



Design Review

Planning Division	Site Plan Review	Planning Commission
Date Received:	Date	Hearing Date:
Design Review No.		Resolution No.
Date Complete		

This space for staff use only

Applicant Information

Applicant:		Phone:	
Mailing address:	City:	State:	Zip:
Property Owner:		Phone:	
Mailing address:	City:	State:	Zip:
Agent:		Phone:	
Mailing address:	City:	State:	Zip:

IMPORTANT! Please read filing instructions before completing this application

When an application for any proposal is left for filing, the mere act of leaving the application does not mean the application has been accepted as being complete. You will be notified within thirty (30) days in writing whether the application has been accepted as being complete and setting a tentative public hearing date. This is not a local requirement, but a State requirement found in Chapter 65943 of the Government Code

This application must be filled out completely and with full answers to every statement and question. This application must be signed by the owner or owners, or legally authorized agent.

A site plan review meeting with the Planning and Building Department, Engineering, Parks, Solid Waste, Fire and other City Departments will be set up prior to Planning Commission meeting.

Please submit the following information with your application:

- Site plan map (to scale) showing lot dimensions, existing structures, and easements (17 copies) 18" x 26" minimum size.
- Floor Plan map (to scale) 17 copies 18" x 26" minimum size
- All elevations of the new or existing structure (17 copies), include one color elevation depicting proposed color scheme 18" x 26" minimum size.
- Please provide one reduced copy (8 1/2" x 11") of site plan, floor plan, and all elevations.
- Complete and submit the Environmental Information Form, including any special studies needed to complete the environmental review.

Plan submitted must include the following information:

- Dimensions of property
- Location of existing and proposed buildings or structures showing setbacks
- Location and width of drive approaches.
- Location of off-street parking, indicate the number of parking spaces, type of paving, direction of traffic flow, parking stall dimensions, and areas for turning and maneuvering vehicles.
- Location of off street loading areas.
- Location, height, and material of existing and/or proposed fences and/or walls
- Indicate all exterior surfacing materials and specify their color.
- Location of signs – size, height, color, and illumination of all signs. **NOTE – A separate sign application must be filed and approved prior to the installation of a sign.**
- Location and design of landscaped areas.
- Refuse disposal site(s).
- Indicate means of screening all vents, pipes, antennas, and machinery placed on roofs.

Subject Site Information

Site address or location of property:

Assessor's Parcel Number:

Total property size in acres or square footage (gross/net):

Current Zoning:

Existing land use:

Existing land use of adjacent properties:

- North: _____
- South: _____
- East: _____
- West: _____

Floodplain Management (FEMA)

Floodplain Management Regulations Section 10.104.01 is to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas.

Does the proposed structure or improvements to be located within floodway, will the structure or improvement result in any increases in flood levels during the base flood discharge (100-year flood)?

If so, please identify the base flood elevation _____

Project Description

REQUEST: Describe fully the type of use and improvements proposed; how the proposed use and improvements are to be designed and arranged to fit into the development of adjacent property and neighborhood; and why there is a need for such use:

Supplemental Information For Applications for any Development Projects

Section 65962.5(e) of the California Government Code states:

“(e) Before a local agency accepts as complete an application for any development project which will be used by any person, the applicant shall consult the lists sent to the appropriate city or county and shall submit a signed statement to the local agency indicating whether the project is located on a site which is included on any of the lists compiled pursuant to this section. If the site is included on a list, the list shall be specified on the statement.”

Before any application can be accepted as completed by the City of Tulare, the owner of the subject property, or the owner’s authorized agency, must complete this form.

STATEMENT:

I HAVE REVIEWED THE “Identified Hazardous Waste Sites” list <http://www.envirostor.dtsc.ca.gov/public> dated _____, 20____, and state that:

The site(s) of the project subject to this application **is/** **is not** on the “Identified Hazardous Waste Sites” lists.

Address

APN

CERTIFICATION:

I hereby certify that the information furnished herein presents to the best of my knowledge and belief, true and correct facts, statements, and information, and that I am the owner, or the authorized agent of the owner, of the subject property.

Signature

Date

Property Owners Affidavit

STATE OF CALIFORNIA)
CITY OF TULARE)
COUNTY OF TULARE)

WE,
I, _____ being duly sworn, depose and say that **(we are) (I am)** the owner(s) of the property involved in this application and that **(we) (I)** have been familiarized with the rules and regulations of the City of Tulare with respect to preparing and filing this application and that the foregoing statements and answers contained in this information on the attached map thoroughly and completely to the best of **(our) (my)** ability present the argument in behalf of the application herewith requested and that the statements and information above referred to are in all respect true and correct to the best of **(our) (my)** knowledge and belief.

Telephone: _____

Signed: _____

