

**CITY OF EXETER PLANNING COMMISSION  
MEETING AGENDA  
THURSDAY, 5:30 P.M., MAY 21, 2020  
137 N. F STREET, EXETER, CALIFORNIA**

PLANNING COMMISSIONERS:	<b>MAYOR</b> Mary Waterman-Philpot	CITY PLANNER
Vacant, Chairman	<b>MAYOR PRO-TEM</b> Barbara Sally	Greg Collins
Jim Tyler, Vice Chair	<b>COUNCILMEMBERS</b> Frankie Alves	CITY ATTORNEY
Nana Bonner	Dave Hails	Julia Lew
Jose Lopez, Jr.	Jeremy Petty	PLANNING
Joe Stewart		SECRETARY
Pamela Whitmire		Shonna Oneal

**IMPORTANT NOTICE REGARDING MAY 19, 2020  
PLANNING COMMISSION MEETING**

This meeting is being conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the Brown Act and COVID-19 pandemic.

The meeting will also be available via Zoom at the below link (for observation only):

<https://us02web.zoom.us/j/88975478609?pwd=UXNsU2dpaGhpVFR4dk9lWVY5aTFZZz09>

*Or via Telephone:* 1 669 900 9128

*Webinar ID:* 889 7547 8609

*Password:* 341060

**Submission of Public Comments:** For those wishing to make public comments at the May 21, 2020 Planning Commission meeting, please submit your comments by email to be read aloud at the meeting by the City Clerk. Email comments must be submitted to the City Clerk at [CCPublicComments@exetercityhall.com](mailto:CCPublicComments@exetercityhall.com). Email comments on matters not on the agenda must be submitted prior to the time the Chairman calls for Public Comments. Email comments on agenda items must be submitted prior to the time the Chairman closes public comments on the agenda item. To be sure your comments are received, we strongly encourage citizens to submit public comment, or comment on a specific agenda item, before the meeting.

The public may also present comments at the Council Chambers, but the City strongly encourages the public to participate electronically to comply with the Governor's Executive Orders and public health guidance during the COVID-19 pandemic. To ensure physical distancing, the City will place pre-marked spaces that Citizens are required to use while waiting their turn to submit public comment. Due to space limitations at the Council Chambers this may require standing outside for an extended period of time and could result in your comments not being heard due to time limitations. (The Planning Commission will NOT be present in the Council Chambers and Citizen Comments presented in person will be transmitted electronically via Zoom to the Commission.)

**Reading of Public Comments:** All email comments shall be subject to the same rules as would otherwise govern speaker comments at the Planning Commission meeting. The City Clerk shall read all email comments, provided that the reading shall not exceed five (5) minutes per comment, or such other time as the Commission may provide, consistent with the time limit for speakers at a Planning Commission meeting. The comments submitted as specified above shall become part of the record of the Planning Commission meeting.

**Please direct any questions to the Office of City Clerk, 559-592-9244.**

**A. OPENING CEREMONIES – 5:30 P.M.**

1. Call to Order
2. Roll Call
3. Minutes of: April 16, 2020
4. Public Comment - (This is the time for citizens to comment on subject matters that are within the jurisdiction of the Exeter Planning Commission. If a citizen wishes to comment on an item listed as a Public Hearing, comments should be presented during the Public Hearing. In compliance with public meeting laws, the Commission cannot discuss topics that are not included on tonight's published agenda. Comments shall be limited to five (5) minutes for each individual, ten (10) minutes for an individual representing a group, and thirty (30) minutes overall for the entire public comment period, unless otherwise indicated by the Chair. Speakers are asked to begin their comments by stating their name and address.)

**B. SCHEDULED MATTERS**

1. Election and Reorganization of Officers (Chair and Vice Chair) for Planning Commission.
2. Adopt Resolution 2020-02 approving Site Plan Review 2020-01 permit for the construction of a 4,176 square foot addition to an existing office located at 160 South E Street in Exeter (APN 135-121-008). The applicant is Garrett German.

**Resolution 2020-02** approving Site Plan Review 2020-01, 160 South E Street

3. **Public Hearing** to consider adopting Resolution 2020-03 recommending that the City Council approve Zoning Ordinance Amendment, amending Chapter 17.68 Parking and Loading, Section 17.68.02, General Requirements.

**Resolution 2020-03** recommending that the City Council approve Zoning Ordinance Amendment 2020-02, amending Chapter 17.68 Parking and Loading, Section 17.68.02, General Requirements

4. **Public Hearing** to consider adopting Resolution 2020-04 recommending an amendment to the Exeter General Plan Land Use Element, and the Exeter Zoning Ordinance; Resolution 2020-05 recommending a Density Bonus for the proposed development; Resolution 2020-06 approving Site Plan Review 2020-01, subject to the conditions of approval and contingent upon final approval of the above General Plan and Zoning Ordinance Amendments, along with the Density Bonus; and approval of a Negative Declaration for the ‘project’, which involves construction of 44 apartment units on 1.38 acres of land situated on the east side of F Street between Cedar and Chestnut Street in Exeter. The APN is 135-161-008.

**Resolution 2020-04** recommending Approval of General Plan Amendment 2020-01, Service Commercial to High Density Residential, and Zoning Ordinance Amendment 2020-01, CS to the RM 1.5 District, to the Exeter City Council

**Resolution 2020-05** recommending Approval of Density Bonus for Morgan Project to the Exeter City Council

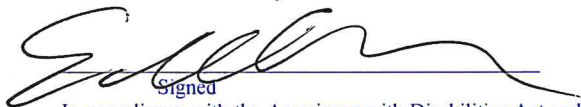
**Resolution 2020-06** approving Site Plan Review 2020-02, Bill Morgan, West Coast Construction

**C. DIRECTOR’S REPORT**

**D. ADJOURNMENT**

State of California                    )  
  ) ss.  
County of Tulare                    )

I declare under penalty of perjury, that I am employed by the City of Exeter, in the Administrator’s Office; and that I posted this Agenda on the Bulletin Board inside City Hall and on the bulletin board outside the office of the Administration on May 18<sup>th</sup>, 2020.



Signed \_\_\_\_\_

In compliance with the Americans with Disabilities Act and the California Ralph M. Brown Act, if you need special assistance to participate in this meeting, or to be able to access this agenda and documents in the agenda packet, please contact the City Clerk (559) 592-9244. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting and/or an appropriate alternative format of the agenda and documents in the agenda packet.” (28 CFR 35, 102-35, 104 ADA Title II)  
Materials related to an item on this Agenda submitted to the legislative body after distribution of the agenda packet are available for public inspection at Exeter City Hall, 137 N. F Street, Exeter, CA during normal business hours.