

**EXETER PLANNING COMMISSION
THURSDAY, MARCH 15, 2018**

A-1 Call to Order

The City of Exeter Planning Commission met in a regular session on Thursday, March 15, 2018 at 5:30 p.m.

A-2 Roll Call

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

A-3 Minutes of Meeting January 18, 2018

Commissioner Whitmire moved and Commissioner Tyler seconded motion to approve the minutes of January 18, 2018.

AYES: Whitmire, Tyler, and Tyler

ABSENT: Bonner and Stewart

A-4 Public Comment

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

B-1 Site plan permit for the construction of an urban garden/farm stand with an associated 3-stall parking.

Resolution 2018-02 A Resolution of the Planning Commission of the City of Exeter Approving Site Plan Review 18-01, Bourez

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. The applicant inquired about the lighting requirements for the project. Mr. Collins provided a response thereto. Mark Richards addressed the Planning Commission in support of the project. Following discussion, it was moved by Commissioner Tyler, seconded by Commissioner Whitmire and unanimously carried to approve Resolution 2018-02 as presented.

AYES: Tyler, Whitmire, and Zigler

ABSENT: Bonner 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 6:15 p.m.

Planning Commission Secretary, Shonna Oneal

**City of Exeter
Agenda Item Transmittal**

Meeting Date: April 19, 2018

Agenda Item Number: B1

Wording for Agenda: Public Hearing for the Planning Commission to consider adoption of Resolution 2018-03 extending the time period for filing a final map for The Grove subdivision.

Submitting Department: Planning
Contact Name: Greg Collins
Phone Number: (559) 734-8737
Email: greg@weplancities.com

For action by:

Planning
Commission

Regular Session:

Consent Calendar
 Regular Item
 Public Hearing

Review:

**City Administrator
(Initials Required)**



Department Recommendation:

That the Planning Commission adopt Resolution 2018-03 approving an extension of time for the Grove Subdivision, Robhana Investments LLC and Goshen LLC. Staff recommends that the Grove tentative subdivision map, approved in March of 2007, by the Exeter Planning Commission and City Council, be granted an extension of time as permitted by Section 66452.6 (e) of the State Subdivision Map Act, to 6/12/2020 along with two related tentative maps to extend to the same date.

Summary/Background:

The Planning Commission and City Council held public hearings on the Grove Subdivision and approved it in 2007. Through means of various State bills the expiration date of the Grove Subdivision has been extended to March of 2019. The applicant has recently expressed some interest in proceeding with a final subdivision map on a portion of the subject site; however, the applicants did not want to take a chance that the tentative map would lapse prior to the final map being recorded. Therefore, the applicant has requested extensions of time on the tentative subdivision maps, Grove Subdivision, to 6/12/2020.

AB 1303 extended the expiration dates of tentative subdivision maps to 3/27/19. This request would extend the map to 6/12/20, which is a process permitted under the State Subdivision Map Act.

The Grove Subdivision, located south of Visalia Road and west of Belmont Road, resides within the Southwest Exeter Specific Plan planning area. It represents a 242-lot residential subdivision and a 3.6-acre park/pond. The project is proposed to be constructed in phases as follows: Phase 1, 81 units; Phase 2, 44 units; Phase III, 39 units; Phase IV, 52 units; and Phase V, 31 units.

The conditions of approval for the Grove Subdivision were approved as follows:

Exeter City Council hereby approves Tentative Subdivision Map 06-02 subject to the following conditions:

1. The applicant enters into a Subdivision Agreement with the City of Exeter prior to the recordation of the final subdivision map.

2. The applicant shall construct said subdivision consistent with Exhibit B: The Grove Tentative Subdivision Map.
3. The applicant shall comply with the recommendations of the City Engineer contained in Exhibit C. The applicant shall install fire hydrants at locations specified by the City Engineer. Blue raised reflective pavement markers shall also be provided to identify hydrant locations.
4. The applicant shall comply with the recommendations of the Post Office Superintendent contained in Exhibit D.
5. The applicant shall construct improvements, including curbs, gutters, sidewalks, streets, and walls consistent with Exeter's improvement standards.
6. The applicant shall dedicate all street rights-of-way to the City of Exeter as a certificate on the final subdivision map.
7. All sewer, water and storm drainage improvements shall be installed consistent with the Exeter improvement standards.
8. The developer shall submit to the city engineer for review and approval a grading and drainage plan. Said Plan shall promote maximum infiltration in front yard, parkway and median areas. The developer shall prepare all soils prior to installation of landscaping by tilling all yard areas, parkways and medians.
9. The applicant shall submit to the city planner for review and approval a landscaping and irrigation plan, a fencing/wall and hard cape plan, and signage plan for all common areas.
10. The proposed park located on the southwest corner of Chestnut and Belmont shall be designed to serve as both a passive park and a storm drainage detention pond. Said park shall be dedicated to the City of Exeter and shall be placed in a Landscaping and Lighting District for long-term maintenance.
11. The developer is required to pipe Locust-Grove Ditch from Firebaugh Avenue south to Davis Street, consistent with the standards of the Consolidated Peoples Ditch Company.
12. The subdivider shall pay all fees and charges associated with the recordation of the final subdivision map.
- 13.. Street lights, consistent with Exeter improvement standards, shall be installed at locations specified by the City Engineer. Said lights shall be decorative street lights that are Southern California Edison certified.
14. The applicant shall cause to be formed a Landscaping and Lighting District to pay for the cost of maintaining common landscaping, park, wall and irrigation improvements.
15. All overhead utility lines shall be placed underground.
16. Solid waste collection will only be provided along streets. Collection will be prohibited along alleys.
17. Development impact fees shall be collected at the time of building permit unless otherwise stated in the Exeter Municipal Code. A specific plan preparation and implementation fee shall be collected at the time of building permit.

Conclusion

Staff recommends that the Planning Commission approve Resolution 2018-03 extending the expiration date of the Grove Subdivision to 6/12/2020 as per the State Subdivision Map Act.

Attachments:

Resolution 2018-03

Recommended motion to be made by Commission: Adopt Resolution 2018-03 extending the time period for filing a final map for The Grove Subdivision.

RESOLUTION 2018-03

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
EXETER EXTENDING THE TIME PERIOD FOR FILING A FINAL MAP FOR
THE GROVE SUBDIVISION**

WHEREAS, a tentative subdivision map request was filed by Contour Development, 186818 Tuscany Stone No. 210, San Antonio, Texas, 78258, and

WHEREAS, a tentative subdivision map for the Grove Subdivision was approved by the Exeter City Council on June 12, 2007, and

WHEREAS, the State Subdivision Map Act, Section 66452.6 (a) indicates that a tentative map shall expire 24 months after its approval, and

WHEREAS, numerous State legislative actions have extended the time limit for tentative subdivision maps including SA 1185, AB 333, AB 208, AB 116, and finally AB 1303, which extended maps to 3/27/2019, and

WHEREAS, Section 66452.6 (e) of the Map Act allows the subdivider to request a time extension from the Planning Commission for the filing of a final map, and

WHEREAS, the Commission reviewed the staff report on this matter, considered testimony for the granting of a time extension on said map.

NOW, THEREFORE BE IT RESOLVED that the Exeter Planning Commission hereby grants a time extension for the Grove Subdivision for the filing of a final map to 6/12/2020.

The foregoing resolution was adopted upon a motion of Commission member _____, second by Commission member _____ at a regular meeting of the Exeter Planning Commission on April 19, 2018, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairperson

Secretary