

**SITE PLAN REVIEW AGENDA**  
**Wednesday, December 20, 2023**  
**1:30 PM**  
**City of Tulare**

**ITEM No. 1      Preliminary Site Plan Review**

Site Plan No      SP23-93  
Project Title      Tulare Trail Townhouses  
Description      townhouses

Applicant      Lino Pimentel  
Property Owner      All Valley Housing Services  
APN      170-242-017  
Location

**ITEM No. 2      Preliminary Site Plan Review**

Site Plan No      SP23-94  
Project Title      Parcel map proposal to create three new parcels  
Description      parcel map proposal

Applicant      John Bayrakdarian  
Property Owner      John Bayrakdarian  
APN      149-120-046  
Location      1501 Prosperity Ave

**ITEM No. 3      Preliminary Site Plan Review**

Site Plan No      SP23-95  
Project Title      US Cold Storage  
Description      cold storage addition

Applicant      William Langley  
Property Owner      US Cold Storage, Inc  
APN      181-080-006; 181-080-007  
Location      1021 E. Walnut Ave.

**ITEM No. 4      Preliminary Site Plan Review**

Site Plan No      SP23-96  
Project Title      Sams 7 Liquor  
Description      new gas station

Applicant      Samir Alaya  
Property Owner      Samir Alaya  
APN      170-221-013  
Location      536 E. Cross Ave

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<b>ITEM No. 5</b>	<b>Preliminary Site Plan Review</b>
Site Plan No	SP23-97
Project Title	True North Medical Office
Description	medical office
Applicant	True North Physician Services, LLC
Property Owner	Tulare Local Healthcare District
APN	170-340-023
Location	1084 N Cherry St