

**SITE PLAN REVIEW AGENDA**

**Wednesday, April 15, 2026**

**1:30 PM**

**City of Tulare**

**ITEM No. 1      Preliminary Site Plan Review**  
Site Plan No      SP 26-24  
Project Title      Elk Lodge Remodel  
Description      remodel of second floor, addition of elevator

Applicant      Michael Limas  
Property Owner      Michael Limas  
APN  
Location      128 E. Kern Ave

**ITEM No. 2**  
Site Plan No  
Project Title  
Description

Applicant  
Property Owner  
APN  
Location

**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

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# Site Plan Review Application

Community Development  
411 E. Kern Avenue  
Tulare, CA 93274  
(559) 684-4216

Fee: \$0.00

## CITY OF TULARE OPPORTUNITY GROWS HERE

### 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 for Site Plan Review, it is first reviewed by multiple city departments so that all applicable sections of the Tulare Municipal Code can be applied and enforced on the site. City departments which participate include Planning, Engineering, Building, Police, Fire, Solid Waste, and Public Works. 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, Solid Waste, and Public Works 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 City Manager’s Conference Room at Tulare City Hall - 411 East Kern Avenue
- **Applications:** must be submitted by 3pm the Thursday before an applicant wishes to attend Site Plan Review\*
- **Resources:** Site Plan Review Agendas are available at: <https://www.tulare.ca.gov/government/departments/community-development/planning/planning-forms>
- **Applications may be submitted in person or electronically at** <https://www.tulare.ca.gov/government/departments/community-development/planning/site-plan-review-committee-digital-plan-submittal>
- **Applications can be found at:** <https://www.tulare.ca.gov/government/departments/community-development/planning/planning-forms> or can be picked up in hardcopy at Tulare City Hall, 411 East Kern

Community Development  
 411 E. Kern Avenue  
 Tulare, CA 93274  
[\(559\) 684-4216](tel:(559)684-4216)

City of Tulare logo with the tagline Opportunity Grows Here.

**Fee:** \$0.00

**This area for city staff use only**

Date Received:

SPR Agenda:  Item No:

Zoning:  GP

**City Plan Review Application**

*This application MUST be filled out in its entirety and submitted with 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 - City Manager’s Conference Room - 411 E Kern Ave: applicant or representative must be present*

**General Project Information**

Project/Business Name:  Date:

Remodel of the 2nd story sppt for venue

Project Description:

If resubmit, previous SPR No. [ ]

Property Owner: MJL Investment Company Applicants Name: Michael Limas

Property Address / Location: 128 E. Kern Ave Assessor Parcel No. (APN): [ ]

Parcel Size (Acres or sq. ft. 6000 18000

Building sq. ft.

Describe All Proposed Building Modifications: Request to add LULA elevator and restore second floor property

A separate detailed operational statement is highly recommended for all submittals

Industrial & Commercial

Existing / Prior Land or Building Use: This spot was build for asse

Proposed Building or Land Use: remain spot of assembly

Proposed Hours of Operation: 10am to midnight

Days of Operation (Circle):

[x] Su [x] M [x] T [x] W [x] Th [x] F [x] Sa

Number of Existing Parking Stalls: Next to city public parking 65+

Number of New Stalls:

Existing or Anticipated Employees: 4 part time

Anticipated No. of Trucks:

Brief Operational Statement:

Page 1 of 2 Application Continues on back of this page

City of Tulare Site Plan Review Application

A separate detailed operational statement is highly recommended for all submittals

Residential

Residential project details

Is the project: [ ] New Construction [ ] Remodel

Is the project: [ ] Single-Family Residential [ ] Multi-Family Residential

Number of dwelling units: [ ] Total Area (in sq. ft.) [ ]

Total coverage of buildings or structures  Percent lot coverage

Is proposed project phased  Yes  No If yes, proposed No. 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 width of drive approaches to site
- Adjacent street names
- Existing and proposed landscaping
- 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.**

Applicant contact information

Name: MICHAEL LIMAS

Address: 324 Hemingway Court

City, State, Zip: Tulare

Phone: 7075927997

E-Mail: michael@limascapitalmana

Signatures

Signature of Owner or Authorized Agent\*

Owner

Date

Authorized Agent\*

Date

Community Development

411 E. Kern Avenue

Tulare, CA 93274

[\(559\) 684-4216](tel:5596844216)

City of Tulare logo with the words: City of Tulare. Opportunity grows here.

Fee: \$0.00

-This area for city staff use only-

Date Received:

SPR Agenda:

Item No:

Zoning:

GP

### Agency Authorization – Site Plan Review

**Owner:**

I, , declare as follows:

(Owner Name)

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

APN line 1 left

APN line 1 right

APN line 2 left

APN line 2 right

APN line 3 left

APN line 3 right

**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

(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 Year after 20

**OWNER**

**AGENT**

(\*Signature of Owner)

(Signature of Agent)

(Owner Mailing Address)

(Agent Mailing Address)

(Owner Telephone)

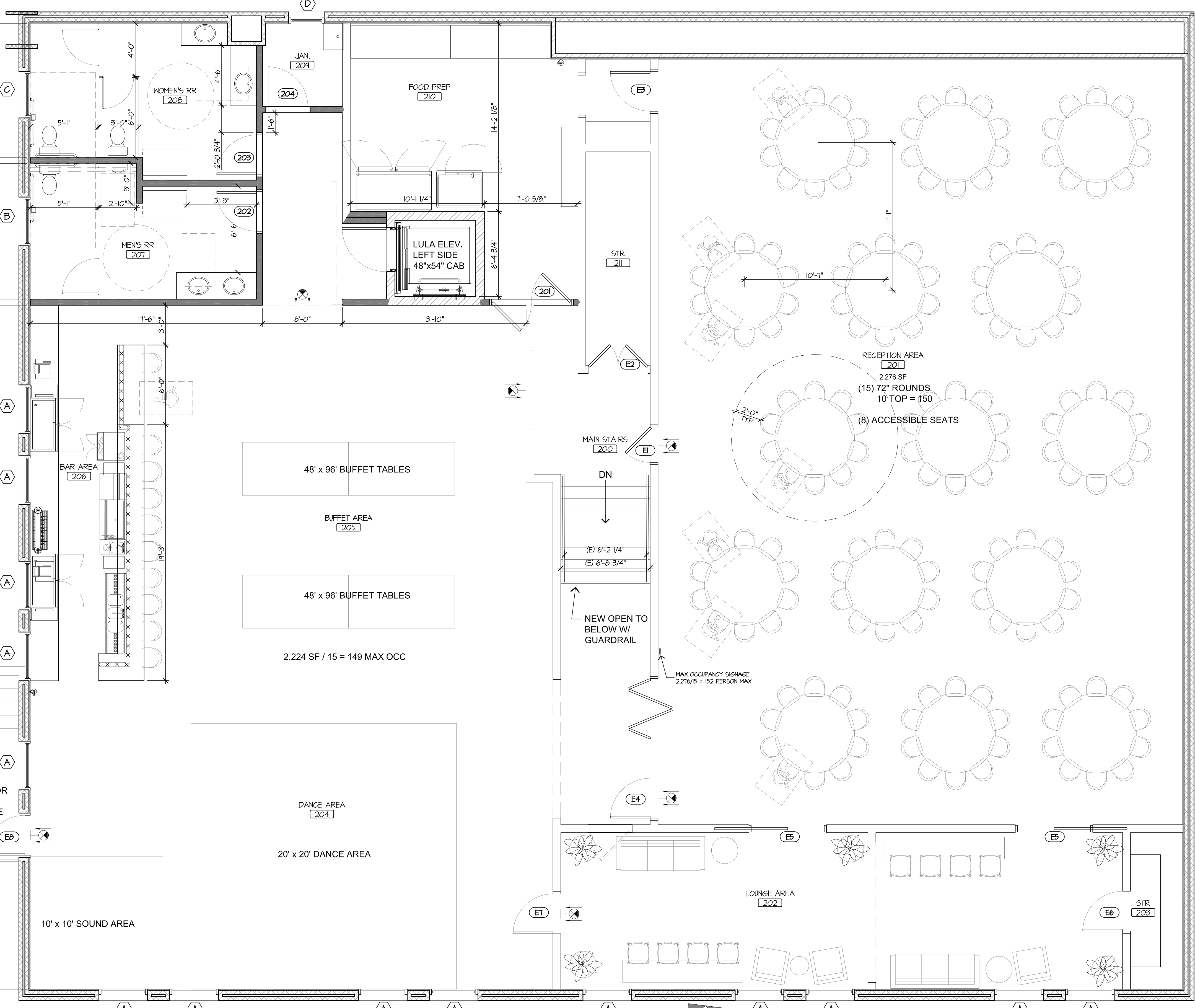
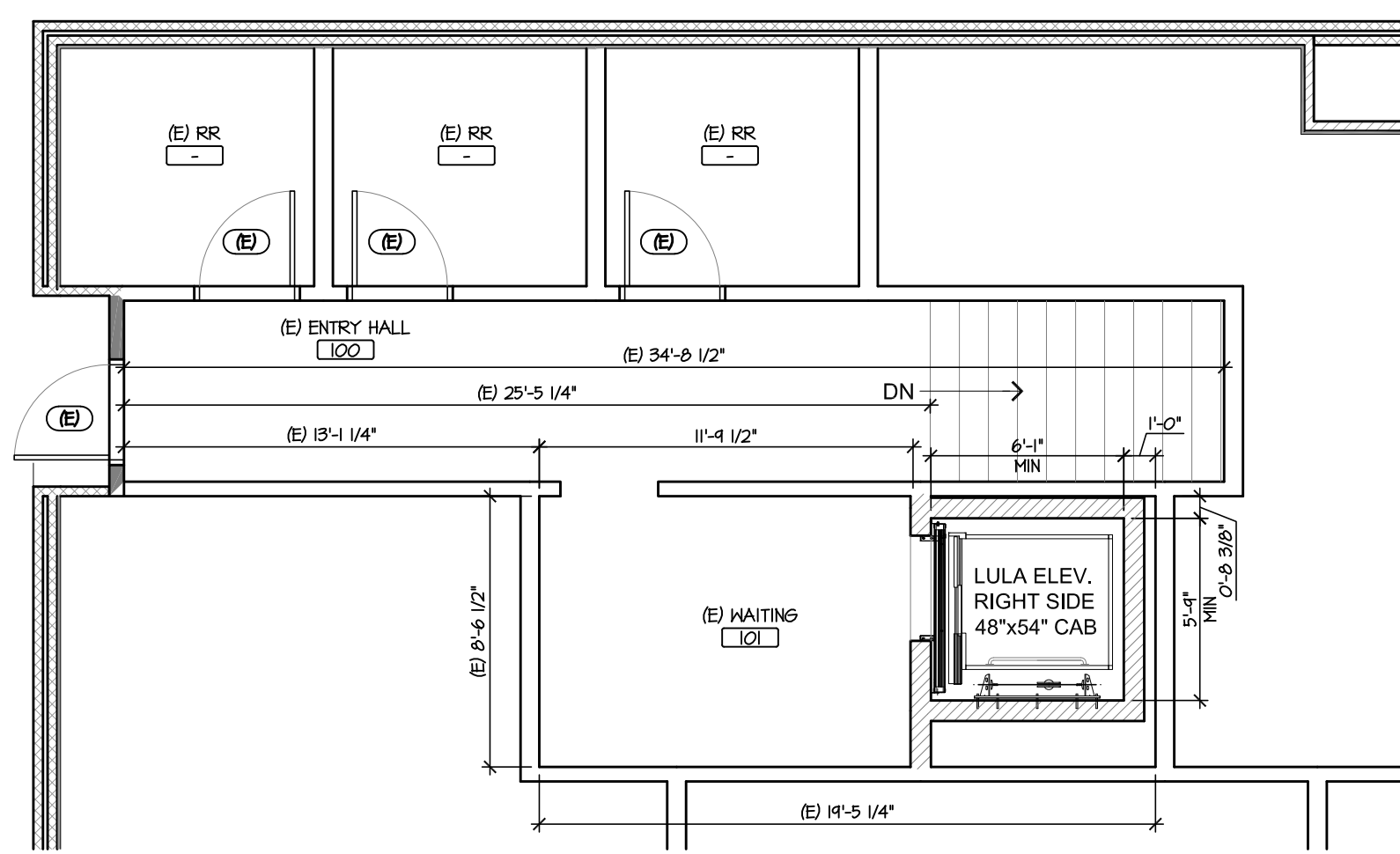
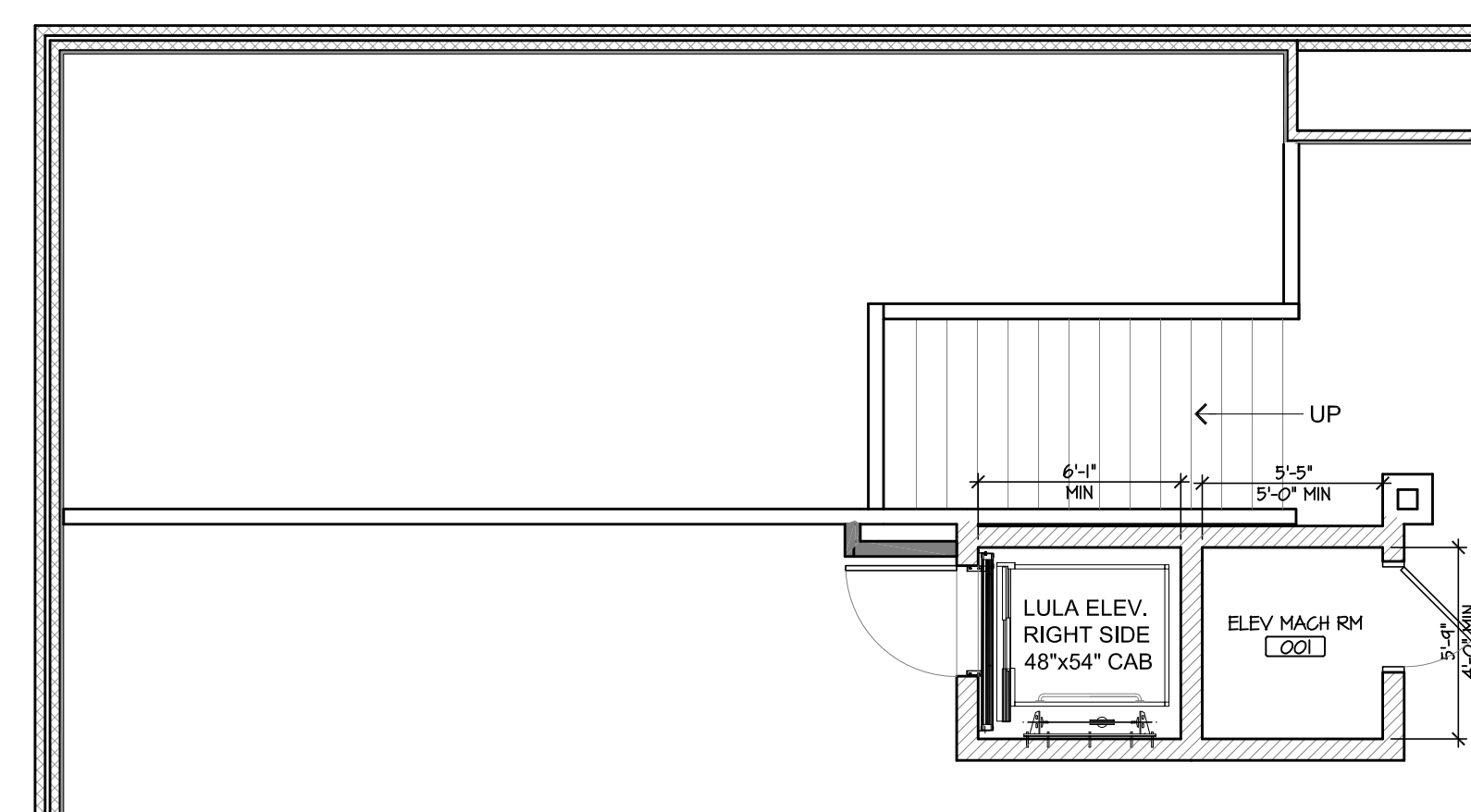
(Agent Telephone)

WALL LEGEND	
	(E) 12" UN-REINFORCED MASONRY EXTERIOR WALL WITH LATH/PLASTER AT INTERIOR
	(E) INTERIOR WALL TO REMAIN - 4 INCH WD STUD WALL WITH LATH / PLASTER EITHER SIDE
	(E) INTERIOR NON-BEARING WALL - 4 INCH WD STUD TO BE REMOVED
	NEW INTERIOR WALL - 4 INCH WD STUDS @ 16" O.C., R-15 BATT INSULATION WITH 1/2" GYP. BD. BOTH SIDES, TAPED AND SANDED, (FULL HEIGHT TO UNDERSIDE OF ROOF STRUCTURE)
	NEW INTERIOR 1HR RATED WALL - 6 INCH WD STUDS @ 16" O.C., R-19 BATT INSULATION WITH 5/8" TYPE 'X' GYP. BD., TAPED AND SANDED TO THE UNDERSIDE OF ROOF SHEATHING.

LEGEND	
	SYMBOL DESCRIPTION ROOM NUMBER
	(E) WINDOW LETTER (SEE SHEET A-7.1 FOR (E) WINDOW SCHEDULE)
	DOOR NUMBER (SEE SHEET A-7.1 FOR DOOR SCHEDULE)
	CEILING-MOUNTED ILLUMINATED EXIT SIGN.
	WALL-MOUNTED ILLUMINATED EXIT SIGN.

FLOOR PLAN KEYNOTES	
KEYNOTES LISTED BELOW PERTAIN TO THE PLANS ON THIS SHEET ONLY:	
No.	DESCRIPTION
01	TACTILE ENTRANCE SIGN FOR ACCESSIBILITY (See Detail J/A5.1)
02	TACTILE 'EXIT' / 'EXIT ROUTE' SIGN FOR ACCESSIBILITY (See Detail L/A5.1)
03	SIGN OVER THIS DOOR - "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED"
04	WALL MOUNTED F.E. CABINET-J.L. INDUSTRIES COSMIC 10E 10 LB OR APPROVED EQUAL SPACED SO THAT TRAVEL DISTANCE SHALL NOT EXCEED 75 FEET.

GENERAL NOTES	
1.	DO NOT SCALE THE DRAWINGS. LARGER SCALE PLANS TAKE PRECEDENCE OVER SMALLER SCALE PLANS. IF DRAWING DIMENSIONS CONFLICT, NOTIFY THE ARCHITECT PRIOR TO PROCEEDING.
2.	SEE SHEET A5.1 FOR ENLARGED PLANS.
3.	SEE SHEET A7.1 FOR ROOM FINISH SCHEDULE.
4.	PROVIDE SOLID BLOCKING OR SUITABLE BACKING MATERIAL BEHIND GYPSUM BOARD FOR ATTACHMENT OF ALL FIXTURES, FITTINGS, ARTWORK AND ACCESSORIES.
5.	EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, OPENINGS BETWEEN WALLS; OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOORS AND ROOF; AND ALL OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE PROPERLY SEALED, CAULKED, GASKETED OR WEATHERSTRIPPED TO LIMIT AIR LEAKAGE.
6.	PROVIDE TACTILE EXIT AND EXIT ROUTE SIGNS, PLEASE REFER TO DETAIL 3C ON SHEET A5.1.

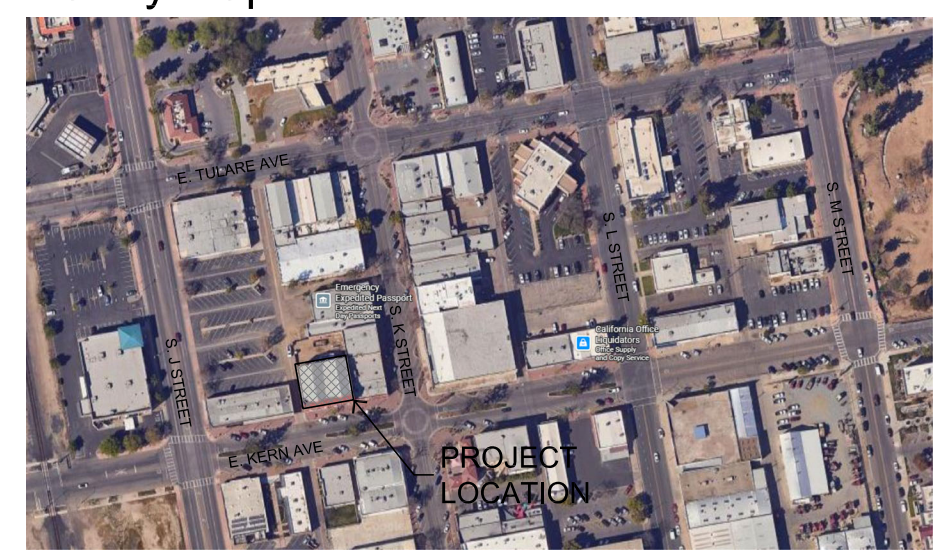


**Project Description**

PROPOSED REMODEL OF SECOND FLOOR OF AN EXISTING UN-REINFORCED MASONRY STRUCTURE FOR PURPOSES OF EVENT VENUE. THE EXISTING OVERALL SQUARE FOOTAGE OF THE SPACE APPROX. 6,585 SF WITH RECEPTION AREA OF APPROX. 2,267 SF FOR A MAXIMUM OCCUPANCY OF 152 PERSONS.

THE EXISTING MAIN STAIRWELL WILL REMAIN WITH A NEW EXTERIOR FIRE ESCAPE PROPOSED AS THE SECONDARY EXIT. THE THREE MAIN AREAS OF THE EXISTING STRUCTURES ARE TO REMAIN AND BE USED AS RECEPTION, LOUNGE, AND DANCE/BAR AREAS. NEW MULTI-FIXTURE RESTROOMS AND FOOD PREP AREA TO BE CREATED.

**Vicinity Map**



**OPERATIONAL STATEMENT**

- |  |   |
|--|---|
| <p><b>High-End Venue</b></p> <ul style="list-style-type: none"> <li>Operates daily from 10:00 AM to midnight, delivering a seamless, upscale guest experience throughout all service periods</li> <li>Maintains exceptional standards of cleanliness, organization, and ambiance before opening and during all hours of operation</li> <li>Provides attentive, discreet, and personalized service tailored to a high-end clientele</li> <li>Utilizes structured staffing plans to ensure efficiency, with clearly defined roles and strong team communication</li> <li>Adjusts staffing levels during peak hours to maintain smooth service flow and elevated guest satisfaction</li> <li>Curates a refined atmosphere through careful management of lighting, music, and overall environment</li> <li>Upholds strict safety, security, and compliance protocols at all times</li> <li>Transitions smoothly from daytime to evening service, enhancing offerings and elevating the guest experience as the venue evolves throughout the day</li> <li>Conducts thorough closing procedures each night to reset and prepare for consistent, high-quality operations</li> </ul> | <p><b>Economic &amp; Employment Impact</b></p> <ul style="list-style-type: none"> <li>Creates 4 part-time job opportunities within the local community</li> <li>Positions may include roles such as host/hostess, service staff, bar support, and operations support</li> <li>Offers flexible scheduling to accommodate a diverse workforce, including students and individuals seeking supplemental income</li> <li>Provides training in hospitality, customer service, and operations, contributing to workforce skill development</li> <li>Supports local economic growth by generating employment while maintaining a premium service standard</li> </ul> |
|--|---|

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**BAASEMANN ARCHITECTS**  
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E: barchdb@gmail.com

Seal

Project  
**ELK LODGE REMODEL**  
128 East Kern Ave  
Tulare, CA 93274

Revisions

Issue  
4/8/2026 Site Plan Review

Sheet Title  
Floor Plan

Job Number  
26-0342

Sheet Number

**A2.1**