

**EXETER PLANNING COMMISSION
THURSDAY, FEBRUARY 18, 2021**

A-1 Call to Order

The City of Exeter Planning Commission met in a regular session on Thursday, February 18, 2021 at 5:31 p.m.

A-2 Roll Call

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

A-3 Minutes of Meeting November 19, 2020

Commissioner Whitmire moved and Commissioner Lopez seconded a motion to approve the minutes of November 19, 2020 as presented.

AYES: Whitmire; Lopez; and Stewart

ABSENT: Bonner; and Tyler

A-4 Public Comment

Chairman Pro Tem Stewart opened the floor for the public comment portion of the meeting. City Clerk 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 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.

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.

City Planner Greg Collins provided a report for the Commission's review and consideration highlighting the proposed project and recommended conditions of approval. The Commissioners' posed questions and Mr. Collins and City Administrator Adam Ennis provided responses thereto.

Following discussion, it was moved by Commissioner Whitmire, seconded by Commissioner Lopez, and carried 3-0 (Chairman Tyler and Vice Chair Bonner absent) to adopt Resolution 2021-01 as presented.

AYES: Whitmire; Lopez; and Stewart

ABSENT: Bonner; and Tyler

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 6:03 p.m.

Planning Commission Secretary, Eekhong Franco

**City of Exeter
Agenda Item Transmittal**

Date: May 20, 2021

Agenda Item Number: B1

Wording for Agenda: Adopt Resolution 2021-02 approving Variance 2021-01 for a 12-foot tall reader board sign to be located on the campus of the Exeter Memorial Building, located on the southwest corner of Kaweah Avenue and Sequoia Drive in Exeter.

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 2021-02 approving Variance 2021-01, Exeter Memorial District, for a 12-foot tall reader board sign subject to the following conditions:

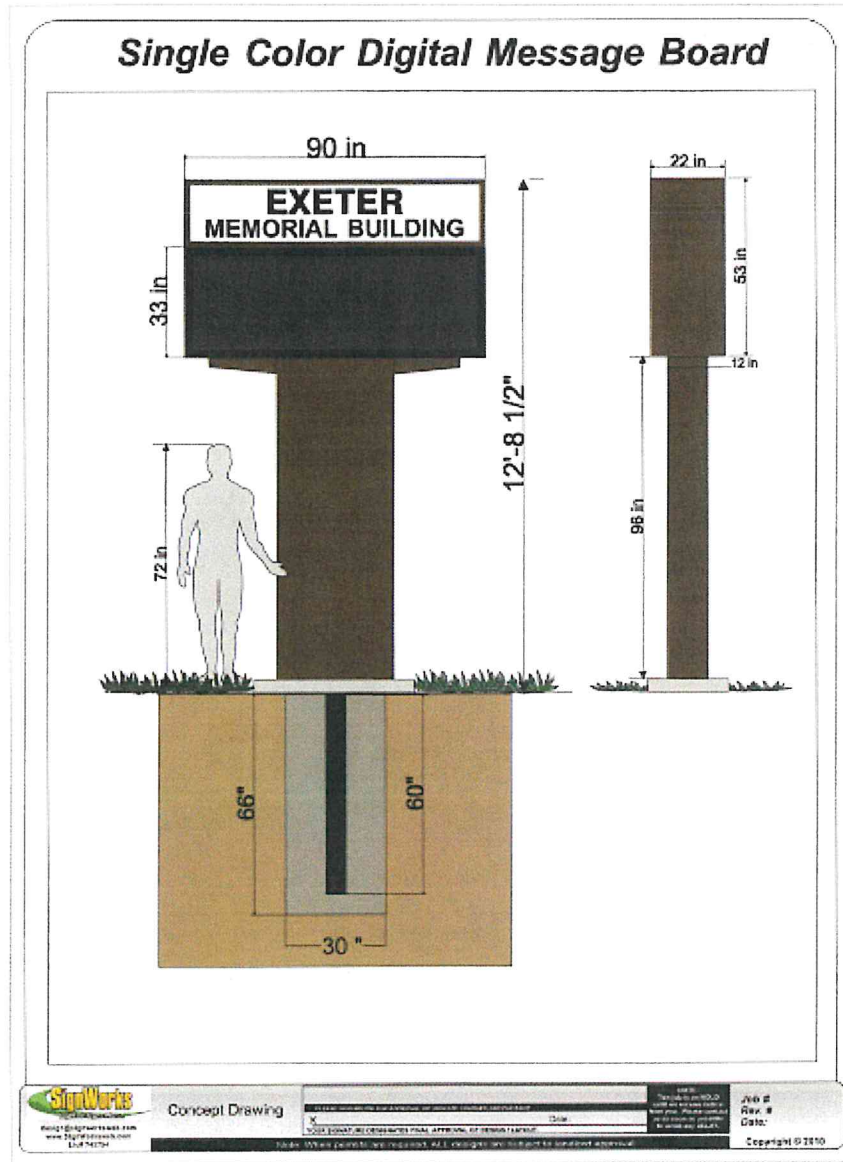
1. The base of the sign be constructed out of material matching the Memorial Building itself.
2. The base of the sign be landscaped with low-growing shrubs or groundcover.
3. The applicant secures a building permit from the Tulare County Building Department.

Summary:

The Exeter Municipal Code, Chapter 17.69, Signs, requires that a free-standing sign shall not exceed 10-feet in height. Exeter Memorial District is proposing a 12.75-foot tall reader board sign (see below). This proposed sign exceeds the free-standing height by more than two feet. Further, Exeter's Sign Ordinance requires the base of the free-standing sign be landscaped.

The District has agreed to landscape the base of the reader board sign and in addition use a material on the base that mirrors what material is applied to the Memorial Building itself.

Exeter Memorial District is requesting a taller reader board sign than what is permitted under the Sign Ordinance because they are concerned about vandalism, and they want to also ensure the public can effectively be made aware of upcoming events at the building. The District also argues that there are two existing reader board signs further south on Kaweah exceeding the 10-foot height standard.



Findings for Approval:

The proposed variance request requires that the applicant meet certain applicable findings contained in Chapter 17.50. of the Exeter Municipal Code.

- A. There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, and that the strict application of this Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical classifications.
- B. Granting a variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and district and denied to the property for which the variance is sought.
- C. Granting the variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and district in which the property is located.

- D. Granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and district in which such property is located.
- E. Granting the variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel; and
- F. Granting the variance will not be inconsistent with the General Plan.

Staff's responses to the above findings are as follows:

- A. There are special circumstances or conditions applicable to the property involved, such that strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zoning district.

The special circumstances regarding this sign application are that the applicant is a quasi-public entity that provides building space for the general public and the reader board will be used to advertise events and gatherings that the general public may want to be aware of. Further, two existing reader boards located further south on Kaweah also exceed the height standard and provide messages for the public.

- B. The granting of the variance will not constitute a grant of special privilege inconsistent with the limitation on other properties classified in the vicinity and in the same zoning district.

Other properties in the area will for the most part be providing signage for private businesses and services. They do not provide general service messages for the public.

- C. Granting the variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and district in which the property is located.

The granting of this variance will not have an adverse impact on the public health, safety, or welfare. In fact, the reader board will be used by the District to advertise events slated for the general public. Further, the location of the sign will not obscure the view of the driving or walking public.

- D. Granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and district in which such property is located.

Other lands in the Public Facilities (PF) district – Exeter High School and the city's Rose Garden Park – have also received approval for reader board signs that exceed 10 feet in height.

- E. Granting the variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel.

The granting of this variance will simply permit a monument sign that exceeds the height standard of the PF district.

F. Granting the variance will not be inconsistent with the General Plan.

The General Plan encourages the active use of the Exeter Memorial Building. A taller reader board sign may promote more public usage of the Memorial Building.

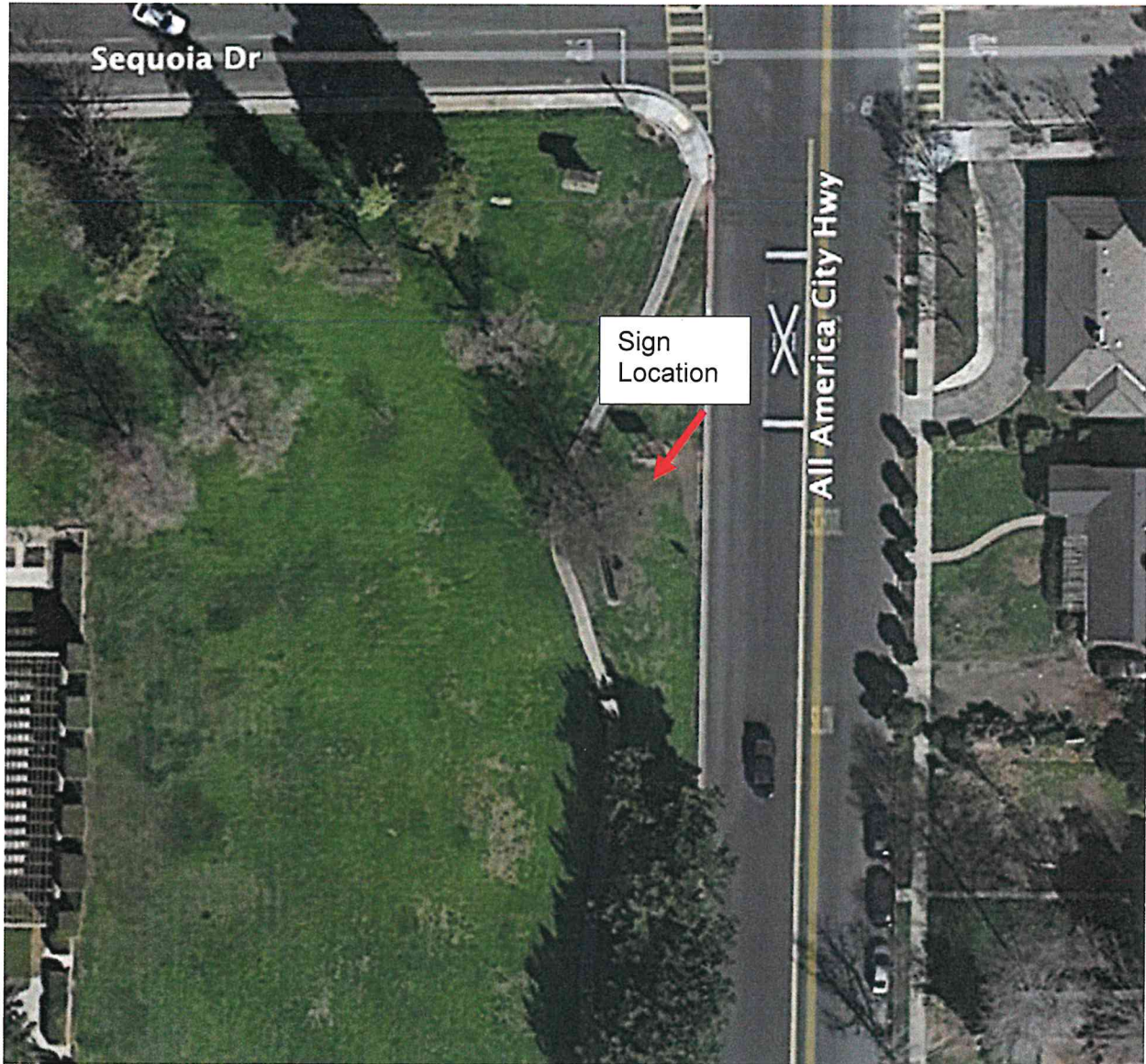
Summary/Background:

An application for a variance from the height standard for a free-standing monument sign was requested by the Exeter Memorial Building for their property located on the southwest corner of Kaweah Avenue and Sequoia Drive. The applicant intends to install a 12.75-foot tall reader board sign near the location of its current marquee sign.

The subject property is zoned PF (public facilities), which allows monument signs subject to a building permit.



Looking west towards the Exeter Memorial Building. The existing sign is in the center of the photograph.



Prior Commission Actions: N/A

Attachments: Resolution 2021-02 Approving Variance 2021-02 Exeter Memorial District

Recommended motion to be made by Planning Commission: I move to adopt Resolution 2021-02 approving Variance 2021-01, Exeter Memorial District, subject to the conditions as presented.

RESOLUTION 2021-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EXETER APPROVING VARIANCE 2021-01, EXETER MEMORIAL DISTRICT

WHEREAS, a variance request has been submitted by the Exeter Memorial District, 324 N. Kaweah Avenue, Exeter, Ca. 93221, on property that is zoned PF (public facilities), and

WHEREAS, the proposed request has been processed consistent with Chapter 17.50, Variances, of the Exeter Zoning Ordinance, 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 and the site plan for the sign.

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 variance will not have a significant impact on the environment and is categorically exempt under CEQA.
2. The project will not have an adverse impact on the health, safety or welfare of the community or immediate neighborhood.
3. The special circumstances regarding this sign application are that the applicant is a quasi-public entity that provides building space for the general public and that the reader board will be used to advertise events and gatherings that the general public may want to be aware of. Further, two existing reader boards located further south on Kaweah also exceed the height standard and provide messages for the public.
4. Other properties in the area will for the most part be providing signage for private businesses and services. They do not provide general service messages for the public.
5. The granting of this variance will not have an adverse impact on the public health, safety, or welfare. In fact, the reader board will be used by the District to advertise events slated for the general public. Further, the location of the sign will not obscure the view of the driving or walking public.
6. Other lands in the Public Facilities (PF) district – Exeter High School and the city's Rose Garden Park – have also received approval for reader board signs that exceed 10 feet in height.

7. The granting of this variance will simply permit a monument sign that exceeds the height standard of the PF district.
8. Granting the variance will not be inconsistent with the General Plan. The General Plan encourages the active use of the Exeter Memorial Building. A taller reader board sign may promote more public usage of the Memorial Building.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Variance 2021-01 subject to the following conditions:

1. The base of the sign be constructed out of material matching the Memorial Building itself.
2. The base of the sign be landscaped with low-growing shrubs or groundcover.
3. The applicant secures a building permit from the Tulare County Building Department.

The foregoing resolution was adopted upon a motion of Commission member _____, seconded by Commission member _____ at a regular meeting of the Exeter Planning Commission on May 20, 2021, by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Chairman

Secretary