

**EXETER PLANNING COMMISSION
THURSDAY, NOVEMBER 19, 2020**

A-1 Call to Order

The City of Exeter Planning Commission met in a regular session on Thursday, November 19, 2020 at 5:30 p.m.

A-2 Roll Call

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

A-3 Minutes of Meeting September 17, 2020

Vice Chairman Bonner moved and Commissioner Stewart seconded a motion to approve the minutes of September 17, 2020 as presented.

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

A-4 Public Comment

Chairman Tyler 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 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.

Resolution 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

City Planner Greg Collins provided a report for the Commission's review and consideration. Commissioners posed questions and Mr. Collins provided responses thereto. Chairman Tyler opened the public hearing at 5:47 p.m., receiving no public comments, he closed public comment at 5:48 p.m.

Following discussion, it was moved by Commissioner Stewart, seconded by Vice Chairman Bonner and unanimously carried to adopt Resolution 2020-07 as presented.

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

B-2 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. City Planner Greg Collins provided a report to the Commission regarding an update to the permitted use list of Commercial Central District. Commissioner' posed questions and Mr. Collins and Cheryl Duran, Business Owner, provided responses thereto.

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 6:16 p.m.

Planning Commission Secretary, Shonna Oneal

**City of Exeter
Agenda Item Transmittal**

Date: February 18, 2021

Agenda Item Number: B1

Wording for Agenda: Adopt Resolution 2021-01 approving Site Plan Review 2021-01 permit for the construction of a 5,400 square foot metal building and an attached 600 square foot office building with a display floor, and an adjacent storage yard, located at 414 South F Street in Exeter subject to the conditions as presented.

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

For action by:
 City Council
 Planning Comm.

Regular Session:
 Consent Calendar
 Regular Item
 Public Hearing

Review:

**City Administrator
(Initials Required)**



Department Recommendation:

Staff recommends that the Planning Commission adopt Resolution 2021-01 approving Site Plan Review 2021-01 permit, Hoffman – 414 South F Street, subject to the following conditions:

- A. The applicant shall secure a building permit from the Tulare County Building Department. Said construction drawings shall be consistent with Exhibit A, the site plan as amended.
- B. The applicant shall pay all development impact fees at the time of securing a building permit for the project.
- C. A sidewalk shall be installed along the frontage of the subject site consistent with city improvement standards. Said sidewalk shall provide for tree wells designed consistent with tree wells located north of the subject property. Palm trees shall be planted in the tree wells consistent with commercial development north of the subject site.
- D. All new parking lots, driveways, sidewalks, and trash enclosures 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 improvements are installed. Each tree well shall be planted with a fan palm consistent with adjacent tree plantings along F Street.
- F. The applicant shall comply with the City Engineer's Conditions of Approval (see attached conditions).
- G. A new 6-foot chain-linked or wrought iron fence shall be installed along the side property lines of the subject property not to extend beyond the face of the office or warehouse. The fence surrounding the storage yard shall be provided with wood or plastic slats.
- 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.


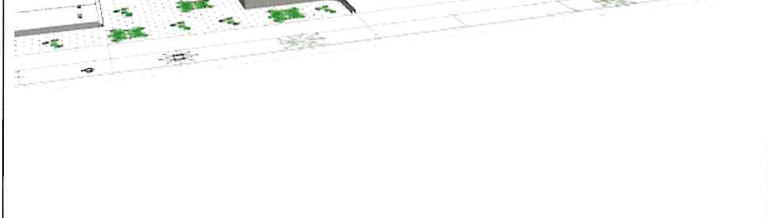

I. One antique streetlight shall be installed within the street right-of-way consistent with the spacing requirements implemented along F Street.

J. The applicant shall process and complete a lot line adjustment to merge the two parcels that are subject to the site plan review process. This will allow the warehouse building to be expanded to the south should the property owner need additional warehousing space.

K. Material store in the storage yard shall not exceed the height of the fence surrounding the yard.

Summary:

The Site Plan Committee reviewed Site Plan 2021-01 at their January 28, 2021, meeting. The Committee found that the site was properly zoned for the proposed use – office/display floor, motorcycle repair shop/warehouse and storage yard. Infrastructure was available to both parcels. The proposed commercial uses met the zoning requirements of the CS (service commercial) district – parking, setbacks, landscaping, lighting, etc.

RESOLUTIONS	PROJECT INTENT/ SCOPE OF WORK	PROJECT CONTACTS	PROJECT DATA	REMARKS
<p>1. The applicant shall provide a site plan showing the proposed building footprint, parking spaces, and landscaping. The site plan shall also show the proposed lot line adjustment and the location of the antique streetlight.</p> <p>2. The applicant shall provide a site plan showing the proposed building footprint, parking spaces, and landscaping. The site plan shall also show the proposed lot line adjustment and the location of the antique streetlight.</p>	<p>PROJECT INTENT/ SCOPE OF WORK</p> <p>CONSTRUCTION AND MANAGEMENT PLAN</p>	<p>PROJECT CONTACTS</p> <p>OWNER: [Name]</p> <p>DESIGNER: [Name]</p>	<p>PROJECT DATA</p> <p>PROJECT NO: [Number]</p> <p>DATE: [Date]</p>	<p>REMARKS</p> <p>NO COMMENTS</p>
<p>CONSTRUCTION AND MANAGEMENT PLAN</p> <p>1. The applicant shall provide a site plan showing the proposed building footprint, parking spaces, and landscaping. The site plan shall also show the proposed lot line adjustment and the location of the antique streetlight.</p>	<p>A NEW OFFICE & SHOP FOR:</p> <h1>360 MOTORSPORTS</h1> <p>414 SOUTH F STREET EXETER, CA 93221</p> 			
<p>PROJECT SUMMARY</p> <p>1. The applicant shall provide a site plan showing the proposed building footprint, parking spaces, and landscaping. The site plan shall also show the proposed lot line adjustment and the location of the antique streetlight.</p>				
<p>NOTES</p> <p>1. The applicant shall provide a site plan showing the proposed building footprint, parking spaces, and landscaping. The site plan shall also show the proposed lot line adjustment and the location of the antique streetlight.</p>	<p>1. The applicant shall provide a site plan showing the proposed building footprint, parking spaces, and landscaping. The site plan shall also show the proposed lot line adjustment and the location of the antique streetlight.</p>			
<p>LOCATION MAP</p> 	<p>1. The applicant shall provide a site plan showing the proposed building footprint, parking spaces, and landscaping. The site plan shall also show the proposed lot line adjustment and the location of the antique streetlight.</p>			

At the Site Plan meeting there was discussion regarding the location of sewer and water services. The Public Works Director indicated that sewer and water lines were located on F Street. Also discussed was storm water drainage. The applicant will submit to the city engineer for review and approval a grading and drainage plan. Said plan will ensure that the site properly drains towards the gutter system in F Street.

Also discussed by the Committee was the appearance of the proposed building. The City has attempted to establish a Mission Revival - Spanish - Railroad architectural theme for the F Street corridor. These styles were captured in the TF Tire and Haggard buildings. A unifying design theme along the F Street Corridor is the palm trees and antique light standards. Staff is recommending each of these improvements be installed on-site.

Access

Primary access to the subject parcels will be from F Street, which is paved and contains curb and gutters. The applicant will be required to install a 10-foot sidewalk with two tree wells and a single light standard, consistent with other light standards located along F Street to the north.

Off-Street Parking

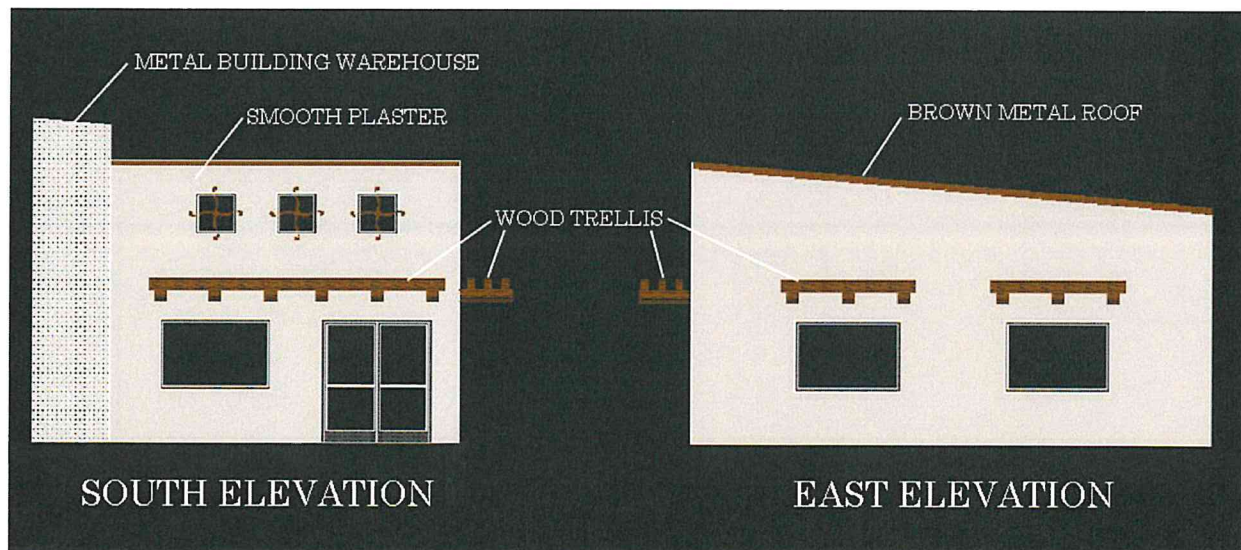
The applicant is proposing 13 off-street parking stalls. This number of parking stalls meets the parking requirements for this type of land use as delineated in the Zoning Ordinance.

Zoning

The subject property is zoned CS (service commercial). The office/warehouse/storage yard are permitted uses in this zone district.

Façade

Staff is recommending that the office have either a Spanish, Mission Revival or Railroad architectural theme. Any of these styles would be consistent with the newer uses that have been constructed along the west side of F Street. The applicant has chosen a Spanish architectural style.



Infrastructure

Storm water runoff will be directed to the existing gutter system that exists along F Street. This water will flow south to a drop inlet.

Sidewalks

Sidewalks will be required to be installed along the frontage of the subject site. These improvements will mirror the improvements that were installed north of the property on the west side of F Street.

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 an 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 21-01, Hoffman, subject to the conditions listed above.

Prior Council/Commission Actions: N/A

Attachments: Site Plan 2021-01, Hoffman, 414 South F Street
Resolution 2021-01 Approving Site Plan 2021-01, Hoffman 414 S F St
City Engineer's Conditions of Approval

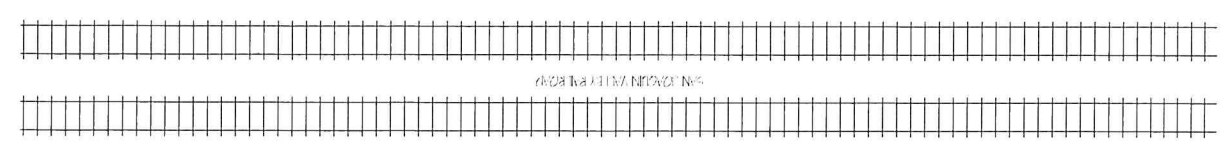
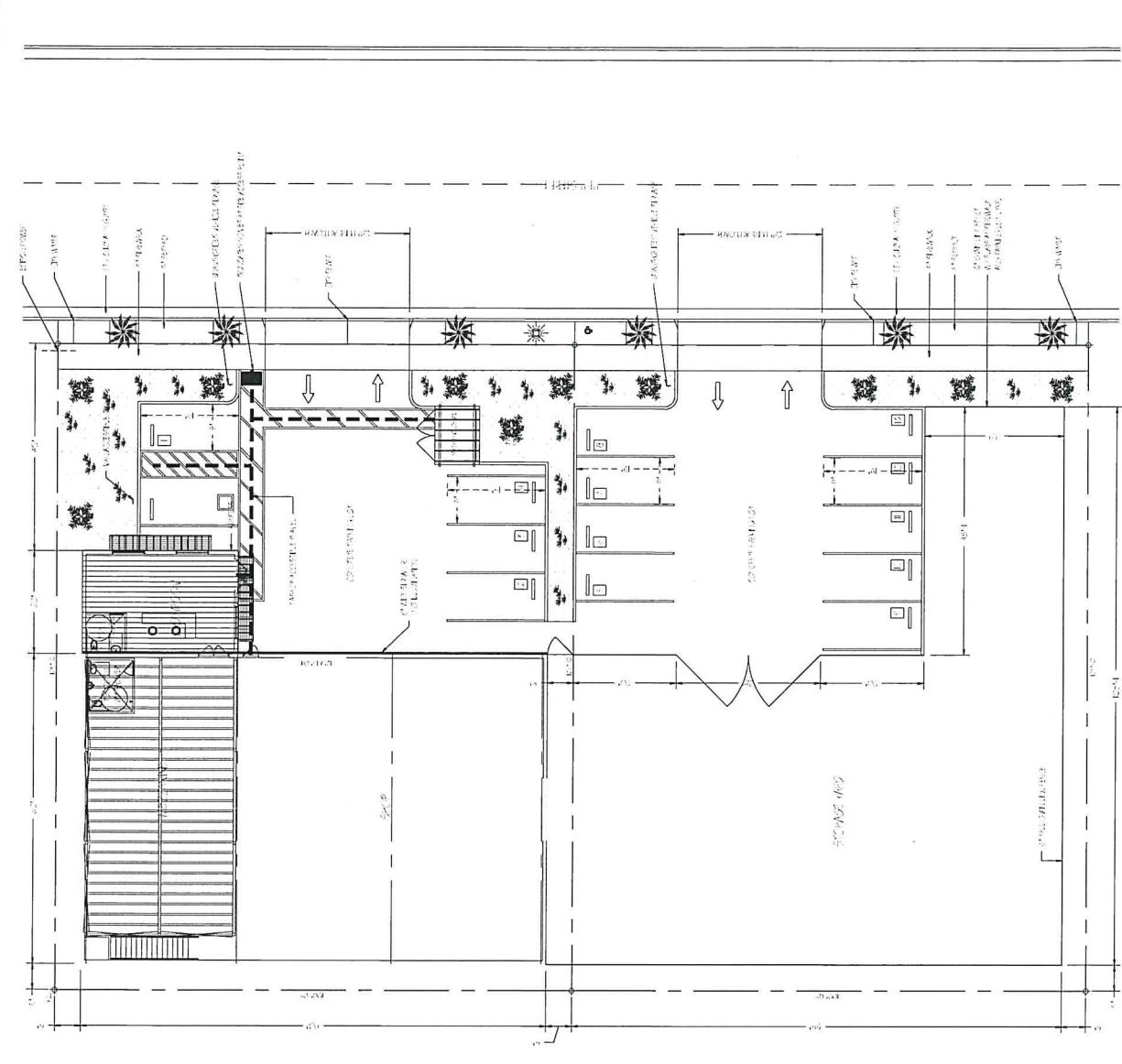
<p>Recommended motion to be made by Planning Commission: I move to adopt Resolution 2021-01 approving Site Plan Review 2021-01, Hoffman 414 South F Street, subject to the conditions as presented.</p>
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NO.	REVISION
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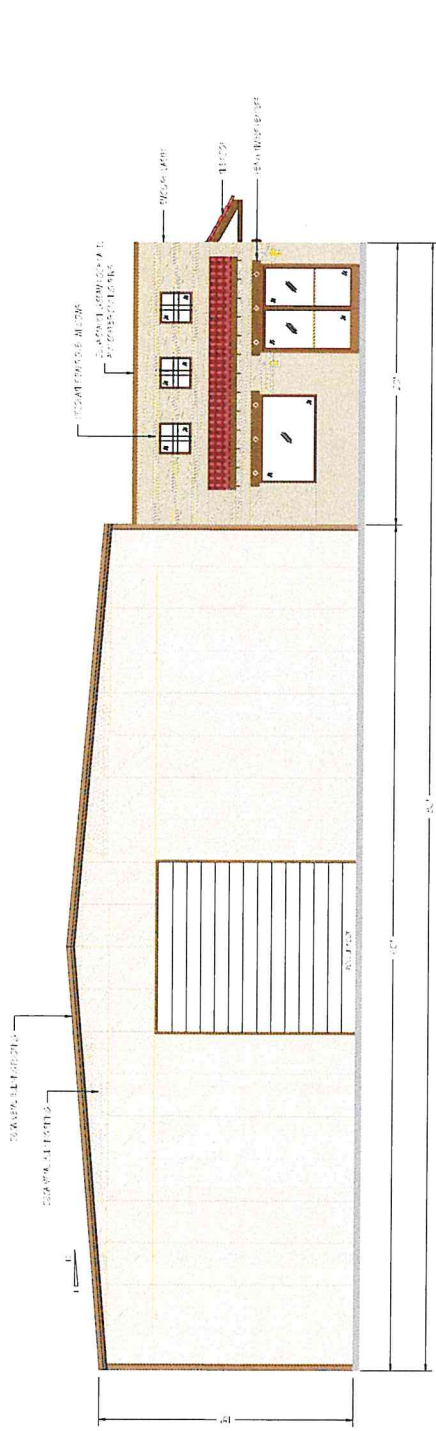
DATE	10/15/2023
PROJECT	1000 W. 10th Street
CLIENT	ABC COMPANY
SCALE	AS SHOWN
BY	J. SMITH
CHECKED BY	M. JONES
DATE	10/15/2023
SCALE	AS SHOWN
BY	J. SMITH
CHECKED BY	M. JONES
DATE	10/15/2023

A10



DATE: 10/15/2023
 SCALE: AS SHOWN





SECTION - 1



SECTION - 2



SUPREME CONSTRUCTION
 10000 10th Street, N.E.
 Seattle, WA 98115
 Phone: (206) 467-1000
 Fax: (206) 467-1001
 Email: info@supremecorp.com

PROJECT: [REDACTED]
 DATE: [REDACTED]
 DRAWING NO.: [REDACTED]

SCALE: [REDACTED]
 SHEET NO.: [REDACTED]

DATE: [REDACTED]
 DRAWING NO.: [REDACTED]
 SHEET NO.: [REDACTED]

A2-0

RESOLUTION 2021-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EXETER APPROVING SITE PLAN REVIEW 2021-01, HOFFMAN 414 SOUTH F STREET

WHEREAS, John Hoffman 153 South F Street, Exeter, Ca. 93221, has applied for a site plan permit for an office/warehouse building and adjacent storage yard for property located at 414 South F Street, Exeter, Ca. 93221, and

WHEREAS, the subject property is located on the west side of South F Street between Cedar and Clarence Avenues in Exeter. The APNs are 135-160-01-021 and 135-160-022, each parcel containing 12,500 square feet, and

WHEREAS, the construction of said office/warehouse/storage yard is consistent the Exeter General Plan, which designates the subject property as "service commercial" and

WHEREAS, the proposed building and on-site improvements are consistent with the development standards of the CS (service commercial) district, and

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

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

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 service commercial 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 CS district.

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BE IT FURTHER RESOLVED that the Planning Commission hereby approves Site Plan Review 2021-01, Hoffman, subject to the following conditions:

- A. The applicant shall secure a building permit from the Tulare County Building Department. Said construction drawings shall be consistent with Exhibit A, the site plan as amended.
- B. The applicant shall pay all development impact fees at the time of securing a building permit for the project.
- C. A sidewalk shall be installed along the frontage of the subject site consistent with city improvement standards. Said sidewalk shall provide for tree wells designed consistent with tree wells located north of the subject property. Palm trees shall be planted in the tree wells consistent with commercial development north of the subject site.
- D. All new parking lots, driveways, sidewalks, and trash enclosures 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 improvements are installed. Each tree well shall be planted with a fan palm consistent with adjacent tree plantings along F Street.
- F. The applicant shall comply with the city engineer's conditions of approval (see attached conditions).
- G. A new 6-foot chain-linked or wrought iron fence shall be installed along the side property lines of the subject property not to extend beyond the face of the office or warehouse. The fence surrounding the storage yard shall be provided with wood or plastic slats.
- 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. One antique streetlight shall be installed within the street right-of-way consistent with the spacing requirements implemented along F Street.
- J. The applicant shall process and complete a lot line adjustment to merge the two parcels that are subject to the site plan review process. This will allow the warehouse building to be expanded to the south should the property owner need additional warehousing space.
- K. Material store in the storage yard shall not exceed the height of the fence surrounding the yard.

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 February 18, 2021, by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Chairman

Secretary



MEMO

Date: February 1, 2021

Project No.: 210052

To: Greg Collins, City Planner

From: Lisa M. Wallis-Dutra, City Engineer

Subject: 360 Motorsports Site Plan Review (414 South F Street)

cc: Daymon Qualls, City Public Works Director

The following engineering considerations are recommended for the subject site based on the site plan received on January 21, 2021:

1. All engineering improvement plans shall be provided to the City Engineer for review and comment prior to approval of any development or issuance of permits.
2. Improvement plans shall show all utility connections, site grading, and street improvements.
3. Improvement plans with grading and drainage shall clearly show how the parking lot will drain to the North F Street storm drainage system via existing curb and gutter. On site drainage shall not surface flow across the sidewalk or drive approaches.
4. All dimensions shall be included on the plans for the sidewalks, planters, parking stalls, etc.
5. All sidewalk, driveway approach, parking, etc. shall be constructed in accordance with current City and Americans with Disabilities Act (ADA) standards. Sidewalk shall be 10' pattern with tree wells.
6. Shift the path of travel from the public right-of-way sidewalk to the north side of the parking lot so it can connect to the ADA parking loading zone without crossing behind the conventional parking spot. In addition, shift the path of travel to the trash enclosure so it connects directly from the ADA parking loading zone to the west door of the enclosure.
7. ADA van accessible parking shall be 9' wide with an 8' loading zone or 12' wide with a 5' loading zone.
8. Provide turning movements to verify parking spots nearest the buildings will not have any conflicts when backing up and exiting.
9. Water and sanitary sewer systems shall be connected to serve the planned development. Metered water services and sanitary sewer laterals shall be installed to the building site.
10. Utility boxes, metered water services, etc. shall not be in a driveway, parking area, or any traveled way where vehicular traffic may travel. Any existing boxes in these locations shall be relocated.

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11. Utility services (i.e., power, phone, etc.) shall be placed underground to the buildings. Existing facilities are to be verified by the City.
12. All property lines and right of way (including railroad) shall be shown on the plans. Documentation verifying property lines and right of way shall be provided to the City Engineer. Sidewalk and tree well area shall be within City right of way. Right of way for these purposes shall be dedicated as may be necessary.
13. All new landscaping shall be in accordance with the City landscaping ordinance and State of California requirements and shall include a back-flow preventer in an approved cage.
14. Weekly pick-up refuse containers for trash and debris shall be hidden from public view. Contact Mid-Valley Disposal for appropriate number of bins and sizes required for the development. Trash enclosure shall be approved by the Public Works Director.
15. Any existing, damaged curb and gutter or any existing curb and gutter damaged because of construction activities shall be replaced.
16. Applicant shall obtain an encroachment permit from the City prior to any work being completed within the City right of way. All work within the City right of way, including service connections, shall be inspected by the City.
17. Street lighting shall be installed and shall be the same as the existing street lighting north of this location. Location to be approved by the Director of Public Works.
18. Applicant shall contact the Fire Marshall for fire service requirements, if any.

LMWD/JC