

**CITY OF EXETER PLANNING COMMISSION  
MEETING AGENDA  
THURSDAY, 5:30 P.M., JUNE 17, 2021  
137 N. F STREET, EXETER, CALIFORNIA**

PLANNING COMMISSIONERS:  
Nana Bonner, Vice Chair  
Jose Lopez, Jr.  
Vicki Riddle  
Joe Stewart  
Pamela Whitmire

**MAYOR**  
Barbara Sally  
**MAYOR PRO-TEM**  
Frankie Alves  
**COUNCILMEMBERS**  
Dave Hails  
Justin Mills  
Steve Garver

CITY PLANNER  
Greg Collins  
CITY ATTORNEY  
Julia Lew  
PLANNING  
SECRETARY  
Eekhong Franco

**IMPORTANT NOTICE REGARDING JUNE 17, 2021  
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/85205728942?pwd=bG5JUU1oa1JvWEt2ekpnSW9lMnM5Zz09>

*Or via Telephone:* 1 669 900 9128

*Webinar ID:* 852 0572 8942

*Password:* 257301

**Submission of Public Comments:** For those wishing to make public comments at the June 17, 2021 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. Introduction of new Planning Commissioner, Vicki Riddle
4. Minutes of: May 20, 2021
5. 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 2021-03** initiating proceedings for the Smee Homes Reorganization, annexation of 9.85 acres to the City of Exeter and detachment from the County of Tulare; **Adopt Resolution 2021-04** approving a Prezone of 9.85 acres located on the west side of North Filbert and north of Sequoia Drive; and **Adopt Resolution 2021-05** approving Tentative Subdivision Map 2021-01, Smee Homes, on 9.85 acres located on the west side of North Filbert Street and north of Sequoia Drive in Exeter subject to the conditions as presented – City Planner Greg Collins

**Resolution 2021-03** A resolution of the Planning Commission of the City of Exeter initiating proceedings for the Smee Homes reorganization, annexation of 9.85 Acres to the City of Exeter and detachment from the County of Tulare

**Resolution 2021-04** A resolution of the Planning Commission of the City of Exeter approving a Prezone of 9.85 acres located on the west side of North Filbert Street and north of Sequoia Drive in the City of Exeter, Smee Homes

**Resolution 2021-05** A resolution of the Planning Commission of the City of Exeter approving Tentative Subdivision Map 2021-01, Smee Homes, on 9.85 acres located on the west side of North Filbert Street and north of Sequoia Drive

3. **Adopt Resolution 2021-06** approving Site Plan Review 2021-02 permit for the construction and occupation of a 4,900 square foot metal building that will be used for auto body repair, an adjoining office, and a 640 square foot spray booth, located at 515 South G Street in Exeter subject to the conditions as presented – City Planner Greg Collins

**Resolution 2021-06** A resolution of the Planning Commission of the City of Exeter approving Site Plan Review 2021-02, Cox 505 South G St

**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 June 11, 2021.

  
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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.