

**EXETER PLANNING COMMISSION
THURSDAY, SEPTEMBER 17, 2020**

A-1 Call to Order

The City of Exeter Planning Commission met in a regular session on Thursday, September 17, 2020 at 5:35 p.m.

A-2 Roll Call

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

A-3 Minutes of Meeting May 21, 2020

Commissioner Stewart moved and Commissioner Whitmire seconded a motion to approve the minutes of May 21, 2020 as presented.

AYES: Stewart; Whitmire; Lopez; and Bonner

ABSENT: Tyler

A-4 Public Comment

Vice Chairman Bonner opened the floor for the public comment portion of the meeting. Planning Secretary Shonna Oneal reported there were no electronic email public comments received. There being no public comments this portion of the meeting was closed.

B-1 Review two elevation styles, Arts and Crafts (California Bungalow) and Mission/Spanish Revival, and select the preferred elevation for the 44-unit apartment complex proposed on the east side of F Street between Chestnut and Cedar Streets, by Bill Morgan with West Coast Construction. City Planner Greg Collins provided a report for the Commission's review and consideration. Following discussion, it was the consensus of the Planning Commission to select the Arts and Crafts (California Bungalow) elevation style for the 44-unit apartment complex project on the east side of F Street between Chestnut and Cedar Streets, by Bill Morgan with West Coast Construction.

C- Director's Report-

City Planner Greg Collins and City Administrator Adam Ennis provided an update on City projects and developments.

D-Adjournment- The Planning Commission meeting adjourned at 6:02 p.m.

Planning Commission Secretary, Shonna Oneal

City of Exeter Agenda Item Transmittal

Date: November 19, 2020

Agenda Item Number:

B1

Wording for Agenda: PUBLIC HEARING to consider an amendment to the Exeter General Plan, Land Use Element, and Exeter Zoning Ordinance on 0.72 acres of land (containing four parcels) located on the east side of South F Street north of Chestnut Street in Exeter (The APNs are 135-122-07, 08, 09 and 15) and Adopt Resolution 2020-07 recommending approval of General Plan Amendment 2020-02, Service Commercial to Professional Office and Zoning Ordinance Amendment 2020-02, CS (Service Commercial) to PO (Professional Office), to the Exeter City Council.

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

For action by:

City Council
 Planning
Commission

Regular Session:

Consent Calendar
 Regular Item
 Public Hearing

Review:

**City Administrator
(Initials Required)**



Staff Recommendation:

Staff recommends that the Planning Commission adopt Resolution 2020-07 recommending that the City Council approve General Plan Amendment 2020-02, Service Commercial to Professional Office, and Zoning Ordinance Amendment 2020-02, CS (Service Commercial) to PO (Professional Office), on 0.72 acres of land located on the east side of South F Street north of Chestnut Street in Exeter (see Exhibits A and B).

Summary:

The applicant for the 251 South F Street property wishes to remodel the structure and use it for a residential use. When staff informed him that the property was zoned for service commercial uses and the remodel could not be allowed under that zoning, he requested this proposed general plan and zoning ordinance amendment. The applicant, Hal Sousa, wanted to re-designate the 7,000 square foot parcel of land located at 251 South F Street from the "service commercial" to the "professional office" designation and rezone it from the CS to PO district. This lot and building is located between existing residential buildings that have been used for both office and residential uses in the past. Staff has informed the applicant that "spot" zoning a small portion of a block is generally discouraged in cities and that a wiser and more defensible position would be to re-designate and rezone the south half of the block in question. This would leave the north half still zoned CS and the south half PO. The southern half of the block is occupied by four residential-like structures while the north half by large metal buildings that are used for storage.

A successful re-designation and rezoning by the applicant would allow the applicant to remodel the residential unit into a residence and potentially an office at some future date. This option would of course also be available to the two residential structures to the north and the one on the corner to the south.

The benefit to all the subject parcels is the owners may have the latitude of using the existing residential type structures for one of three types of uses – single-family residential, multi-family residential or office.

Staff has determined that the project will not have a significant impact on the environment and has filed a categorical exemption (CE).

Exeter General Plan

The subject site, which currently contains single-family dwellings and an office, is designated for service commercial uses. This designation was applied to the property years ago when adjacent properties were used for storage, a veterinary clinic and an agricultural laboratory. At that time, service commercial was the appropriate designation for these types of land uses. Over the last couple of years, the veterinary clinic has moved down the street, the agricultural lab is no longer in business and the residential dwellings have never converted to a service commercial use and have actually fallen into disrepair.

Given the above described changes, and the interest in using these residential structures for residential or office uses, it seems reasonable that re-designation of the southern half of the subject block from service commercial to office will stimulate redevelopment activity in the area as well as support the Downtown by adding either residents or offices to the mix of nearby land uses.

Residential in-fill development near the downtown will also assist in enhancing the viability of Exeter's downtown. Folks living in the remodeled residential units could easily walk to the downtown for services (banking), shopping and eating/drinking.

Exeter Zoning Ordinance

If the subject site is re-designated to "office" then the city must apply zoning to the site that is consistent with the designation. In this case, the appropriate zone district is PO (Professional Office). The Zoning Ordinance not only establishes the uses that are permitted in the PO zone but also development standards including setbacks, parking, height, signage and coverage. These standards serve to ensure that office and residential development being constructed in Exeter is visually pleasing and does not have an adverse impact on nearby neighborhoods. Impacts could involve noise, traffic, lighting, over views into backyards, etc.

CONCLUSION

Staff is recommending that the commission adopt Resolution 2020-07 recommending approval of General Plan Amendment 2020-02, Service Commercial to Professional Office, and Zoning Ordinance Amendment 2020-02, CS to the PO District, to the Exeter City Council

FACTS

Applicant: Hal Sousa, 400 E. Main Street, Visalia, Ca. 93291

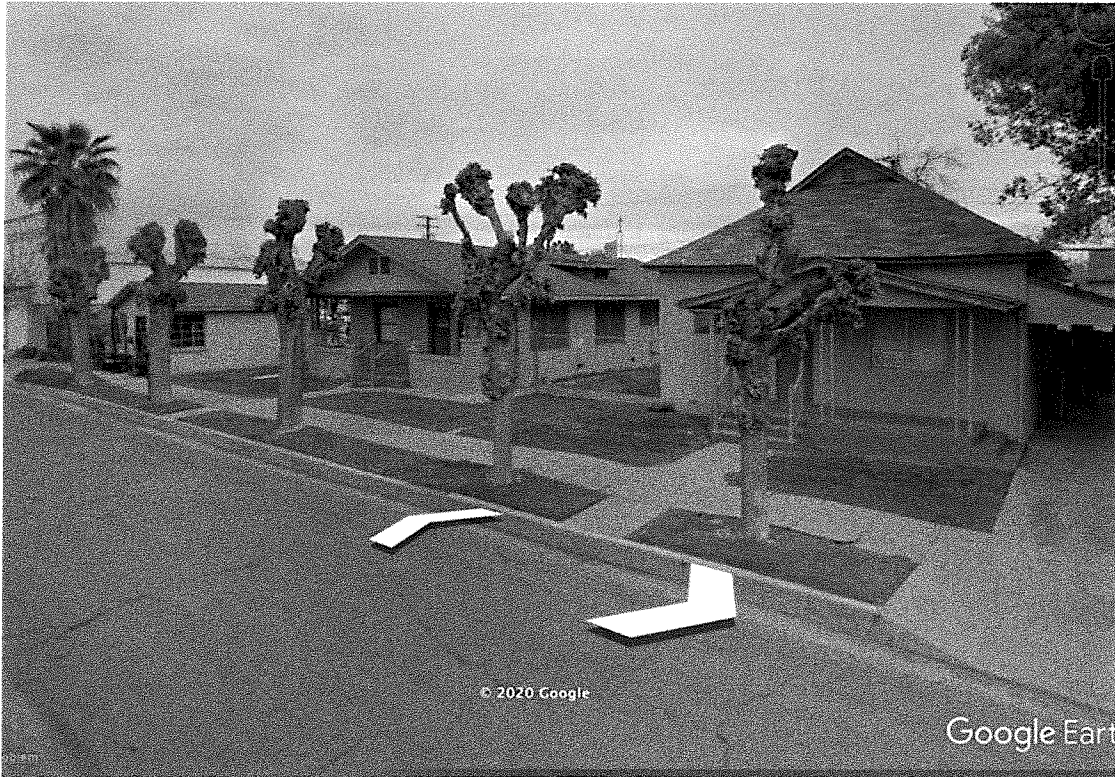
Location: The subject property occupies 0.72 acres of land (containing four parcels) located on the east side of South F Street north of Chestnut Street in Exeter. The APNs are 135-122-0, 08, 09 and 15.



The subject property encompasses four parcels on the northeast corner of South F Street and East Chestnut Street. All four structures are residential-like buildings but some have been used as offices or Vet. Clinics in the past.



Looking east and south from F Street onto the subject sites.



Looking north and east from F Street onto the subject sites.

Request: An amendment to the Exeter General Plan, Land Use Element, and Exeter Zoning Ordinance on 0.72 acres of land located on the east side of F Street north of Chestnut Avenues in Exeter. The APNs are 135-122—07, 08, 09 and 15.

Zoning: The subject sites are proposed to be zoned PO (professional office), which permit single-family, multi-family and office uses. Development standards for this district are as follows:

- Front Yard: 15 feet
- Side Yard: 5 feet
- Rear Yard: 10 feet
- Parking: one stall per 250 square feet of office area. In the case of multi-family residential uses, 1.5 stalls per unit half of which shall be covered.
- Coverage: 60 percent of the lot area
- Lot Width: 50 feet
- Lot Depth: 100 feet

The current zone district, Service Commercial, permits a myriad of heavy commercial uses including the following:

- A. Auto repair garages and associated operations
- B. Glass shops
- C. Gun shops
- D. Heating, air conditioning and sheet metal shops
- E. Household and office equipment and machinery repair

- F. Laundries and linen supply services
- H. Lumber yards
- I. Machinery sales and rentals
- J. Motorcycle sales and repair
- K. Nurseries and garden supply stores
- L. Plumbing and sheet metal shops
- M. Printing, lithographic and engraving
- N. Public utility yards
- O. Refrigeration equipment sales and service
- P. Rug and carpet cleaning
- Q. Safe and vault manufacturing and repair
- R. Sign painting shops
- S. Stone and monument yards
- T. Storage garages and yards, warehouses and mini-storage facilities
- U. Tire sales and service, upholstery shop, radiator shops, body and fender shops
- V. Welding and blacksmith shops
- W. Wholesale establishments
- X. Offices and retail stores incidental to and on the same site with a service commercial establishment.

Use: The subject property currently contains four residential/office structures. Surrounding land uses are as follows:

North:	service commercial/warehouse uses
South:	future apartment complex
East:	single-family dwellings
West:	tire shop/carwash

Site: The site measures 200 feet by 150 feet.

Gen. Plan: The subject site is designated service commercial by the Land Use Element. The Circulation Element designates F Street as a collector roadway.

Infrast: Sewer and water lines are located in the alley and surrounding streets.

CEQA: A Categorical Exemption has been prepared on the project.

Prior Council/Board Actions: N/A

Attachments: Resolution 2020-07
Exhibit A
Exhibit B

Recommended motion to be made by Commission:

I move to adopt Resolution 2020-07 recommending approval of General Plan Amendment 2020-02 service commercial to professional office, and Zoning Ordinance Amendment 2020-02, CS to the PO District, to the Exeter City Council.

RESOLUTION NO. 2020-07

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EXETER
RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT 2020-02,
SERVICE COMMERCIAL TO PROFESSIONAL OFFICE, AND ZONING
ORDINANCE AMENDMENT 2020-02, CS TO THE PO DISTRICT, TO THE EXETER
CITY COUNCIL**

WHEREAS, Hal Sousa, 400 E. Main Street, Visalia, Ca. 93291, has applied for a general plan amendment to re-designate .72 acres of land, located on the northeast corner of F and Chestnut Streets in Exeter, from the “Service Commercial” to the “Professional Office” designation, and a zoning ordinance amendment from the CS (Service Commercial) to the PO (Professional Office) district, and

WHEREAS, the subject property encompasses .72 acres of land (containing four parcels) located on the east side of South F Street north of Chestnut Street in Exeter. The APNs are 135-122-07, 08, 09 and 15, and

WHEREAS, persons within 300 feet of the subject site were notified of the Planning Commission’s intention to amend the Exeter General Plan, redesignating the subject property from "Service Commercial" to "Professional Office", and amend the Exeter Zoning Ordinance reclassifying the subject property from the "CS" to "PO" district, and

WHEREAS, a public hearing notice was published ten (10) days prior to the Planning Commission’s meeting of November 19, 2020, and

WHEREAS, the Planning Department has prepared a staff report on these planning applications along with a categorical exemption (CE) indicating that the project would not have an adverse impact on the environment, and

WHEREAS, the Planning Commission held a public hearing on the two amendments listed above on November 19, 2020; accepted testimony, reviewed the staff report and CE and forwarded a recommendation of approval to the Exeter City Council on both amendments.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, after considering all the evidence presented, determined the following findings were relevant in evaluating these amendment requests.

1. The proposed project will not have a significant impact on the environment and a CE has been prepared consistent with CEQA.
2. The proposed general plan amendment is consistent with the Land Use Element, which promotes residential in-fill while also eliminating types of land uses within or near residential neighborhoods that might pose a conflict to the residents of the neighborhood.

3. The proposed amendment to the Exeter General Plan implements many of the policies contained in Exeter's certified Housing Element, which promotes affordable housing to households that occupy lower-income categories, increases residential densities in the community by reclassifying property to high density residential; and provides housing products that are affordable to persons with handicapped needs or households that only need one or as many as three bedrooms.

4. The proposed project will not have an adverse impact on the public's health, safety and welfare.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Resolution 2020-07 recommending approval of General Plan Amendment 2020-02 (see Exhibit A), and Zoning Ordinance Amendment 2020-02 (see Exhibit B) to the Exeter City Council. 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 November 19, 2020, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairperson, Planning Commission

Secretary

Exhibit A



Exhibit B



**City of Exeter
Agenda Item Transmittal**

Date: November 19, 2020

Agenda Item Number: B2

Wording for Agenda: Receive an update on permitted use list of the Commercial Central (CC) District to include Events Centers pursuant to Administrative Resolution 2020-01 approved by the City Planner pursuant to Exeter Code of Ordinance **17.02.05**.

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

Staff Recommendation:

That the Planning Commission receive an update on Administrative Resolution 2020-01 adding Events Center to the permitted use list of the Central Commercial (CC) District.

Summary:

A business license application for an events center was made for an existing building located at 137 South E Street in Exeter. The original use was an antique store that has subsequently gone out of business. The owner of the property wishes to open up the building for various types of event gatherings – weddings, reunions, service club meetings, fund raising events, etc. Staff has indicated to the owner that the bathrooms must be brought up to ADA standards, which will require the owner to secure a building permit for these improvements. Secondly, planning staff has informed the property owner that all building occupancy requirements must meet the standards of the Tulare County Fire Warden. Both requirements must be complied with prior to occupancy. Finally, any signage placed on the building will be required to be reviewed and approved by the city planner.

Currently, this type of use, Event Centers, is not specifically listed on the permitted use list of the CC district, however, similar types of land uses such as theaters and auditoriums, and hotels and motels, are on the permitted use list. Also, the promotion of event gatherings is encouraged in the Purpose section of the CC district which reads as follows:

This district permits the accommodation and enhancement of several existing dominant functions within the central business district including shopping, retailing goods of a durable nature and office uses, as well as serving as the financial, government, retail and entertainment center of Exeter.

The Zoning Ordinance states that other uses may be added to the permitted or conditional use list by the Planning Director consistent with Chapter 17.02.05, General Provisions, Classification of Uses. This section of the Chapter reads as follows:

17.02.05 Classification of Uses

Persons may wish to use property for purposes that are not specifically listed in the permitted or conditional use lists of a district. To accommodate such uses, the Planning Director is authorized to make the necessary findings to add the use to the permitted or conditional use list of the district the property is located.

For action by:

City Council
 Planning Commission
 Planning Director

Regular Session:

Consent Calendar
 Regular Item
 Public Hearing

Review:

**City Administrator
(Initials Required)**



The Planning Director shall determine if the use is substantially similar in character, intensity and compatibility to the uses listed on the permitted or conditional use lists of the applicable district. These findings shall be set forth in an administrative resolution. Based on this finding, the use shall be processed in the same manner as the use listed on the permitted or conditional use list of the district. Where the applicant disputes the finding of the Planning Director, the decision may be appealed to the Planning Commission.

Where a use has been added to the permitted or conditional use list of a district by the Planning Director or Planning Commission, the Ordinance shall be updated to reflect the addition.

The definition of Event Centers (see below) is very similar to the Public Assembly Uses definition added to the Definition section of the Zoning Ordinance some years ago when Public Assembly Uses was added to the conditional use list of the Professional Office district.

Chapter 72: Definitions

PUBLIC ASSEMBLY USES: A facility or place where groups of people gather for civic, educational, political, religious, or social purposes. Public assembly uses include but are not limited to fund-raising events; political gatherings; and celebrations involving retirements, holidays, birthdays/funerals and weddings.

CONCLUSION

Staff has provided the Administrative Resolution 2020-01 for Planning Commission to receive the updated permitted use list adding events centers for the Central Commercial (CC) District.

Prior Council/Board Actions: N/A

Attachments: Administrative Resolution 2020-01

Recommended motion to be made by Commission:

No action required. Informational only.

ADMINISTRATIVE RESOLUTION 2020-01

AN ADMINISTRATIVE RESOLUTION OF THE CITY OF EXETER ADDING EVENTS CENTERS TO THE PERMITTED USE LIST OF THE CENTRAL COMMERCIAL (CC) DISTRICT

WHEREAS, the applicant, Cheryl Duran, is seeking approval of a business license for an events center, called Events 137, located at 137 South E Street in Exeter, and

WHEREAS, the most recent use of the subject building was an antique store that has subsequently gone out of business, and

WHEREAS, the subject site is located on the east side of South E Street between Pine and Maple streets, and

WHEREAS, the subject property is zoned Central Commercial and designated Central Commercial by the Exeter General Plan, and

WHEREAS, the proposed events center will be housed in an existing building containing 10,228 square feet with an adjacent outdoor space containing 2,256 square feet, and

WHEREAS, the Planning Department has reviewed the proposed events center and has determined that the proposed use is similar to other permitted uses allowed in the CC district, and

WHEREAS, the Planning Department has determined that the proposed events center use shall be added to the permitted use list of the CC district consistent with Section 17.02.05 Classification of Uses of the Exeter Zoning Ordinance, and

WHEREAS, said use shall be required to secure a business license from the City, secure a building permit for all building improvements to the building from the Tulare County Building Department, and shall comply with all fire regulations from the Tulare County Fire Warden's office.

NOW, THEREFORE, BE IT RESOLVED event centers is hereby added to the permitted use list of the Central Commercial district.

The foregoing Administrative Resolution was signed by the City Planner of the City of Exeter and said use shall be added to the permitted use list of the CC district as provided for by Section 17.02.05 Classification of Uses of the Exeter Zoning Ordinance.

Exeter City Planner, Greg Collins

Date