

SITE PLAN REVIEW AGENDA
Wednesday, August 17, 2022
1:30 PM
City of Tulare

ITEM No. 1 Preliminary Site Plan Review

Site Plan No SP22-63
Project Title 421 W Inyo
Description CUP for single family residential in commercial zone

Applicant Rosie Ruiz
Property Owner Hialys Sousa
APN 175-188-001
Location 421 W. Inyo

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

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. 22-63



— 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: 421. W Inyo, Tulare Date: 8/1/22
Project Description: Remodel in like

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

Property Owner: Hialys - Sousa Applicant(s) Name: Rosie Ruiz
Property Address/Location: 421. W Inyo, Tulare Assessor Parcel No. (APN): 175-188-001-000
Parcel Size (Acreage or Sq Ft.): 3,250 Building Square Footage: 679

Describe All Proposed Building Modifications: _____

A SEPARATE DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS

Industrial & Commercial

Existing/Prior Land or Building Use: Residential
Proposed Building or Land Use: Residential 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

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): _____

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 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: Rosie Ruiz
 Address: 672 N Magnolia Ave
 City, State, Zip: Farmersville
 Phone: 737-8998
 E-Mail: rosruiz420@gmail.com

Signature of Owner or Authorized Agent*	
	<u>8/11/02</u>
Owner	Date
	<u>8/11/02</u>
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, Hilary S. Solsow, declare as follows:
(Owners Name)

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

AGENT:

I designate Rosie Ruiz 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)

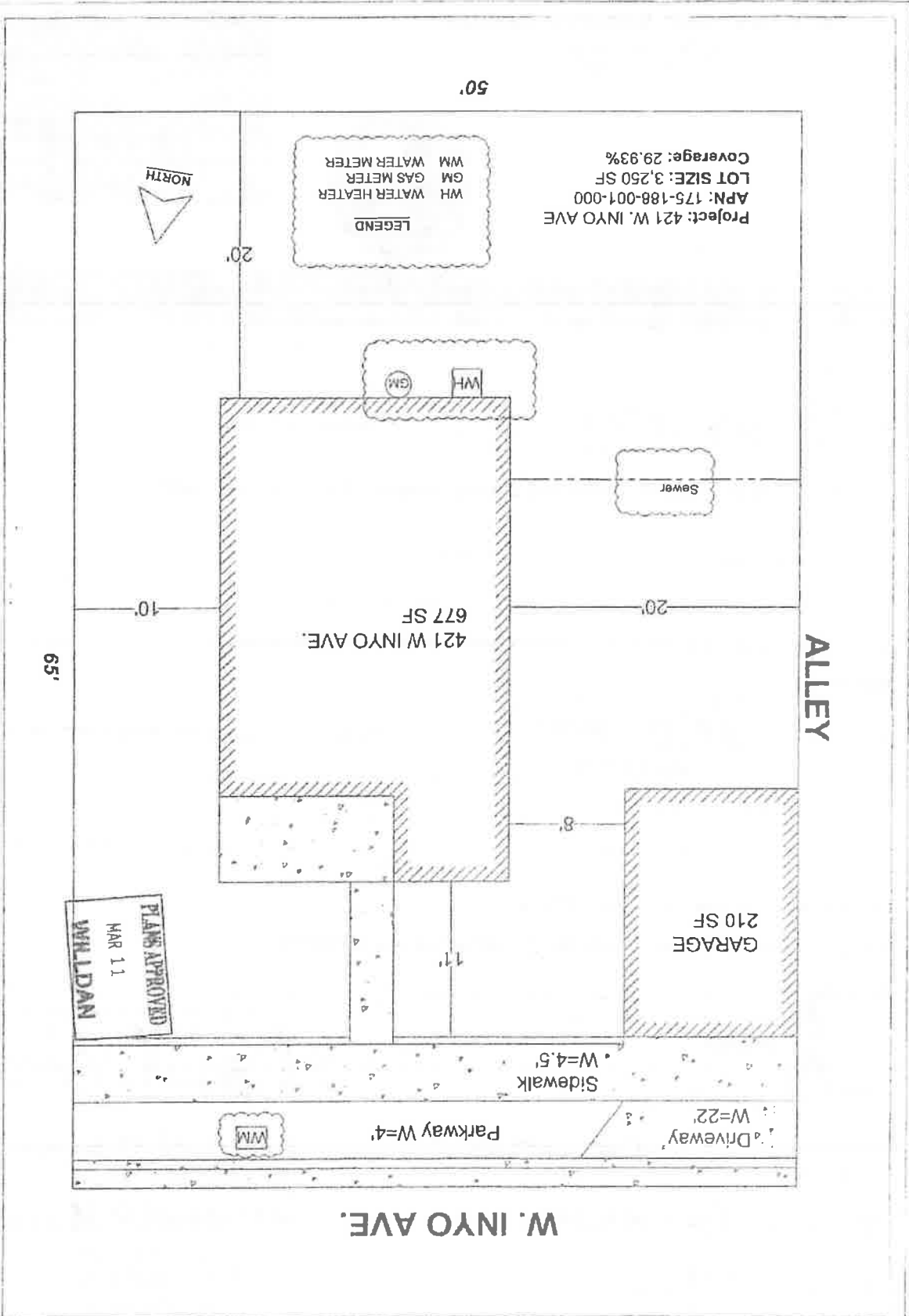
relative to the property mentioned herein.

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

Executed this _____ day of _____, 20 _____.

<p><u>[Signature]</u> OWNER (Signature of Owner)</p>	<p><u>[Signature]</u> AGENT (Signature of Agent)</p>
<p><u>1460 W Mineral Kings Blvd</u> (Owner Mailing Address)</p>	<p><u>6072 N Magnolia Ave</u> (Agent Mailing Address)</p>
<p><u>Visalia, CA 93291</u></p>	<p><u>farmersville 93223</u></p>
<p><u>737-8978</u> (Owner Telephone)</p>	<p><u>737-8978</u> (Agent Telephone)</p>

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



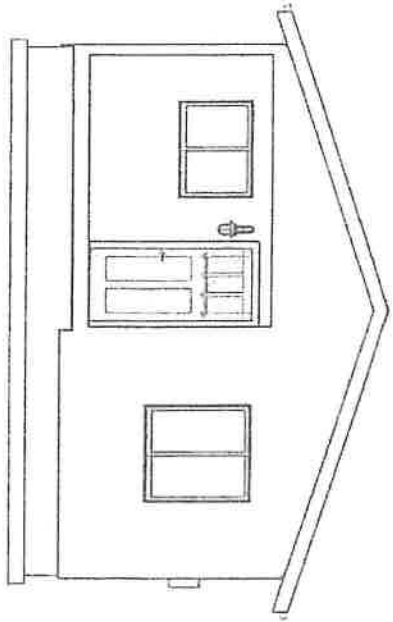
Project: 421 W. INYO AVE
 APN: 175-188-001-000
 LOT SIZE: 3,250 SF
 Coverage: 29.93%

LEGEND
 WH WATER HEATER
 GM GAS METER
 WM WATER METER

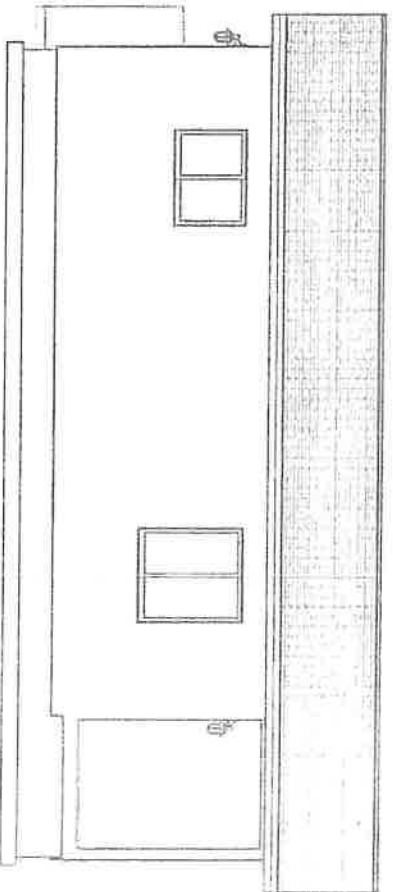


PLANS APPROVED
 MAR 11
 WILL DAN

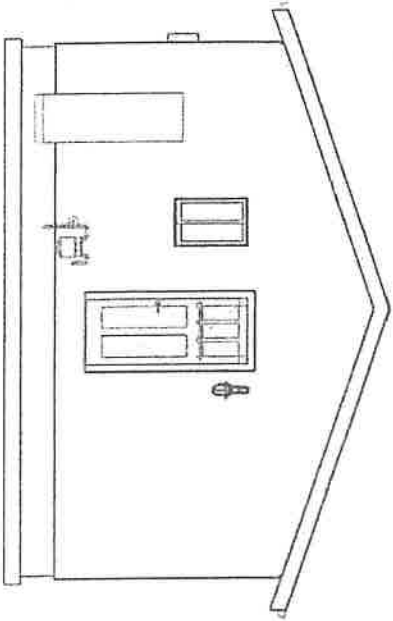
SHEET: PS	SCALE: 1" = 5'	DATE: 3/22/2021	DRAWINGS PROVIDED BY: Martinez Drafting martinezdrafting@gmail.com (559) 544-4856	PROJECT DESCRIPTION: OWNER: SERGIO TAPIA 421 W INYO AVE. TULARE, CA 93274 APN: 175-188-001	SHEET TITLE: Site Plan
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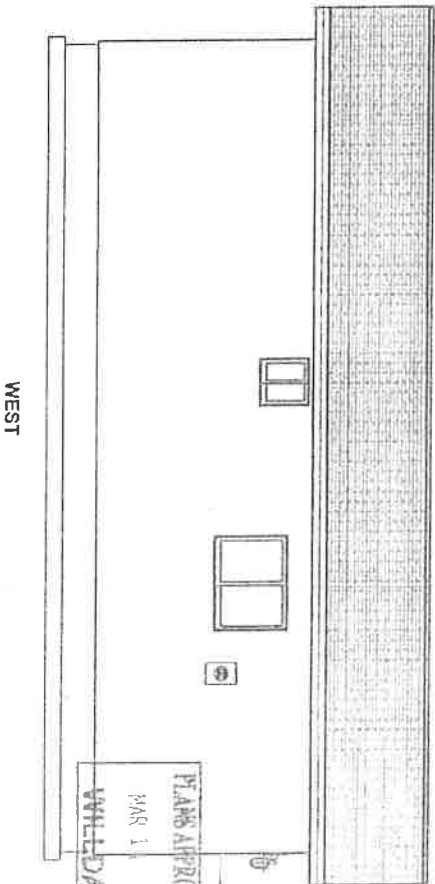
NORTH



EAST



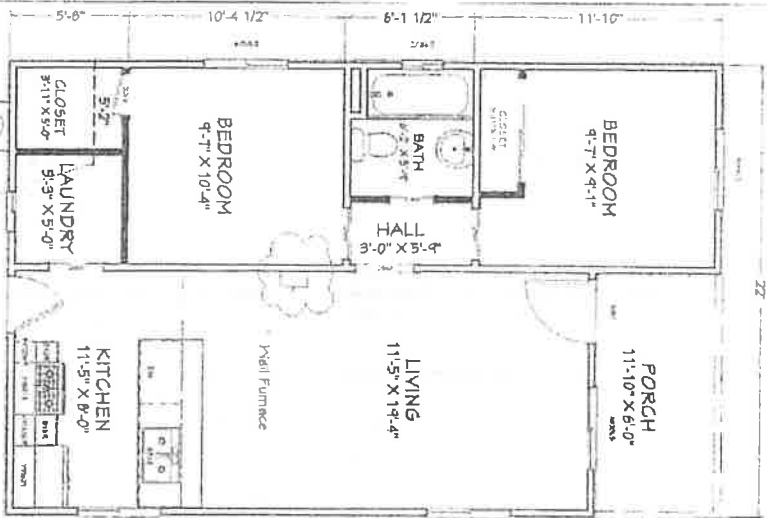
SOUTH



WEST

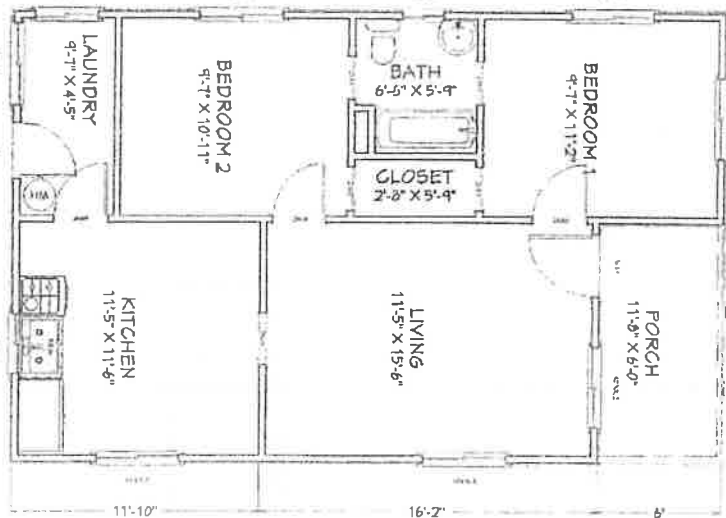
PLANS APPROVED
MAR 1
WILLIAM

SHEET:	7/32-1	DATE:	11/9/2020	DRAWINGS PROVIDED BY:	Martinez Drafting martinezdrafting@gmail.com (559) 544-4856	PROJECT DESCRIPTION:	421 W INYO AVE. TULARE, CA 93274 APN: 175-188-001	SHEET TITLE:	Elevations
EIV	SCALE:								



NEW

LIVING AREA
677 SQ FT



EXISTING

LIVING AREA
677 SQ FT

SCOPE:

- Spot repair subfloor water damage
- Replace fire damaged rafters and ceiling joists
- Replace electrical all
- Remove non-load bearing wall between living room and kitchen
- Rework bathroom layout -Relocate entry to bedrooms
- Add closets to bedrooms
- Relocate water heater
- Relocate windows
- Rework laundry room layout
- Add new insulation to walls and attic
- New flooring paint and fixture all

NOTES:

- 1 Provide shower curtain and water proof finish up to 70 inches above the shower drain
- 2 Exhaust fans to be humidistat controlled and capable of providing a minimum of 50 CFM
- 3 Clothes dryer exhaust duct to be 4 inch diameter with maximum of 14 foot run and two 90-degree elbows.
- 4 Cook Stove exhaust hood must be vented to the exterior. The hood is to be installed per manufacturer's requirements with clearances as required by the range/cooktop manufacturer's installation instructions.
- 5 Existing Wall Furnace to be repaired and reused
- 6 Mechanical Equipment supported from the ground shall rest on concrete or other approved base extending not less than three inches above the adjoining ground surface
- 7 Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents
- 8 New water fixtures shall meet the following: water closets 1.28 gallons/flush, Showerheads 1.8 gpm @ 80 psi, Kitchen faucets 1.8 gpm @ 80 psi, Residential lavatory faucets 1.2 gpm @ 80 psi max. and 0.8 gpm @ 20 psi min.

SHEET:	3/16" x 1"	DRAWINGS PROVIDED BY: Martinez Drafting martinezdrafting@gmail.com (359) 564-4856	PROJECT DESCRIPTION: 421 W INVO AVE. TULARE, CA 93274 APN: 175-188-001	SHEET TITLE:
DATE:	3/22/2020			Floor Plan
SCALE:	3/16" = 1'			
SHEET:	FP			

