

SITE PLAN REVIEW AGENDA

Wednesday, April 1, 2026

1:30 PM

City of Tulare

ITEM No. 1 Special Event

Site Plan No SP 26-20
Project Title Spring Market
Description 20 vendors selling homemade products

Applicant Rakaylah Nunez
Property Owner Ronald Wilbourn
APN
Location 144 N M St

ITEM No. 2 Preliminary Site Plan Review

Site Plan No SP 26-21
Project Title Wasnick Brothers Storage Building
Description pre-engineered storage building and outdoor storage yard

Applicant TAE Architecture & Planning
Property Owner Michael Wasnick
APN 169-110-002
Location 982 N J Street

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
411 East Kern Avenue
Tulare, CA 93274
(559) 684.4217 Fax (559) 685.2339

Fee: \$0.00

Special Event Application No. 24-20



— 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: Spring Market

Date(s) of Event: April 19th

Start Time(s): 10 am End Time(s): 3:30 pm

Location of Event: 144 N. M St. Tulare, CA 93274

Property Address/Location: 144 N.M St. Parking lot

Brief Description of Event:
20 vendors selling homemade products.

APPLICANT/SPONSORING ORGANIZATION

Applicant/ 1st Contact Person: Rakaylah Nunez Cell Phone: 559-331-5108
Address: 411 Meadowbrook St. Tulare E-Mail Address: rakaylahm@gmail.com

Applicant/ 2nd Contact Person: Sherdane De La Cruz Cell Phone: 559-679-0717
Address: 411 Meadowbrook St. Tulare E-Mail Address: ~~sherdelac@yah~~ sherdela@yahoo.com

Are Street Closures Requested? Yes () No

Will Alcohol be Served? Yes () No

Will there be amplified music? Yes No ()

Number & Type of Vendors: 20

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

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: RaKaylah Nunez
Address: 411 Meadowbrook St
City, State, Zip: Tulare, CA 93274
Phone: 559-331-5108
E-Mail: raKaylahm@gmail.com

Signature of Owner or Authorized Agent*

[Signature]
Owner

3-25-26

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:

Spring Market to be held on April 19 by Rakaylah Nunez
(Event Name) (Event Date(s)) (Event Organizer/Primary Applicant)

of Skin So Suave
(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.

Rakaylah Nunez
Print Name

Host of Spring Market
Title

[Signature]
Signature

3/25/20
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: Red & Polish Salon

Type of Organization: Corporation LLC Non-Profit

Mailing Address: 144 N M St. Physical Address (if different): _____
Tulare, CA 93274

Primary Phone Number: (559) 679-0717 E-mail Address: _____

Website Address: _____

EVENT ORGANIZER*

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

Name & Title: Rakaylah Nunez (Host)

Mailing Address: 411 Meadowbrook Physical Address (if different): _____
St. Tulare, CA 93274

Primary Phone Number: (559) 331-5108 E-mail Address: rakaylahm@gmail.com

Website Address: _____

SECONDARY ORGANIZER*

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

Name & Title: _____

Mailing Address: _____ Physical Address (if different): _____

Primary Phone Number: () _____ E-mail Address: _____

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: Rakaylah Nunez (Host)

Mailing Address: 411 Meadowbrook St. Physical Address (if different): _____
Tulare, CA 93274

Primary Phone Number: (559) 331-5108 E-mail Address: rakaylahm@gmail.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: Spring Market

- Type of Event:
- | | |
|--|---|
| <input type="checkbox"/> 5K or 10k Run | <input type="checkbox"/> Festival |
| <input type="checkbox"/> Ceremony | <input checked="" type="checkbox"/> Block Party |
| <input checked="" type="checkbox"/> Farmers Market | <input type="checkbox"/> Street Fair |
| <input type="checkbox"/> Bike Race | <input type="checkbox"/> Parade |
| <input type="checkbox"/> Concert | <input type="checkbox"/> Celebration |
| <input type="checkbox"/> Car Show | <input type="checkbox"/> Other _____ |

Event Description: (50 word minimum) 20 vendors selling handmade, homemade goods. Also food vendors w/ licenses.

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: 100 (overall/per day)
- Previous year's attendance (if applicable): _____ (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: 1

Set up: 8:30 Tear Down: 3:30

Event Set-up Date: April 19th Event Set-Up Time: 8:30am

Event Start Date: April 19th Event Start Time: 10:00 (AM/PM)

Event End Date: April 19th Event End Time: 3:30 (AM/PM)

Event Tear-Down Date: April 19th

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: _____ Closure Start Time: _____ AM/PM

Closure End Date: _____ Closure End Time: _____ 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: _____

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: King St. From (cross street): M St.
- 2) Street Name: M St. From (cross street): _____
- 3) Street Name: _____ From (cross street): _____
- 4) Street Name: _____ From (cross street): _____
- 5) Street Name: _____ From (cross street): _____

CITY OF TULARE SITE PLAN REVIEW APPLICATION – SPECIAL EVENT

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: 3 Food, 2 desserts, 1 ~~bread~~ sourdough cottage

Number of Non-Food Vendors: 14 vendors

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

CITY OF TULARE SITE PLAN REVIEW APPLICATION – SPECIAL EVENT

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: Peel + Polish Parking lot

Venue Address: 144 N. M St. Tulare, CA 93274

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

Attached

STAGING DETAILS

The following items will be used 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: 10x10 20 vendors (Please indicate location and size on Site Plan/Map)

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

CITY OF TULARE SITE PLAN REVIEW APPLICATION – SPECIAL EVENT

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: Peel & Polish Salon

Contact Name: _____

Mailing Address: _____

Physical Address (if different): _____

Primary Phone Number: () _____ 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 11/1/2023)

- **1-6 Trash Special Event Containers: \$62.39**
- **Payment includes delivery and removal of event containers.**

Any additional trash event containers: \$8.00 per container

SPECIAL NOTE: There will be an additional \$22.03 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.

CITY OF TULARE SITE PLAN REVIEW APPLICATION – SPECIAL EVENT

SECTION VII – SECURITY, POLICE & FIRE

SECURITY AND/OR POLICE

N/A

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

N/A

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:

CITY OF TULARE SITE PLAN REVIEW APPLICATION – SPECIAL EVENT

SECTION VIII - APPLICANT AGREEMENT

RN 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.

RN 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.

RN 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.

RN 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.

RN 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.

RN 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.

Rakaylah Nunez
Print Name

Host
Title

[Signature]
Signature

3/25/26
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: _____

Closure Start Time: _____ AM/PM

Closure End Date: _____

Closure End Time: _____ AM/PM

Street Name(s):

NIA

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

Host Organization Name: _____

Contact Name: _____ Contact Phone Number: () _____

ACKNOWLEDGEMENT

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

Print Name

Title

Business Name

Address

Signature

() _____
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.



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 - 14
 - 15
 - 16

eating table

eating table

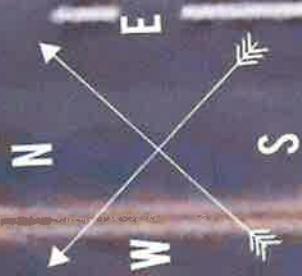
144 N M St

TNN Beauty Center
Temporarily closed

Peel Polish Salon and Day Spa

20 vendors total

M St



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. 24-21



– 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: Wasnick Brothers Dairy Supply, Inc. Date: 03/23/2026

Project Description: A new Pre-Engineered Storage Building & outdoor storage yard for Wasnick Brothers Dairy Supply Inc

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

Property Owner: Michael Wasnick Applicant(s) Name: TAE Architecture & Planning

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

Parcel Size (Acreage or Sq Ft.): 44,333.7 S.F., 1.02 Acres Building Square Footage: 4,950 S.F.

Describe All Proposed Building Modifications: (N) Storage Building

A SEPARATE DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS

Industrial & Commercial

Existing/Prior Land or Building Use: Outdoor Storage area

Proposed Building or Land Use: Enclosed storage with exterior outdoor storage

Proposed Hours of Operation: 7:00am- 5:00pm 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: 5

Number of Existing or Anticipated New Employees: 3 Anticipated No. of Trucks/day: 4-5 service trucks w/ trailers

Brief Operational Statement: This facility will not be open to the public, this facility will only be accessed by employees. It will be used for dry material storage (interior space) & outdoor storage for weatherproof materials. The outdoor area will also be used trailer loading & staging.

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, Michael Wasnick, declare as follows:
(Owners Name)

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

169-110-002

AGENT:

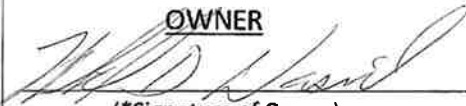

I designate Michael Porter, to act as my duly authorized agent for all purposes
(Agent's Name)

necessary to file an application for, and obtain a permit to: Site Plan Review for proposed project
(Action Sought)

relative to the property mentioned herein.

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

Executed this 23rd day of March, 2026.

<u>OWNER</u>  (*Signature of Owner)	<u>AGENT</u>  (Signature of Agent)
<u>1012 N. J Street</u> (Owner Mailing Address)	<u>120 N. L Street</u> (Agent Mailing Address)
<u>Tulare, CA 93274</u>	<u>Tulare, CA 93274</u>
<u>(559) 686-4581</u> (Owner Telephone)	<u>(559) 688-2071</u> (Agent Telephone)

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

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: Michael Porter - TAE Architecture & Planning

Address: 120 N. L Street

City, State, Zip: Tulare, CA 93274

Phone: (559) 688-2071

E-Mail: Mikep@TAEInc.com

Signature of Owner or Authorized Agent*

 3-25-2026
 Owner Date

 03/23/2026
 Authorized Agent* Date

-THIS AREA FOR CITY STAFF USE ONLY-

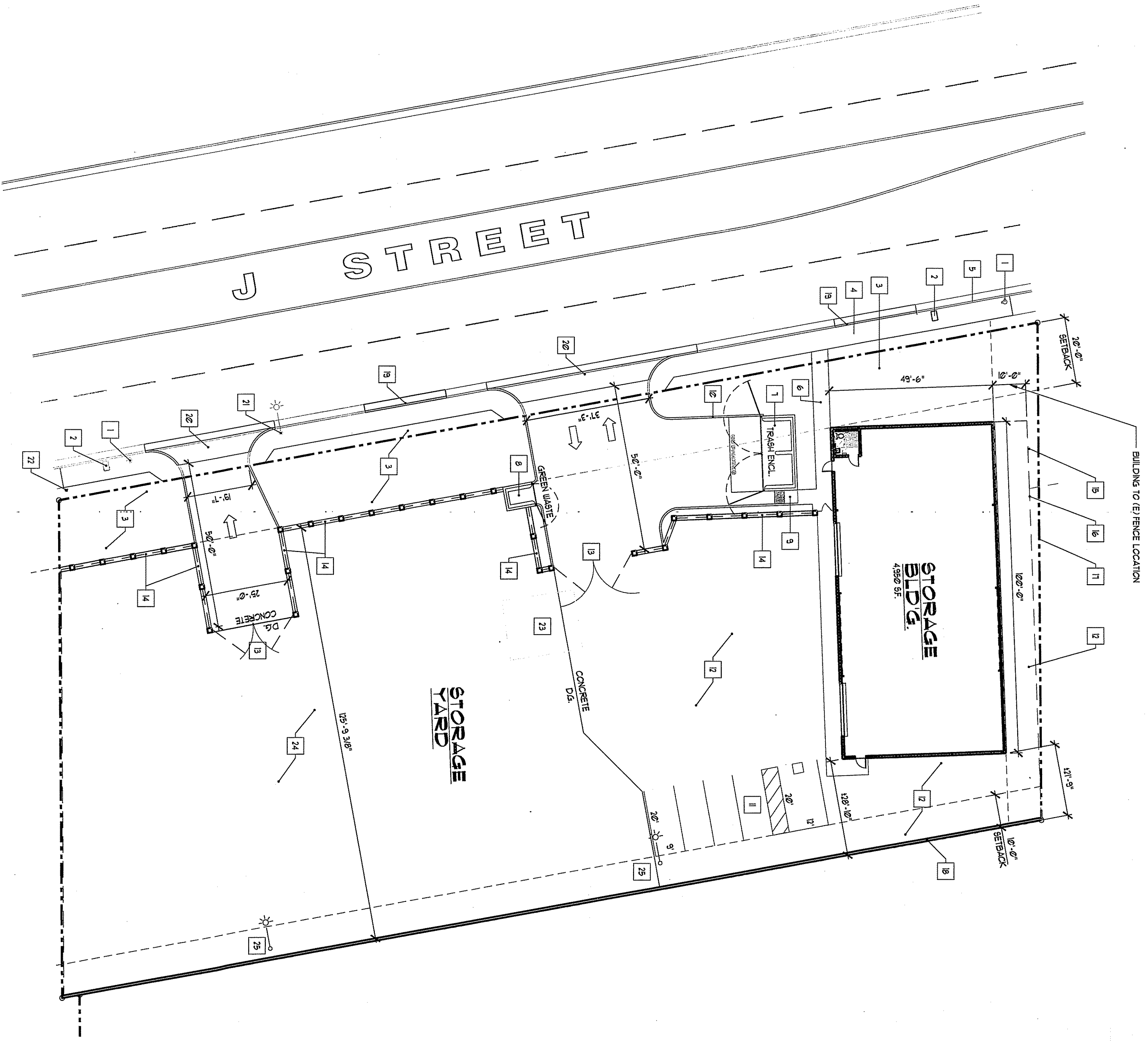
APPLICATION DEEMED COMPLETE

By: _____

Date: _____

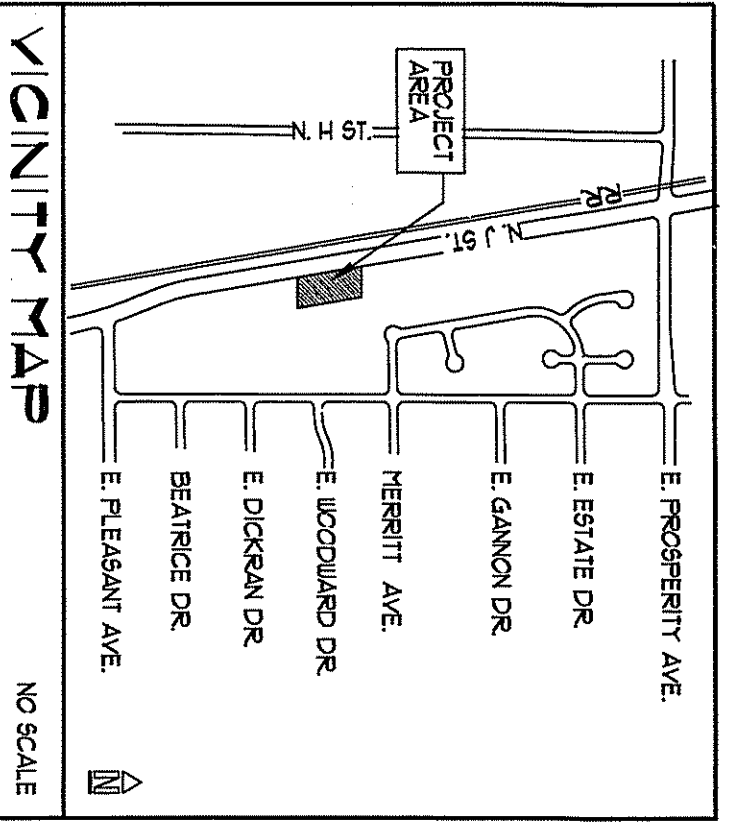
KEYNOTES

- 1 (E) CITY STANDARD FIRE HYDRANT
- 2 (E) WATER VETER LOCATION
- 3 (N) LANDSCAPE AREA PER PUBLIC STANDARDS
- 4 (N) UTILITY STANDARDS 4" WIDE CONCRETE SIDEWALK ALONG EXISTING SIDEWALK
- 5 (E) CITY STANDARD GREEN WASTE ENCLOSURE PER CITY STANDARDS. AREAS ARE TO BE REPAIRED OR REPLACED AS DIRECTED BY THE CITY.
- 6 (N) ACCESSIBLE ROUTE (6'-0" WIDE CONC. WALK) PUBLIC WAY TO BUILDING ENTRANCE. PROVIDE REQUIRED SIGNAGE.
- 7 (N) CITY STANDARD TRASH ENCLOSURE 30"5
- 8 (N) CITY STANDARD GREEN WASTE ENCLOSURE PER CITY STANDARDS. AREAS ARE TO BE REPAIRED OR REPLACED AS DIRECTED BY THE CITY.
- 9 (N) 6" WIDE CONCRETE LANDSCAPE OPENING
- 10 (N) 6" WIDE CONCRETE PARKING AREA
- 11 (N) EMPLOYEE PARKING AREA
- 12 (N) CONCRETE PAVED AREA
- 13 (N) 2" X 4" POLE FRAME UTILITY/REINFORCED CONCRETE PERFORMED PER LOCAL STANDARDS
- 14 (N) 1" HIGH UTILITY/REINFORCED CONCRETE PERFORMED PER LOCAL STANDARDS. PROVIDE 1" WIDE CONC. WALK ON EITHER SIDE OF UTILITY/REINFORCED CONCRETE PERFORMED PER LOCAL STANDARDS. NO FLASERS ARE USED. 6" WIDE WITH FLASERS.
- 15 (N) FENCE TO ALLOW MATCH (E) FENCE MATERIAL 4' HEIGHT
- 16 (E) FENCE LOCATION PER RECORD DATA
- 17 (E) FENCE LOCATION PER RECORD DATA
- 18 (E) 1" HIGH CON. WALK, TYPICAL UTILITY/REINFORCED CONCRETE PERFORMED PER LOCAL STANDARDS. PROVIDE 1" WIDE CONC. WALK ON EITHER SIDE OF UTILITY/REINFORCED CONCRETE PERFORMED PER LOCAL STANDARDS. NO FLASERS ARE USED. 6" WIDE WITH FLASERS.
- 19 (E) DIMS OUT TO BE REMOVED & REPLACED WITH (N) DIMS
- 20 (N) UTILITY STANDARDS COMMERCIAL DRIVE APPROACH WITH CURB RETURNING 24"
- 21 (E) STREET LIGHT
- 22 (E) POWER POLE
- 23 (E) STRUCTURE TO BE REMOVED
- 24 (N) 6" WIDE CONCRETE COVER & STORAGE YARD
- 25 (N) POLE MOUNTED LED LIGHT FIXTURE SHIELD FROM RESIDENTIALLY ZONED PROPERTIES



SITE PLAN

SCALE: 1" = 20'-0"



PROJECT INFORMATION:
 OWNER/DEVELOPER: WASNICK BROS. DAIRY SUPPLY, INC.
 PROJECT ADDRESS: 100 N. "A" STREET, TULARE, CA 95321
 PARCEL SIZE: 4.4333 ACRES
 APPLICABLE CODES: 2015 CALIFORNIA BUILDING CODE, 2015 CALIFORNIA FIRE CODE, 2015 CALIFORNIA ELECTRICAL CODE, 2015 CALIFORNIA ENERGY CODE, TITLE 24, REGULATIONS

BUILDING INFORMATION:
 ZONING: C-4, SERVICE COMMERCIAL
 TYPE OF CONSTRUCTION: D
 OCCUPANCY: 5-2
 BASE ALLOWABLE SF: 16,626 SF
 ACTUAL SF: 4,562 SF
 MAX. COVERAGE ALLOWED: 82%

SCOPE OF WORK:
 THE SCOPE OF WORK FOR THIS PROJECT INCLUDES THE DEVELOPMENT OF THE CONSTRUCTION DOCUMENTS FOR A NEW 4,562 SF STORAGE BUILDING AND STORAGE YARD. THE PROJECT WILL BE PERFORMED IN ACCORDANCE WITH THE CITY OF TULARE'S DEVELOPMENT CODE AND THE CALIFORNIA BUILDING, FIRE, AND ELECTRICAL CODES. THE PROJECT WILL BE PERFORMED IN ACCORDANCE WITH THE CITY OF TULARE'S DEVELOPMENT CODE AND THE CALIFORNIA BUILDING, FIRE, AND ELECTRICAL CODES.

SHEET INDEX

SHEET NUMBER	SHEET NAME
A10	SITE PLAN
A11	GENERAL INFORMATION, VICINITY MAP
A12	EXTERIOR ELEVATIONS
A13	SOIL ELEVATION - PROPOSED COLORS

JAVE ARCHITECTURE AND PLANNING
 100 N. "A" STREET
 TULARE, CALIFORNIA 95321
 TEL: (559) 688-2011
 FAX: (559) 688-2013
 WWW.JAVEARCH.COM

PREPARED BY:
 MICHAEL PRITIK
 LEAD ARCHITECT
 STATE OF CALIFORNIA LIC. NO. - C-20423

PROJECT:
 WASNICK BROS. DAIRY SUPPLY, INC.
 STORAGE BUILDING AND STORAGE YARD
 100 N. "A" STREET, TULARE, CA 95321

DATE: 08/20/2024
REVISION:

CONSULTANT:
 JAVE ARCHITECTURE AND PLANNING
 100 N. "A" STREET, TULARE, CA 95321

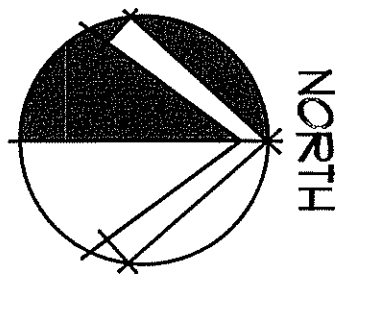
A NEW PRG-MFG. STORAGE BUILDING FOR:
WASNICK BROS. DAIRY SUPPLY INC.
 TULARE, CALIFORNIA

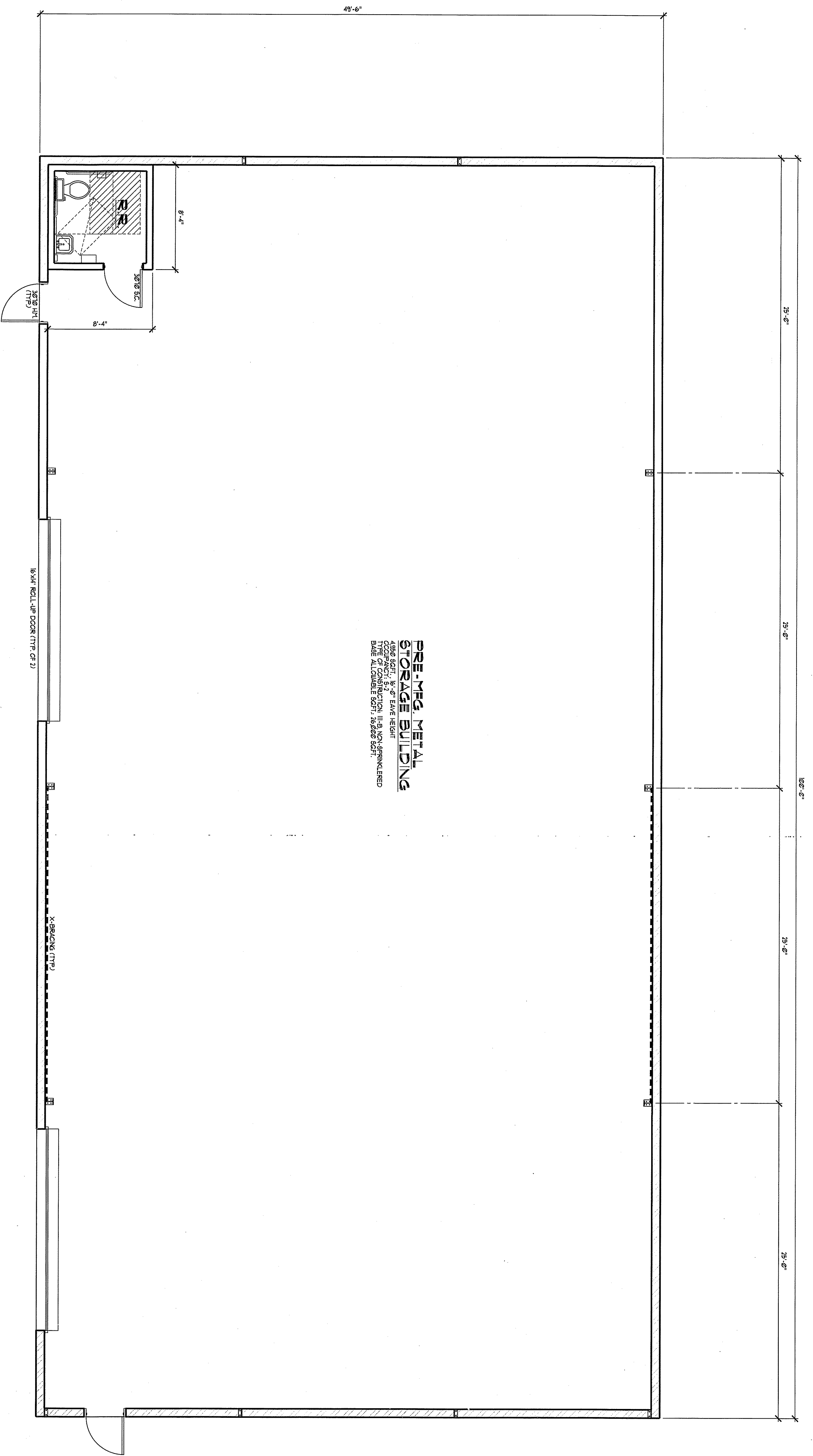
SHEET DESCRIPTION:
 SITE PLAN

DATE: 08/20/2024
REVISION:

PROJECT NUMBER: A10026

LAYOUT OF PROPERTY SHOWN IS BASED ON RECORD DATA AND NOT THE RESULT OF A SURVEY. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND REPORTING ANY VARIATIONS FROM PLANS.





**PRE-MFG. METAL
STORAGE BUILDING**
4950 SQ.FT., 16'-0" EAVE HEIGHT
OCCUPANCY: 5/2 SECTION III.A YOU SPRINKLERED
BASE ALL CONCRETE SQ.FT. 16200 SQ.FT.

16'-0" ROLL-UP DOOR (TYP. OF 2)

X-BRACING (TYP)

FLOOR PLAN

4950 SQ.FT.
SCALE: 1/4" = 1'-0"

TJAE
ARCHITECTURE
AND
PLANNING

100 N. 7th STREET
TULARE, CALIFORNIA 93274
PH: (559) 688-2011
FAX: (559) 688-2013
WWW.TJAEARCH.COM

AFFILIATIONS:

- MEMBER IN BARGE AND ENVIRONMENTAL DESIGN

ARCHITECT:
MICHAEL PORTER
STATE OF CALIFORNIA LIC. NO. - C-28282

CONSULTANT:
PROJECT:

A NEW PRE-MFG. STORAGE BUILDING FOR:
WASNICK BROS. DAIRY SUPPLY INC.
TULARE, CALIFORNIA

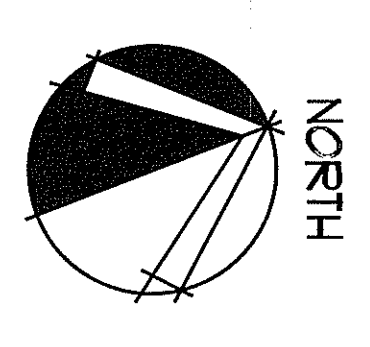
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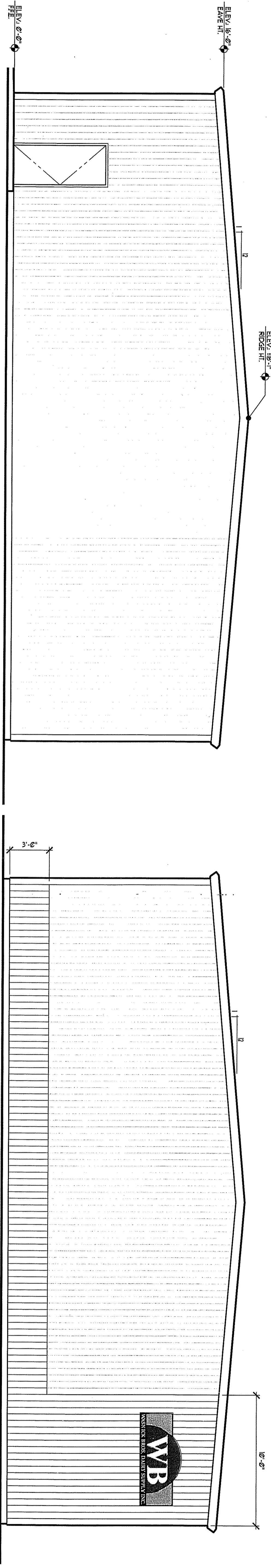
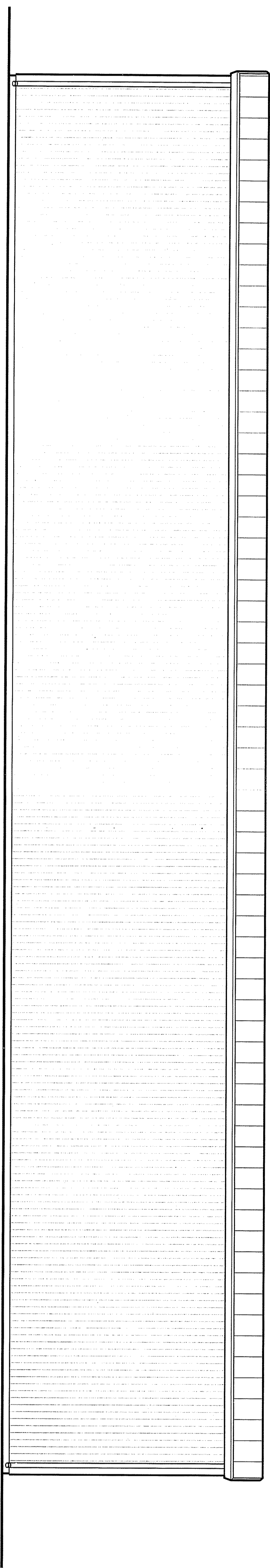
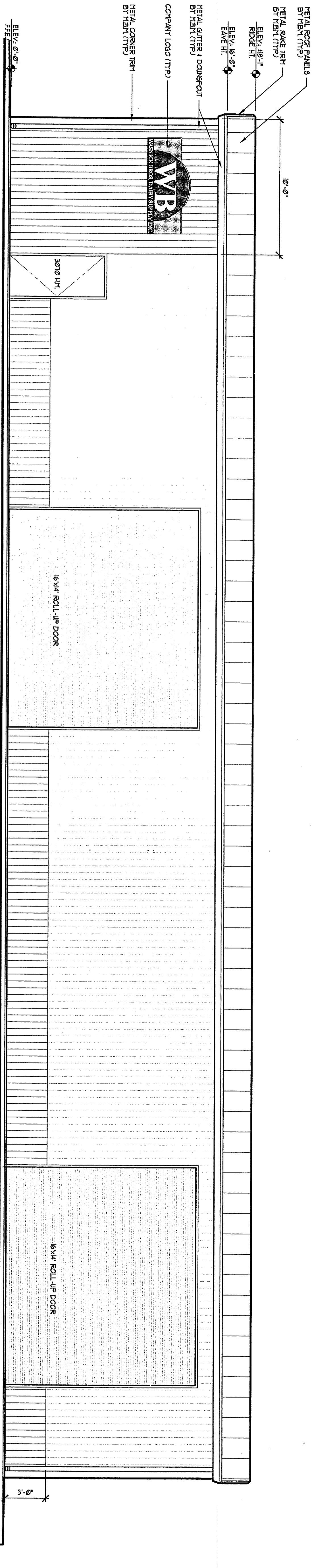
SUBJECT DESCRIPTION:
FLOOR PLAN

BUILDING: 4,950 SQ.FT.

A2.0

PROJECT NUMBER: A-10026





EXTERIOR ELEVATIONS

4960 SQ.FT.
SCALE: 1/4" = 1'-0"

TJAE
ARCHITECTURE
AND
PLANNING

120 N. 1st STREET
TULARE, CALIFORNIA 93274
PH: (559) 838-7071
FAX: (559) 838-7073
WWW.TJAE.COM

AFFILIATIONS:

- MEMBER IN GOOD AND
- ENVIRONMENTAL DESIGN

ARCHITECT:
MICHAEL PORTER
LEED AP
STATE OF CALIFORNIA LIC. NO. - C-9929

CONSULTANT:

A NEW PRG-MFG. STORAGE BUILDING FOR:
WASNICK BROS. DAIRY SUPPLY INC.
TULARE, CALIFORNIA

DATE	REVISION

SHEET DESCRIPTION:
EXTERIOR ELEVATIONS

BUILDING: 4,950 SQ.FT.

NAME: PORTER
SHEET NUMBER:
DATE: 07/27/06
SCALE: 1/4" = 1'-0"
PROJECT NUMBER: A.100.26

A3.0