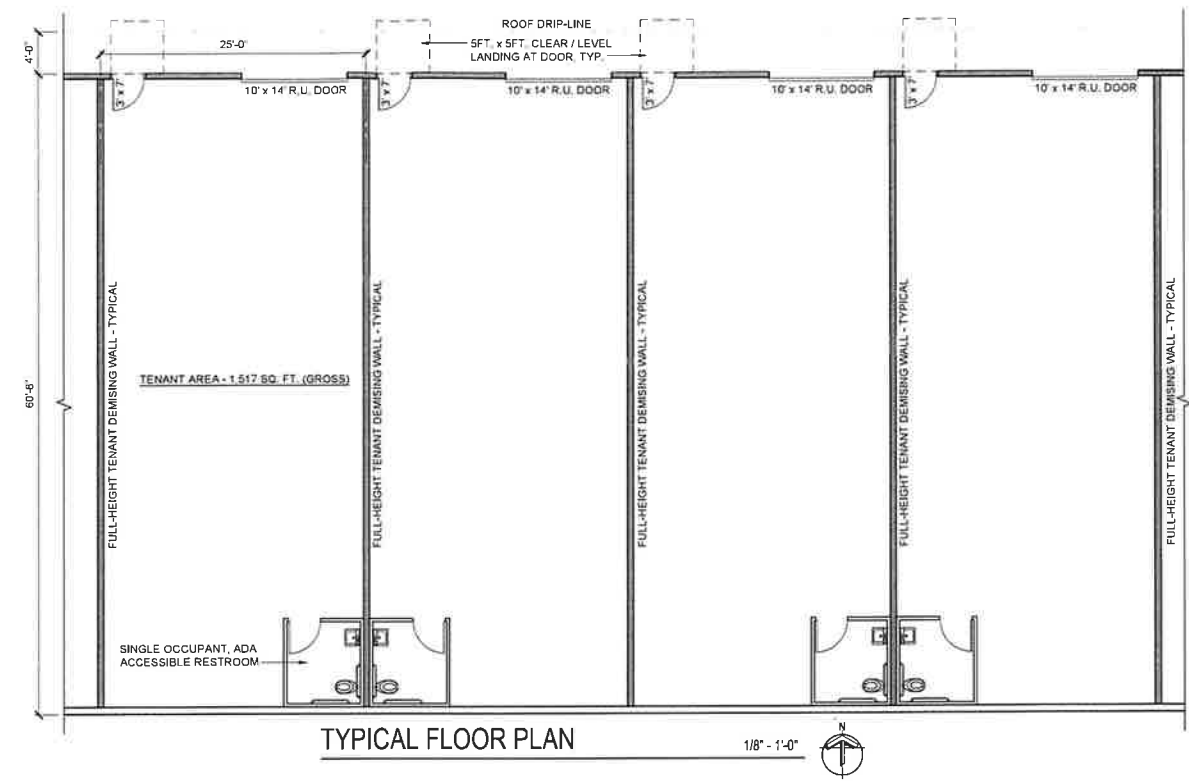
AGENT:
I designate Michael Parks to act as my duly authorized agent for all purposes
(Agent's Name)
necessary to file an application for, and obtain a permit to:
Site Plan Review
(Action Sought)
relative to the property mentioned herein.
I declare under penalty of perjury the foregoing is true and correct.
Executed this 2nd day of February, 20 26.

<p>OWNER DocuSigned by: <u>Chris Ajluni</u> 172-100-002-0199 (Signature of Owner)</p> <p>1630 E Seeger Ave Visalia, CA 93292 (Owner Mailing Address)</p> <p>(559) 303-0346 (Owner Telephone)</p>	<p>AGENT <u>Michael Parks</u> (Signature of Agent)</p> <p>4920 W. Monte Verde Ct. (Agent Mailing Address) Visalia, CA 93277</p> <p>559-697-3993 (Agent Telephone)</p>
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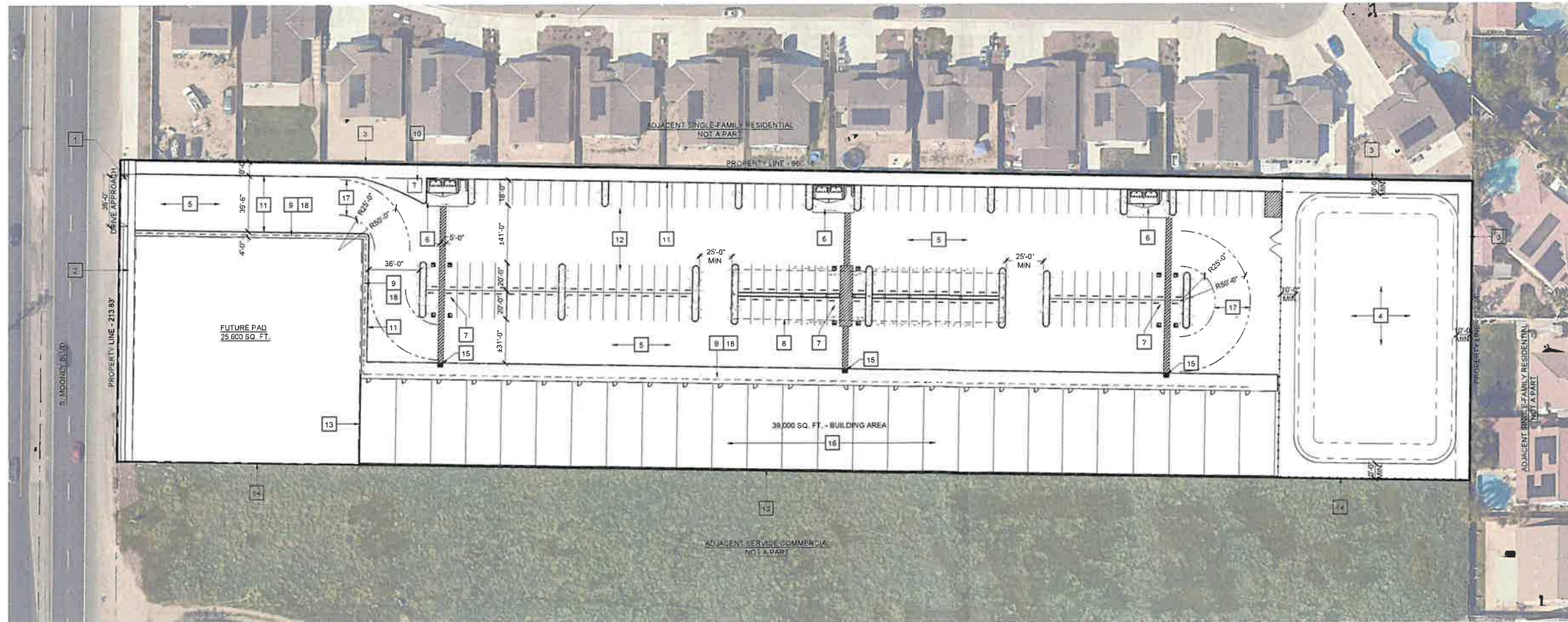
***NOTE: OWNER'S SIGNATURE MUST BE NOTARIZED. Attach Acknowledgment of signature(s) by Notary Public.**



CONCEPTUAL FRONT ELEVATION (N.T.S.)



TYPICAL FLOOR PLAN 1/8" = 1'-0" N



1	CITY STANDARD DRIVE APPROACH
2	CONCRETE SIDEWALK - PUBLIC RIGHT OF WAY
3	7FT. TALL CMU SCREEN WALL
4	STORM DRAIN RETENTION POND
5	ASPHALT DRIVE AISLE
6	CITY STANDARD TRASH ENCLOSURE
7	ACCESSIBLE PARKING AND SIGNAGE
8	FUTURE COVERED PARKING WITH SOLAR PANELS
9	CONCRETE WALK
10	ELECTRICAL SERVICE TRANSFORMER
11	CONT. CURB AND GUTTER
12	PAINTED PARKING STALL STRIPING
13	20FT. TALL CMU BUILDING WALL
14	7FT. TALL CHAIN LINK FENCE
15	TRUNCATED WARNING DOMES AT PATH OF TRAVEL
16	PREFABRICATED STEEL BUILDING STRUCTURE
17	FIRE APPARATUS TURN RADIUS
18	ACCESSIBLE PATH OF TRAVEL TO PUBLIC RIGHT OF WAY

SITE PLAN KEY NOTES

PROPOSED SITE PLAN 1" = 40'-0" January 28, 2026 N

S. MOONEY BLVD.
TULARE, CA

Design-Development
studios
A California Corporation

ARCHITECTURE PLANNING DESIGN



PROJECT INFORMATION:

ADDRESS: S. MOONEY BLVD., NORTH OF TULARE AVE
TULARE, CA

A.P.N.: 172-100-002

ZONING: C4 (SERVICE COMMERCIAL)

SITE AREA: 4.70 AC - GROSS

BUILDING AREA: 39,000 S.F. - GROSS

DESCRIPTION OF WORK:

NEW BUILDING AND SITE IMPROVEMENTS WITH UTILITY INFRASTRUCTURE, PARKING, EV CHARGING, TRASH ENCLOSURES, LANDSCAPE, AND STORM DRAIN RETENTION BASIN, 25,600 SQ. FT. PROVIDED FOR FUTURE DEVELOPMENT.

(1) NEW 39,000 SQ. FT., 1-STORY, MULTI-TENANT BUILDING WITH SINGLE OCCUPANT TOILET ROOM IN EACH SUITE.

CITY OF TULARE, CODE OF ORDINANCE DEVELOPMENT STANDARDS:

DESIGN CRITERIA: TULARE CODE OF ORDINANCE CH. 10.26

MIN. REQUIRED BUILDING SETBACKS:

- FRONT (S. MOONEY BLVD.) 20 FT.
- REAR 0 FT. (10 FT. ADJACENT TO RESIDENTIAL ZONE)
- SIDES 0 FT. (10 FT. ADJACENT TO RESIDENTIAL ZONE)

MAX. BUILDING HEIGHT: 30 FT.

PERMITTED USE PER TULARE CODE OF ORDINANCE (TABLE 10.08.030)

- SERVICE COMMERCIAL

PARKING RATIO (CH. 10.54)

- REQUIRED: 1 STALL PER 300 SQ. FT. OF BLDG. AREA = 130 (MIN.)
- PROVIDED: ±145 PARKING STALLS

PATH OF TRAVEL NOTES:

1. BARRIER FREE PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1:2 AT 1:20 MAX. SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL MAX. SLOPE IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED 5% RUNNING SLOPE (C.B.C. 11B-4303.3), AND CROSS SLOPE SHALL NOT EXCEED 2% VERTICAL.

LANDSCAPE NOTES:

1. NOT LESS THAN 5% OF GROSS SITE AREA SHALL BE LANDSCAPED. (204,550 SQ. FT. x 5% = 10,277 SQ. FT. OF LANDSCAPED AREA REQUIRED).

2025 CALIFORNIA BUILDING CODE:

ACCESSIBLE PARKING (TABLE 11B-208.2)

- 101-150 PARKING SPACES = 5
- 1 (MIN.) VAN ACCESSIBLE PARKING SPACE

2025 CALIFORNIA GREEN BUILDING STANDARDS CODE:

ELECTRIC VEHICLE CHARGING (5.105.5.3.1)

- 101-150 PARKING SPACES = 25 E.V. CAPABLE SPACES
- 12 E.V.C.S. REQUIRED



VICINITY MAP



PROPOSED DEVELOPMENT PLAN 1" = 50'-0"
January 28, 2026



S. MOONEY BLVD.
TULARE, CA

Design-Development
studios
A California Corporation

ARCHITECTURE PLANNING DESIGN

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. 2608



— 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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GENERAL PROJECT INFORMATION

Project/Business Name: Remodel Date: 12/17/2025

Project Description: installing a complete bathroom, sink w/ electric stove, a closet, two windows, stairs leading to second floor, and a door

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

Property Owner: Francisco Torres Applicant(s) Name: Francisco Torres

Property Address/Location: 212 S K St Tulare CA Assessor Parcel No. (APN): 176400011000

Parcel Size (Acreage or Sq Ft.): 2,943 sqft Building Square Footage: 400 sqft

Describe All Proposed Building Modifications: n/a, no modifications to exterior

A SEPARATE DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS

Industrial & Commercial

Existing/Prior Land or Building Use: commercial lease

Proposed Building or Land Use: commercial lease and apartment

Proposed Hours of Operation: 8am-4pm Days of Week in Operation (Circle): Su (M T W Th F) Sa

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

Number of Existing or Anticipated New Employees: 3 Anticipated No. of Trucks/day: 1

Brief Operational Statement: modeling a complete living area

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)

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- | | |
|--|--|
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| <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 |
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| | <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: Francisco Torres
 Address: 69 Round Pond Ln
Sag Harbor, NY 11963
 City, State, Zip
 Phone: 5163135754
 E-Mail: ft19782@hotmail.com

Signature of Owner or Authorized Agent*



Owner

10/17/2025

Date

Authorized Agent*

Date

-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, Francisco Torres, declare as follows:
(Owners Name)

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

176-400-011-000

AGENT:

I designate _____ 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 _____

OWNER

AGENT

(*Signature of Owner)

(Signature of Agent)

(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.



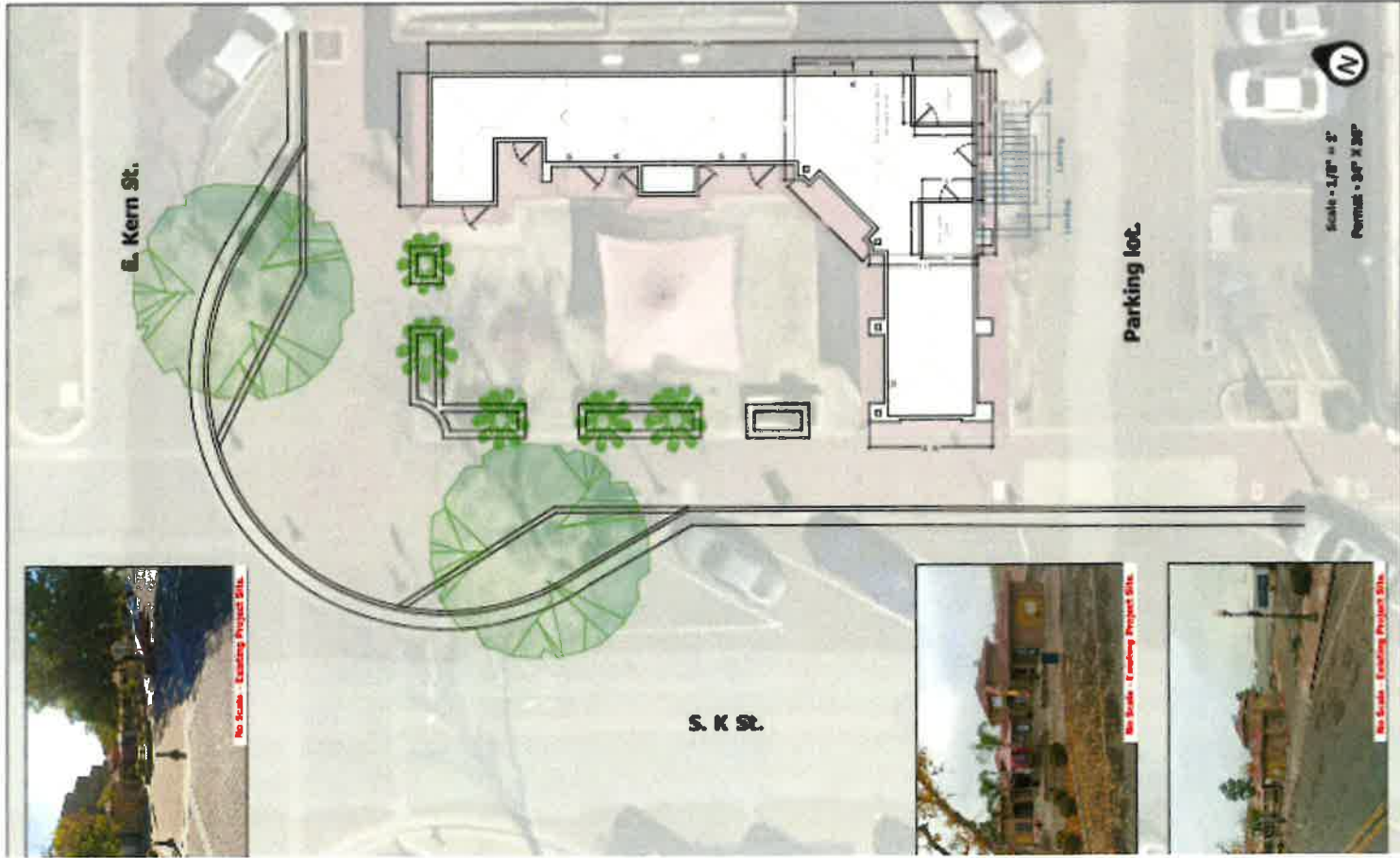
No Scale - Existing Project Site



No Scale - Existing Project Site



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No Scale - Existing Project Site



No Scale - Existing Project Site



No Scale - Existing Project Site

