

**SITE PLAN REVIEW AGENDA**  
**Wednesday, October 30, 2024**  
**1:30 PM**  
**City of Tulare**

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

Site Plan No      SP 24-75  
Project Title      McDonalds  
Description      fast food restaurant

Applicant      Gerald Koh  
Property Owner      F & C Farming  
APN      149-430-029  
Location      2140 E. Prosperity 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



## CITY OF TULARE SITE PLAN REVIEW

### 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 to Site Plan Review, it is first reviewed by various divisions of the Community & Economic Development Department so that all applicable sections of the Tulare Municipal Code can be applied and enforced on the site. The divisions within the Community & Economic Development Department include Planning, Engineering, Building, Police, Fire, Solid Waste. 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, and Solid Waste 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 Community Room at Tulare City Hall – 411 East Kern Avenue*
- *Applications: must be submitted by 3 pm the Thursday before an applicant wishes to attend Site Plan Review\**
- *Resources: Site Plan Review Agendas and Applications are available at:  
<http://www.tulare.ca.gov/departments/community-development/development-services/planning>*
- *Applications may also be picked-up in hardcopy at Tulare City Hall, 411 East Kern Avenue.*

**EXAMPLES OF SITE PLANS:** On most Mondays, copies of the Site Plans scheduled for Wednesday are available for review at the front counter at 411 E. Kern. Reviewing other Site Plans may be helpful for potential applicants who are not familiar with the Site Plan Review process and criteria.



-- 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: McDonald's Date: 10/9/24

Project Description: Ground up fast food restaurant with a drive through.

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Site Plan Review Submittal:     Yes     No    If Resubmittal, Previous Site Plan Review No: \_\_\_\_\_

Property Owner: F&C Farming Applicant(s) Name: Gerald Koh

Property Address/Location: 2140 E Prosperity Ave Assessor Parcel No. (APN): 149-430-029

Parcel Size (Acreage or Sq Ft.): 39,000 sqft Building Square Footage: 3786 sqft

Describe All Proposed Building Modifications: new ground up construction

**A SEPARATE DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS**

Industrial & Commercial

Existing/Prior Land or Building Use: NA

Proposed Building or Land Use: Commerical QSR with Drive Thru

Proposed Hours of Operation: 24 hr drive thru 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: 35

Number of Existing or Anticipated New Employees: 60-80 Anticipated No. of Trucks/day: 2 times per week

Brief Operational Statement: Provide quality food in a safe working environment

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: \_\_\_\_\_ 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: Gerald Koh

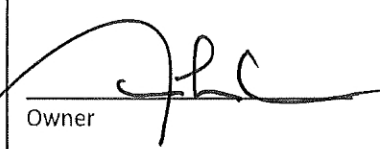
Address: 8370 Wilshire Blvd #330

City, State, Zip: Beverly Hills, CA 90211

Phone: 310-634-5204

E-Mail: gerald@permitadvisors.com

Signature of Owner or Authorized Agent\*



Owner \_\_\_\_\_ Date 10/22/24

Authorized Agent\* \_\_\_\_\_ Date \_\_\_\_\_

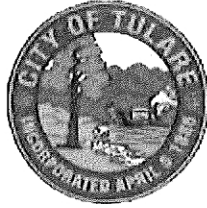
-THIS AREA FOR CITY STAFF USE ONLY-

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, Fred Lagomarsino, declare as follows:  
(Owners Name)

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

149-430-029  
\_\_\_\_\_  
\_\_\_\_\_

**AGENT:**

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

necessary to file an application for, and obtain a permit to:

construct a fast food restaurant with drive through  
(Action Sought)

relative to the property mentioned herein.

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

Executed this 22 day of October, 20 24.

<p align="center"><u>OWNER</u></p> <p><u>[Signature]</u> (*Signature of Owner)</p> <p><u>222 N. Garden St., Ste 400</u> (Owner Mailing Address)</p> <p><u>Visalia, CA 93292</u></p> <p><u>559-735-9700</u> (Owner Telephone)</p>	<p align="center"><u>AGENT</u></p> <p>_____ (Signature of Agent)</p> <p><u>8370 Wilshire Blvd #330</u> (Agent Mailing Address)</p> <p><u>Beverly Hills, CA 90211</u></p> <p><u>310-634-5204</u> (Agent Telephone)</p>
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**\*NOTE: OWNER'S SIGNATURE MUST BE NOTARIZED. Attach Acknowledgment of signature(s) by Notary Public.**

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

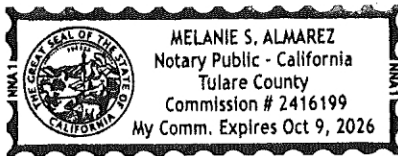
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Tulare }

On October 22nd, 2024 before me, Melanie S. Almaraz, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Fred Lagomarsino
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Agency Authorization - Site Plan Review
Document Date: October 22, 2024 Number of Pages: 1, not including this certificate
Signer(s) Other Than Named Above: Gerald Koh

Capacity(ies) Claimed by Signer(s)

Signer's Name: Fred Lagomarsino
Signer's Name:
Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer is Representing: F.C. Farming, LP
Signer is Representing:



www.greenbergfarrow.com  
 4695 MacArthur Court  
 Suite 1450  
 Newport Beach, CA 92660  
 t: 949 296 0450

**COPYRIGHT NOTICE**  
 This drawing is the property of the above referenced Professional and is not to be used for any purpose other than the specific project and site names herein, and cannot be reproduced in any manner without the express written permission from the Professional.

**PROJECT TEAM**

**ISSUE/REVISION RECORD**

DATE	DESCRIPTION

**PROFESSIONAL SEAL**

**PROFESSIONAL IN CHARGE**

BS

**PROJECT MANAGER**

JP

**QUALITY CONTROL**

JP

**DRAWN BY**

ISP

**PROJECT NAME**

**MOONEY BLVD. & PROSPERITY AVE., TULARE CALIFORNIA 93274**

**PREPARED FOR:**

**M, McDonald's USA, LLC**  
 © 2012 McDonald's USA, LLC  
 These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be reproduced, copied, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written consent of McDonald's USA, LLC. These drawings were prepared for use on this specific site in conjunction with its issue date and are not suitable for any other project. These drawings for reference or example on another project require the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

**PROJECT NUMBER**

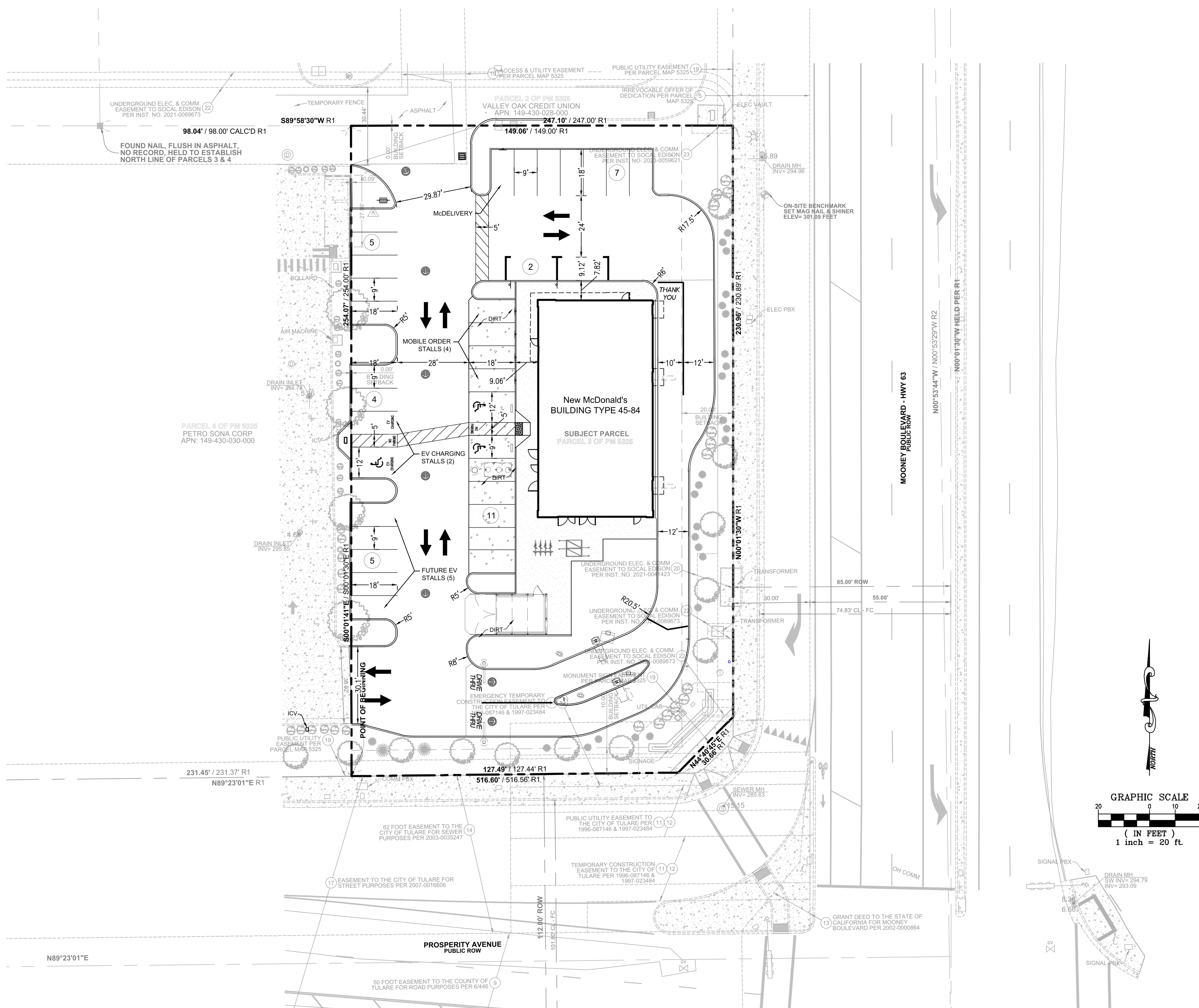
**SHEET TITLE**

**SITE PLAN**

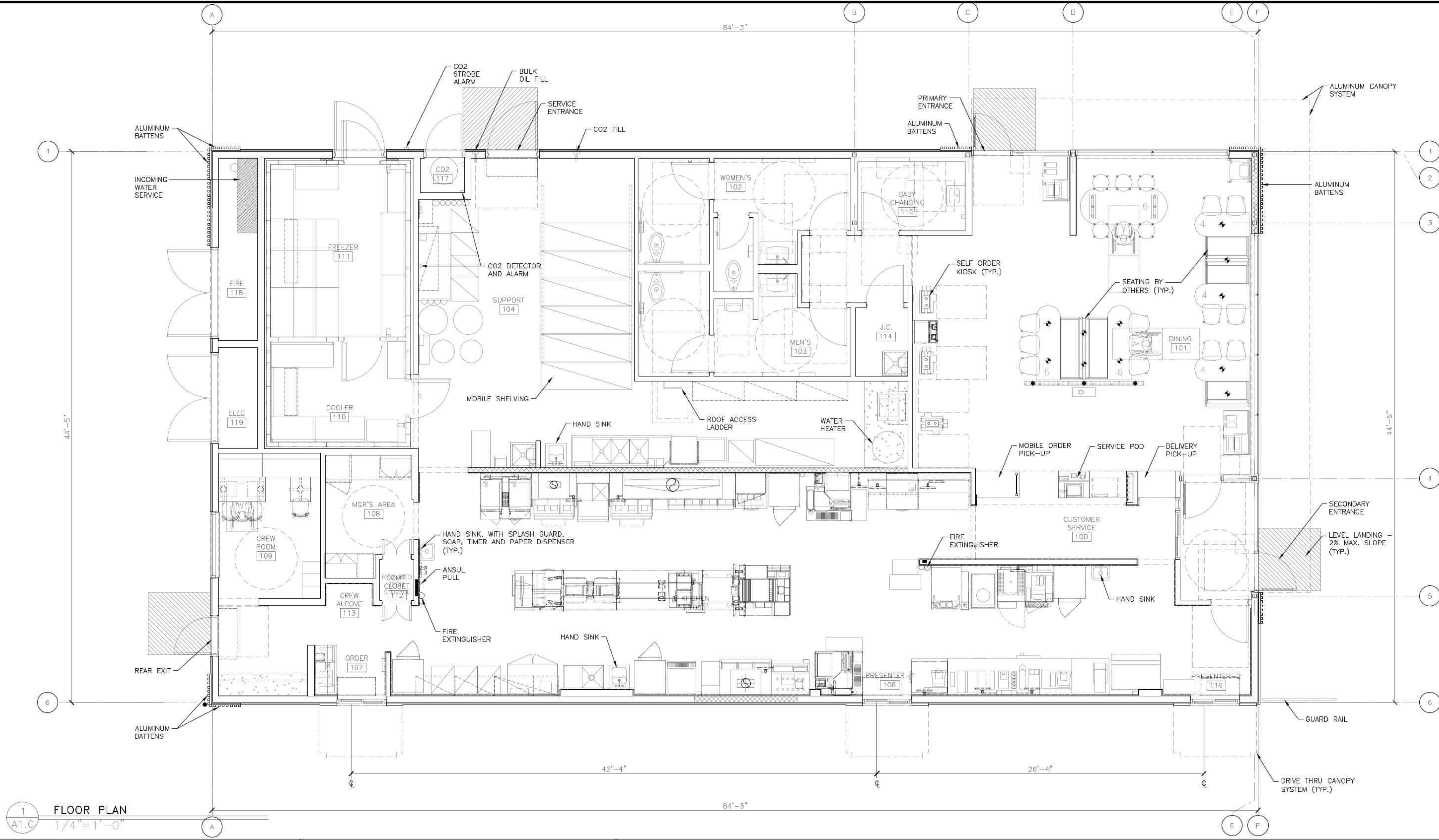
**SHEET NUMBER**

**C300**

Revision Date: October 22, 2024



M:\MCDONALD'S\1\_MCD 2024\MCD24074.0 - 45222 - NEW - TULARE PROSPERITY - CA\01 DRAWINGS\01-ARCHITECTURAL\02-PLANNING\02\_24074.0 - A-PLANING 10/23/2024 1:03 PM HALA IBRAHIM



1 FLOOR PLAN  
A1.0 1/4"=1'-0"



REV	DATE	DESCRIPTION	BY
1	10/XX/24	SITE PLAN REVIEW	HI

Professional of Record:  
**PM DESIGN**  
 Architectural Solutions Group  
 211 GATEWAY RD. W. SUITE 208  
 NAPA, CA 94588  
 HALA IBRAHIM  
 PHONE: (925) 222-1673  
 EMAIL: HIBRAHIM@PMDCNC.COM  
 KEN MCCrackEN, ARCHITECT

Seal

PREPARED FOR:  
**McDonald's USA, LLC**  
 these drawings and specifications are the confidential and proprietary information of McDonald's USA, LLC. The contract documents were prepared for use on this specific site in conjunction with its issue date and are these drawings for reference on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

SHEET NO.	TITLE	DRAWN BY	CHKD BY	DATE
A1.0	FLOOR PLAN	NP	NP	05/18/2024
			HI	10/XX/24

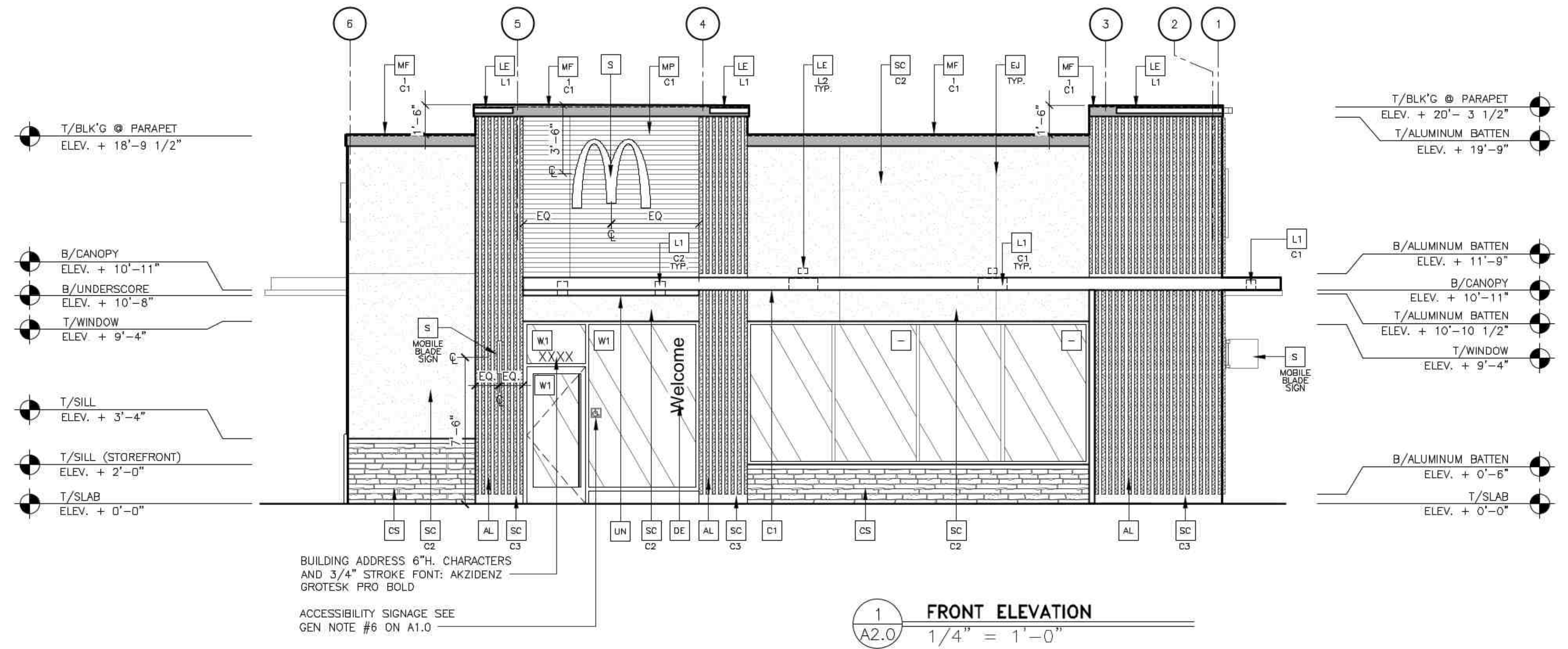
  

PROJECT NO.	04-5222.00.0
TITLE	MCDONALD'S - TULARE - 43621
DESCRIPTION	4584 PROTOTYPE BUILDING
	WOOD BEARING WALLS
	WOOD ROOF TRUSS FRAMING
	STUCCO/BATTEN/FIBER CEMENT LAP SOING
SITE ID	2140 E PROSPERITY AVENUE, TULARE, CA 93274
	4-5222

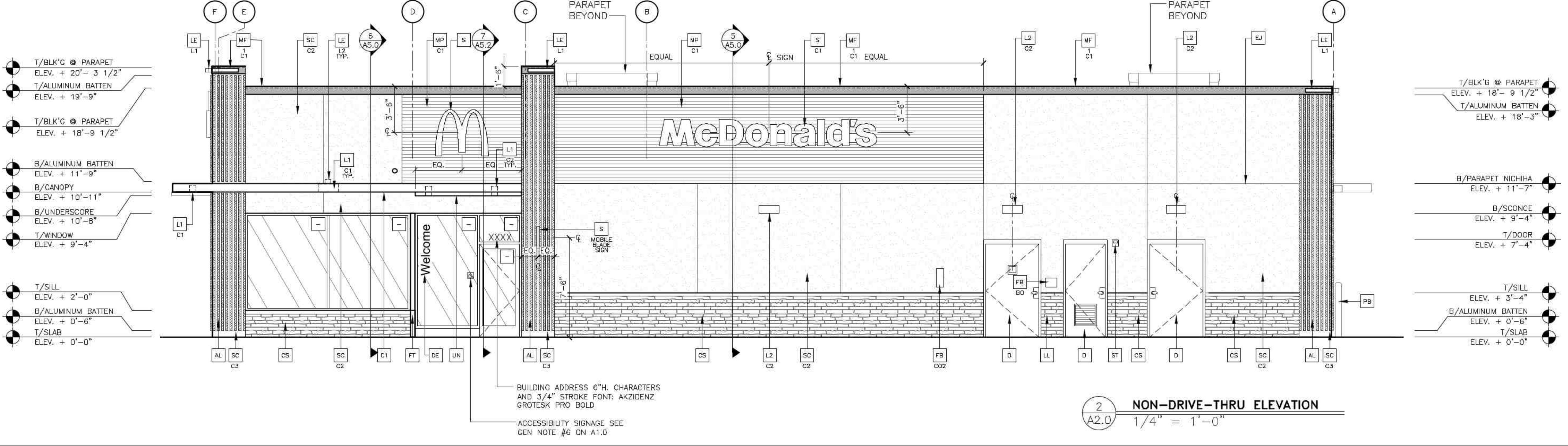
MCD24074.0 TULARE, CA



P:\ARCH\PROJECTS\AMERICAN CANYON\MCDONALD'S - 4522 - NEW - TULARE PROSPECTRY - CAD\DRAWINGS\01-ARCHITECTURAL\02-PLANNING\04-6074.0\_A-ELEV.DWG 10/22/2024 10:37 AM NESTOR PANGNIBAN



1 FRONT ELEVATION  
A2.0 1/4" = 1'-0"



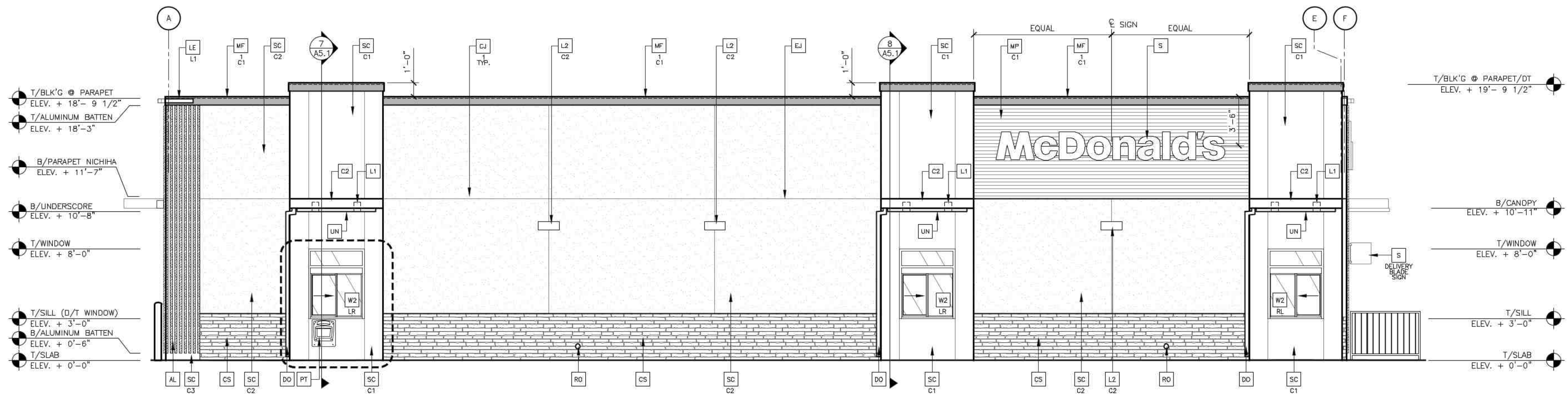
2 NON-DRIVE-THRU ELEVATION  
A2.0 1/4" = 1'-0"

**KEY NOTES:**

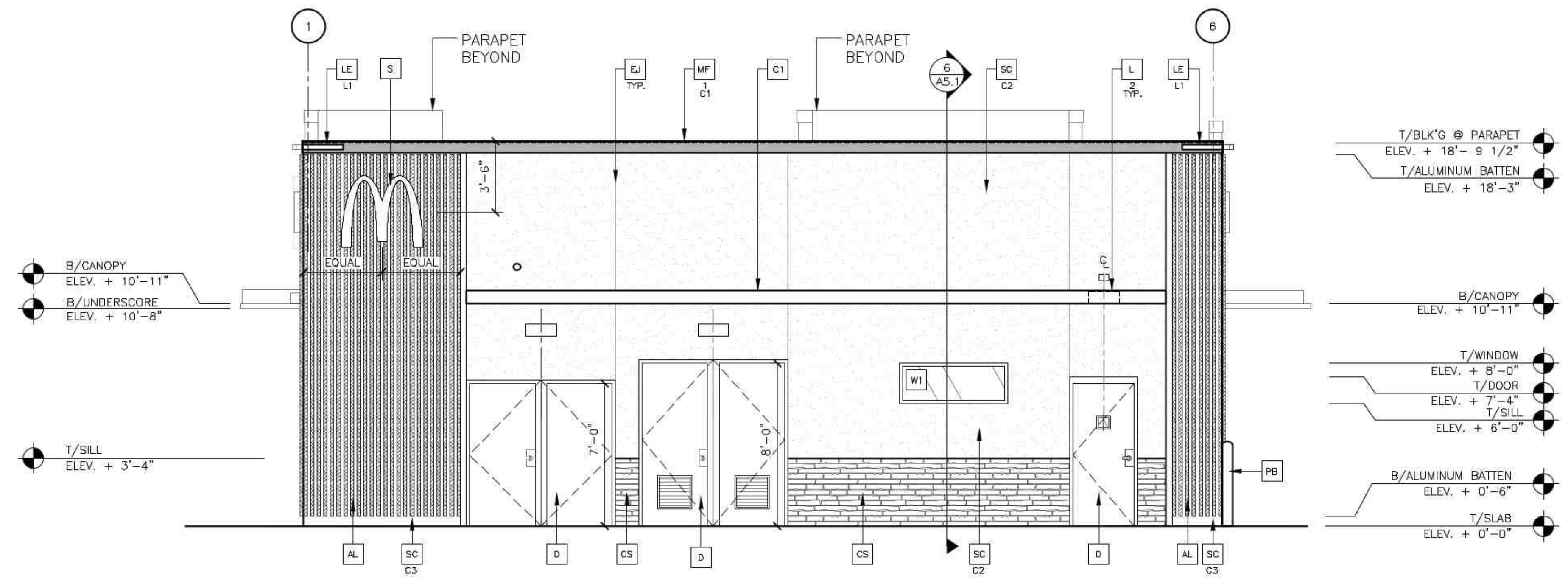
- AL ALUMINUM BATTEN SYSTEM  
SIZE: 2"x2" PROFILE  
COLOR: WOOD GRN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED.  
COURSE GRIT SAND SURFACES PRIOR TO PRIMING, PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION.  
SUBSTRATE COLOR: "VAN DYKE BROWN SW 7041 BY SHERWIN WILLIAMS
- C1 ALUMINUM CANOPY SYSTEM W/FASCIA  
COLOR: WHITE
- C2 ALUMINUM CANOPY SYSTEM  
COLOR: RAL 7022
- CJ CONTROL JOINT  
1-TYPE: 1 = EIFS
- D HOLLOW METAL DOOR  
PAINT: "CAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS
- DE DECAL BY GRAPHICS SUPPLIER  
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.  
SUPPLIERS:  
VOMELA (865) 330-7337, ann.bowen@vomela.com  
GFX INTERNATIONAL (847) 543-4800, mcdonaldsdecor@gfxl.com
- DO DOWNSPOUT  
3" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER  
COLOR: RAL 7022
- EJ EXPANSION JOINT, SEE DETAIL 7/A4.1
- FB C02 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 48.00)  
BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
- GR GUARD RAIL -SEE SITE PLAN FOR EXACT LOCATION AND LENGTH  
PAINT: "IRON GRE" SW 7069 BY SHERWIN WILLIAMS
- L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL  
C1-COLOR:  
C1= WHITE  
C2= GOLD
- L2 RADIAL SCENCE LIGHT FIXTURE - SEE ELECTRICAL  
COLOR: PLATINUM SILVER
- CS CORONADO STONE IDAHO DRYSTACK BY EL DORADO STONE (ARCHITECTURAL CUT)  
COLOR: CAPE CODE GREY
- MF METAL FASCIA  
1-TYPE:  
1 = PRE-FAB ANCHOR-TITE FASCIA  
2 = BOTTOM TRIM AT METAL REVEAL PANEL  
3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES  
COLOR:  
C1= WEATHERED ZINC
- MP METAL PANEL BY METAL SALES  
C1-COLOR:  
C1= SLATE GREY METAL PANEL
- PB PIPE BOLLARD - PAINTED YELLOW
- LE ACCENT LIGHTING - SEE ELECTRICAL  
L1-LED LIGHT:  
L1 = SLIM LED (DOWN ONLY)  
L2 = UP ONLY FLOOD FIXTURE
- PT (RMHC) COIN COLLECTOR  
MODEL: #WPT STD  
CALL 1-888-743-7435 TO ORDER
- RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.  
C1-COLOR:  
C1= WEATHERED ZINC RACEWAY  
C2= RAL 7022 RACEWAY
- SC STUCCO FINISH  
C1-COLOR:  
C1 = "FOOTHILL" SW 7514 BY SHERWIN WILLIAMS  
C2 = "SAND" SW 7529 BY SHERWIN WILLIAMS  
C3 = "VAN DYKE BROWN" SW 7041 BY SHERWIN WILLIAMS
- ST C02 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
- TE TRU EXTERIOR 1"x8" TRIM, PAINTED ON SITE  
COLOR: "IRON GRE" SW 7069 BY SHERWIN WILLIAMS
- UN METAL UNDERSCORE  
COLOR: GOLD
- W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS  
COLOR: DARK BRONZE
- W2 DRIVE-THRU WINDOW BY READY ACCESS  
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE  
COLOR: DEEP BRONZE  
SLIDE DIRECTION: RL = RIGHT TO LEFT  
LR = LEFT TO RIGHT

TITLE <b>MCDONALD'S - TULARE - 43621</b> 4584-PROTOTYPE BUILDING	DESCRIPTION WOOD BEARING WALLS WOOD ROOF TRUSS FRAMING STUCCO/BATTEN/FIBER CEMENT LAP SIDING	DRAWN BY NPL SD / ISSUE DATE 05/18/2024 REVIEWED BY HHI DATE ISSUED 10/xx/24	PREPARED FOR: <b>McDonald's USA, LLC</b> <small>These drawings and specifications are the confidential and proprietary information of McDonald's USA, LLC. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not to be used for any other project without the written consent of McDonald's USA, LLC. The contractor shall be responsible for obtaining all necessary permits and approvals for this project. Reproduction of these drawings for reference or example on another project requires the services of a registered architect and engineers. Reproduction of the contract documents for resale on another project is not authorized.</small>	REV. DATE 10/XX/24 SITE PLAN REVIEW BY HHI	Professional of Record: <b>PM DESIGN</b> Architectural Solutions Group 211 GATEWAY RD. W SUITE 208 NAPA, CA 94588 HALA IBRAHIM PHONE: (925) 222-1673 EMAIL: HIBRAHIM@PMDC.COM KEN MCCracken, ARCHITECT
04-5222.00.0 <b>A2.0</b> ELEVATIONS					

MCD24074.0 TULARE, CA



1 DRIVE THRU ELEVATION  
A2.1 1/4" = 1'-0"



2 REAR ELEVATION  
A2.1 1/4" = 1'-0"

**KEY NOTES:**

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COLOR:  
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P:\ARCH\PROJECTS\AMERICAN CANYON\MCDONALD'S - MCD 2024\MCD24074.0 - 4522 - NEW - TULARE PROSPERITY - CAD DRAWINGS\01-ARCHITECTURAL\02-PLANNING\04-24074.0\_A.ELEV.DWG 10/22/2024 10:57 AM NESTOR PANGNIBAN

	REV	DATE	DESCRIPTION	BY	HI
	10/XX/24		SITE PLAN REVIEW		

Professional of Record:

**PM DESIGN**  
Architectural Solutions Group

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**McDonald's USA, LLC**

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DRAWN BY	NIP	S/D	ISSUE DATE	REVIEWED BY	DATE
			05/16/2024		10/XX/24

PREPARED FOR: McDonald's USA, LLC

TITLE: MCDONALD'S - TULARE - 43621  
4584 PROTOTYPE BUILDING

DESCRIPTION:  
WOOD BEARING WALLS  
WOOD ROOF TRUSS FRAMING  
STUCCO/BATTEN/FIBER CEMENT LAP SIDING

SITE ADDRESS: 2140 E PROSPERITY AVENUE, TULARE, CA 93274

04-5222.00.0

# A2.1

ELEVATIONS