

**EXETER PLANNING COMMISSION  
THURSDAY, JANUARY 18, 2018**

**A-1 Call to Order**

The City of Exeter Planning Commission met in a regular session on Thursday, January 18, 2018 at 5:30 p.m.

**A-2 Roll Call**

Roll call showed present for the meeting Commissioners Zigler, Whitmire, Tyler, Bonner, and Stewart present. City Planner Greg Collins was also present.

**A-3 Minutes of Meeting November 16, 2017**

Commissioner Zigler moved and Commissioner Whitmire seconded motion to approve the minutes of November 16, 2017.

AYES: Zigler, Whitmire, Tyler, and Bonner

ABSTAIN: Stewart

**A-4 Public Comment**

Chairman Stewart opened the floor for the public comment portion of the meeting. There being no public comments, this portion of the meeting was closed.

Following public comment, City Planner Greg Collins introduced Interim City Administrator Eric Frost.

**B-1 Site plan permit for the construction of three storage building and the conversion of an 1,800 square foot residence into an office, which will serve as the office for the mini-storage facility.**

**Resolution 2018-01** A Resolution of the Planning Commission of the City of Exeter Approving Site Plan Review 17-04, Baker

City Planner Greg Collins provided a report for the Commission's review and consideration highlighting the proposed project and recommended conditions of approval as outlined in City Engineer Lisa Wallis-Dutra's memorandum. Jesus Gutierrez addressed the Planning Commission on behalf of the applicant to inquire about the trellis system requirement. Mr. Collins requested additional information regarding the proposed plans. Applicant Brent Baker and Mr. Gutierrez provided a response thereto. Mr. Collins advised that he supported the request to omit the requirement for the trellis system given the information provided by the applicant and suggested the conditions related thereto in Resolution 2018-01, letter f, last sentence be stricken. Following discussion, it was moved by Commissioner Bonner, seconded by Commissioner Tyler and unanimously carried to approve Resolution 2018-01 with the correction noted on the record.

AYES: Bonner, Tyler, Whitmire, Zigler, and Stewart

**C- Director's Report**

City Planner Greg Collins provided a report regarding recent development and projects in City of Exeter.

**D-Adjournment-** The Planning Commission meeting adjourned at 6:05 p.m.  
Planning Commission Secretary, Shonna Oneal

**City of Exeter  
Agenda Item Transmittal**

**Meeting Date:** March 15, 2018

**Agenda Item Number:** B1

**Wording for Agenda:** A site plan permit for the construction of an urban garden/farm stand with an associated 3-stall parking lot.

**Submitting Department:** Planning

**Contact Name:** Greg Collins

**Phone Number:** (559) 734-8737

**Email:** greg@weplancities.com

**Department Recommendation:**

That the Planning Commission pass Resolution 2018-02 approving Site Plan Review 18-01, Darian and Summer Bourez - 444 North F Street, subject to the following conditions:

- a. The applicant shall secure a building permit for the farm stand from the Tulare County Building Department. Said construction drawings shall be consistent with the plot plan.
- b. The applicant shall pay all building permit fees to the Tulare County Building Department prior to constructing the farm stand.
- c. A sidewalk shall be installed along the F Street frontage consistent Exhibit A: Site Plan, and Exeter Improvement Standards Manual.
- d. All new parking lots, driveways, and sidewalks shall be constructed consistent with the Exeter Improvements Manual.
- e. The applicant shall submit a landscaping and irrigation plan to the City Planner for review and approval. Occupancy is not permitted until said landscape improvements are installed.
- f. The applicant shall comply with the city engineer's conditions of approval (see attached conditions).
- g. A new 6-foot chain-link fence shall be installed along the south, north and west property lines. This fence shall be lined trees or shrubs that soften the appearance of the chain-link fence as well as discourage persons from entering the subject site from these directions.
- h. The subject site shall remain well maintained and the landscaping area shall be properly mowed, watered, pruned and fertilized. Further, the on-site irrigation system shall be maintained in good working order. Failure to properly maintain the subject property could cause the site plan permit to be revoked.
- i. The applicant shall connect to city water consistent with the Exeter Improvements Manual.
- j. All signage associated with the project site shall be reviewed and approved by the city planner. Proposed signage shall be consistent with Exeter's Sign Ordinance.

**For action by:**

Planning Commission

**Regular Session:**

Consent Calendar

Regular Item

Public Hearing

**Review:**

**City Administrator  
(Initials Required)**

GA

## **Summary/Background:**

The applicant is proposing to construct an urban garden/farm stand on a 25,647 square foot parcel of land located on the west side of North F Street (444 North F Street) in Exeter. Currently the subject property is vacant. The applicant is proposing to grade the site in order to install raised beds for the growing of flowers, vegetables and fruit. The applicant intend to sell plants and produce from their farm stand, similar to fruit stands that are found along rural roads in the county.

The Site Plan Committee reviewed Site Plan 18-01 at their March 15th meeting. The Committee found that the site was properly zoned (ML) for the proposed use - nurseries and garden supply stores and growing/harvesting of crops.

At the site plan meeting there was discussion regarding the location of water services. The city engineer indicated that water lines were located along North F Street. The farm stand will be connected to city water for watering the plants and an onsite sink; however, the applicant has indicated there is not need to connect to city sewer. Persons visiting the site would be there for the sole purpose of purchasing produce, similar to fruit stands that you see around the county and in the city of Visalia. The applicants have indicated that if any public events occur on the site (e.g. grand opening) porta potties could be brought to the site.

Also discussed was storm water drainage. A storm drainage line with drop inlets exists on the east side of the subject property. The parking lot will drain to the curb and gutter system along North F Street. All other storm water will be retained onsite - percolating into the urban garden.

### Access

Primary access to the subject parcels will be from North F Street, which is paved and contains curb and gutters. The applicant proposes one driveway. The driveway approach will stem from North F Street and connect to three parking stalls.

### Off-Street Parking

The applicant is proposing 3 off-street parking stalls. This number of parking stalls meets the parking requirements for this type of land use as delineated in the Exeter Zoning Ordinance.

### Zoning

The subject property is zoned ML (light industrial). The urban garden/farm stand is a permitted use in this zone district.

### Facade

The facade of the garden structure wills barn style architecture - barn doors, high-pitched roof, gooseneck lighting, and faux hay rigging.

### Infrastructure

Storm water runoff will be directed to the existing gutter system that exists along North F Street. The garden will be connected to the city's water system.

### Sidewalks

Sidewalks will be required to be installed along North F Street for the entire frontage of the property. The 5-foot sidewalk will be installed five feet behind the existing curb. The parkway will be planted with tree trees that will be irrigated with a drip system. The balance of the parkway will be filled with mulch material.

### Landscaping and Irrigation

The applicants will be required to submit a landscaping and irrigation plan to the city planner for review and approval. The plant material should be drought tolerant. The applicant will be required to install automated irrigation system with a backflow preventer.

### Signage

Any freestanding signs shall be a monument type of sign with a solid permanent base. The sign shall not exceed four feet in height and eight feet in width. All signage shall be reviewed and approved by the city planner.

### Conclusion

In conclusion, the site plan committee recommends that the Planning Commission approve Site Plan Review 18-01, Bourez, subject to the conditions listed above.

**Prior Commission Actions:** The Planning Commission considered a reclassification of the subject site in 2005 for apartments. The Commission and City Council denied that request.

### **Attachments:**

**Site Plan for 444 North F Street  
Resolution 2018-02**

**Recommended motion to be made by Commission:** Pass Resolution No. 2018-02 approving Site Plan Review 2018-01, Bourez, subject to conditions.

## RESOLUTION 2018-02

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EXETER APPROVING SITE PLAN REVIEW 18-01, BOUREZ

WHEREAS, Brent Darian and Summer Bourez - 444 North F Street, Exeter, Ca. 93221 have applied for a site plan permit for an urban garden/farm stand, and

WHEREAS, the subject property is located on the west side of North F Street in Exeter. The APN is 138-043-13, containing 25,647 square feet and

WHEREAS, the construction of an urban garden/farm stand is consistent the Exeter General Plan, which designates the subject property as "industrial" and

WHEREAS, the proposed buildings and on-site improvements are consistent with the development standards of the ML (light manufacturing) district, and

WHEREAS, the Planning Department has prepared a staff report on the project and determined that the project is categorically under CEQA, and

WHEREAS, the Planning Commission has reviewed the information contained in the staff report, and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, after considering all the evidence presented, determined the following findings were relevant in evaluating this project:

1. The project will not have a significant impact on the environment and is categorically exempt under CEQA.
2. The proposed project is consistent with the Exeter General Plan, Land Use Element, which designates the property for industrial uses.
3. The project will not have an adverse impact on the health, safety or welfare of the community or immediate neighborhood.
4. The project as proposed is consistent with the development standards of the ML district.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Site Plan Review 18-01 subject to the following conditions:

- a. The applicant shall secure a building permit for the farm stand from the Tulare County Building Department. Said construction drawings shall be consistent with the plot plan.

- b. The applicant shall pay all building permit fees to the Tulare County Building Depart prior to constructing the farm stand.
- c. A sidewalk shall be installed along the F Street frontage consistent Exhibit A: Site Plan, and Exeter Improvement Standards Manual.
- d. All new parking lots, driveways, and sidewalks shall be constructed consistent with the Exeter Improvements Manual.
- e. The applicant shall submit a landscaping and irrigation plan to the City Planner for review and approval. Occupancy is not permitted until said landscape improvements are installed.
- f. The applicant shall comply with the city engineer's conditions of approval (see attached conditions).
- g. A new 6-foot chain-link fence shall be installed along the south, north and west property lines. This fence shall be lined trees or shrubs that soften the appearance of the chain-link fence as well as discourage persons from entering the subject site from these directions.
- h. The subject site shall remain well maintained and the landscaping area shall be properly mowed, watered, pruned and fertilized. Further, the on-site irrigation system shall be maintained in good working order. Failure to properly maintain the subject property could cause the site plan permit to be revoked.
- i. The applicant shall connect to city water consistent with the Exeter Improvements Manual.
- j. All signage associated with the project site shall be reviewed and approved by the city planner. Proposed signage shall be consistent with Exeter's Sign Ordinance.

The foregoing resolution was adopted upon a motion of Commissioner \_\_\_\_\_, second by Commissioner \_\_\_\_\_ at a regular meeting of the Exeter Planning Commission on the 15th day of March 2018, by the following roll call vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary