

**EXETER PLANNING COMMISSION
THURSDAY, SEPTEMBER 16, 2021**

A-1 Call to Order

The City of Exeter Planning Commission met in a regular session on Thursday, September 16 2021 at 5:30 p.m.

A-2 Roll Call

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

A-3 Minutes of Meeting July 15, 2021

Commissioner Whitmire moved and Commissioner Lopez seconded a motion to approve the minutes of July 15, 2021 as presented.

AYES: Whitmire; Lopez; Riddle; Stewart; and Bonner

A-4 Public Comment

Chair Bonner 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 Planning Commission refresher training for meeting procedures/requirements and planning guidelines/duties

City Administrator Adam Ennis provided a summary of the refresher training and an overview of City's Organizational Chart. With no questions from the Commissioners, Mr. Ennis introduced City Attorney Julia Lew.

City Attorney Julia Lew provided a PowerPoint presentation highlighting an overview of Local Planning Commissioners Ethics, Roles, and Responsibilities. Mr. Ennis provided comments on the public's right to speak on any non-agenda item however that does not give the Commissioner ability to discuss that item without item being on the agenda. Mrs. Lew added additional comments on Commissioners limits on discussions. Commissioner Riddle provided feedback and requested copies of presentation material. Mrs. Lew provided responses thereto. Chair Bonner posed questions regarding mandatory ethics training. Mrs. Lew provided responses thereto. Commissioner Riddle posed additional questions and Mrs. Lew provided responses thereto.

Assistant Planner Tristan Suire provided a PowerPoint presentation highlighting an overview of planning tools and planning applications. Mr. Ennis added comments on the planning process. Commissioner Whitmire posed questions regarding general plan updates. Mr. Ennis and Mr. Suire provided responses thereto. Chair Bonner provided feedback at the end of the presentation. Mr. Ennis and Mrs. Lew provided comments thereto on individual emails. Chair Bonner posed questions regarding materials. Mrs. Lew and Mr. Ennis provided responded thereto.

C- Director's Report-

City Planner Greg Collins provided an update on City projects, developments, and permits.

City Administrator provided an update on City projects and developments. Mr. Collins posed questions and Mr. Ennis provided responses thereto. The Commissioners' raised concerns and posed questions. Mr. Ennis provided responses thereto.

D-Adjournment- The Planning Commission meeting adjourned at 7:27 p.m.

Planning Commission Secretary, Eekhong Franco

**City of Exeter
Agenda Item Transmittal**

Meeting Date: November 18, 2021

Agenda Item Number: B1

Wording for Agenda: Adopt Resolution 2021-07 approving Site Plan Review 2021-03 Aqua Stop II, located at 1111 W Visalia Rd in Exeter subject to the conditions as presented.

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

For action by:
 City Council
 Planning Comm.

Regular Session:
 Consent Calendar
 Regular Item
 Public Hearing

Review:
**City Administrator
(Initials Required)**

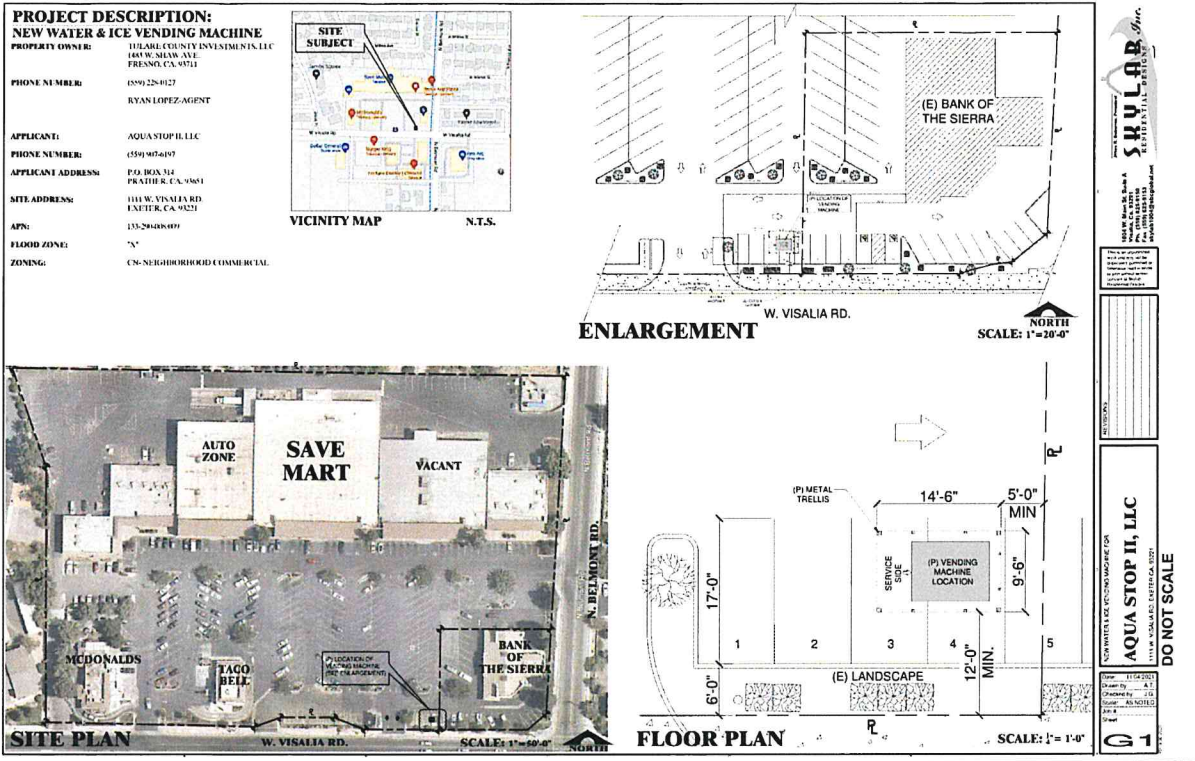


Department Recommendation:

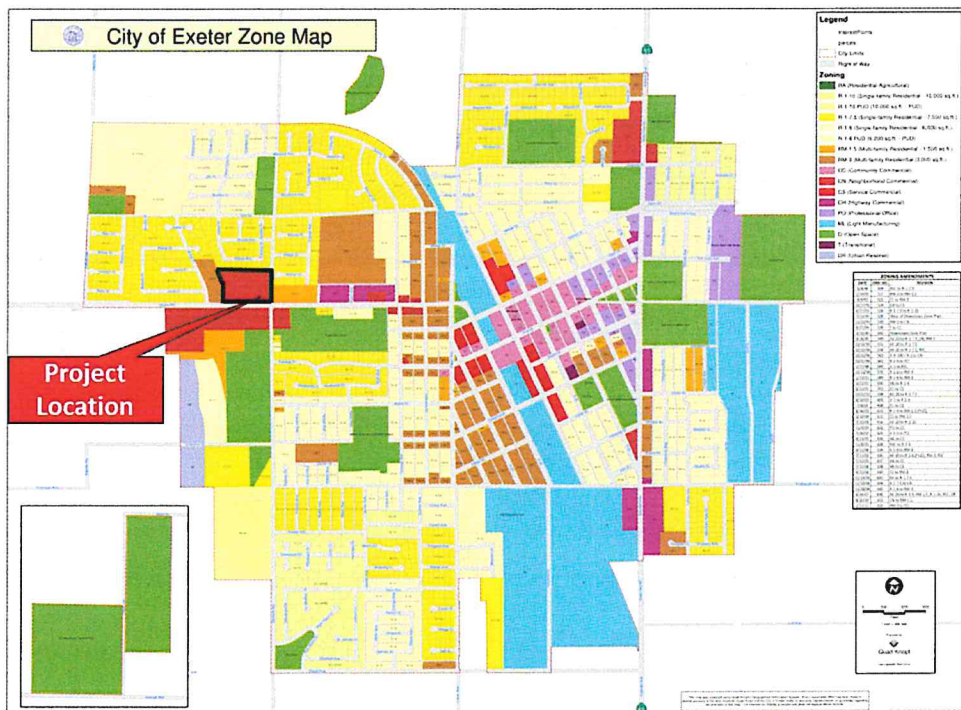
Staff recommends that the Planning Commission adopt Resolution 2021-07 approving Site Plan Review 2021-03, Aqua Stop II – 1111 W Visalia Rd, subject to the conditions provided by the Site Plan Review Committee:

Summary/Background:

The applicant, Aqua Stop II, project located northwest of the intersection of Visalia Road and Belmont Road, has requested approval of Site Plan Permit 2021-03. The subject property is currently a shopping center with businesses including a Save Mart, an Auto Zone, a firearms store, a cigarette store, a bank, and fast-food restaurants. The applicant proposes that an ice and water vending machine be installed occupying the third and fourth stall east of the entrance from/to W. Visalia Road, in the southeast corner of the shopping center parking lot. See Vicinity Map below:

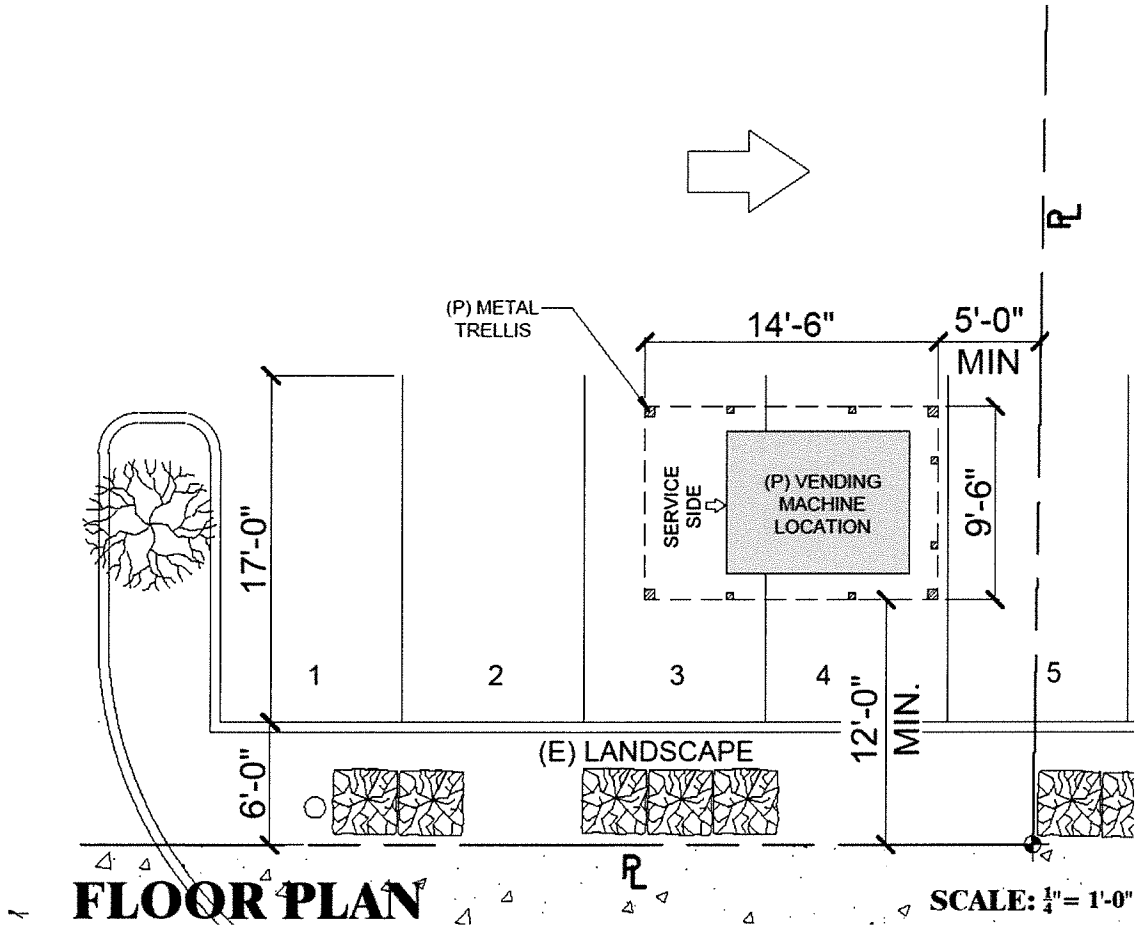


Presently, the property is zoned CN (Neighborhood Commercial) which permits the use of “service establishments that supply commodities or services that meet the convenience needs of residents from one or more neighborhoods”. This use, the supply of water and ice, meets the aforementioned criteria, and is therefore permitted on the subject property. Further, the proposed project is consistent with the purposes for the Neighborhood Commercial district, “to provide for the development of small scale, low intensity commercial uses that serve the daily needs of residential neighborhoods”. See Zoning Map below:

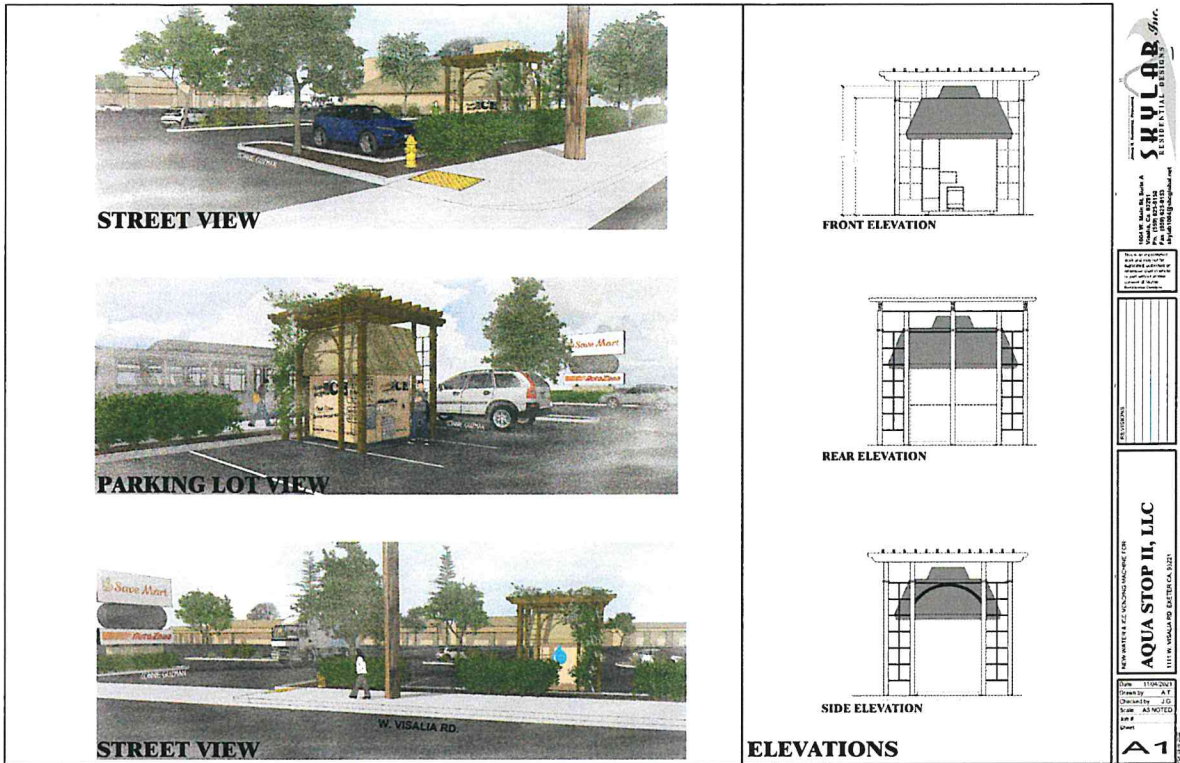


Project Information

Detailed information on the planning application is as follows:



The applicant has proposed a 11' 10" tall structure, enclosed in a wooden pergola, occupying the third and fourth stalls east of the ingress/egress to W. Visalia Road. The proposed structure including the pergola has a footprint of approximately 129 square feet. The applicant has not proposed any additional features and has secured the permission of the property owner. See Elevation Drawing below:



Site Plan Review Committee

The Site Plan Review Committee reviewed the Aqua Stop II project Site Plan Review documents at their November meeting. The Committee made the following findings about the proposed project:

- Orienting the project perpendicular to the existing parking stalls is required to meet minimum setbacks while keeping users out of the vehicle lane of the parking lot.
- Project must connect to the existing 8” water main running east-west through the parking lot, not the main under Visalia Road to ensure the continued integrity of the recently improved street surfaces.
- Electrical connections are required to be undergrounded.
- Water and electrical meters must be installed.
- All lighting must be hooded or otherwise obscured to ensure that they do not pose a distraction to drivers.
- Application for sign permit must be submitted and approved by the City before installation of any signage.

Zoning

The project is currently in compliance with all zoning standards. The front yard setback is met with an approved application for minor deviation reducing it to 12 feet. The side yard setback is 0 when the property does not abut residential lots, which is true of the proposed project.

Infrastructure

The project will connect to an existing 8” east-west water line that runs under the shopping center parking lot and which currently serves the shopping center. Likewise, the

proposed project will connect to existing electrical infrastructure for power. The project will not be permitted to connect directly to utilities connections located underneath Visalia Road itself. The power and water will be used to operate the self-service machine, as well as powering hooded lights to illuminate the area directly surrounding the structure.

Access

Current access to the subject site is sufficient to accommodate the expected increase in demand caused by the proposed project. No additional access is required to serve the project site.

Landscaping and Irrigation

The applicants have proposed ivy or other climbing plants to create a more aesthetic presentation for the project, utilizing planters as necessary.

Environmental Review

The proposed "project" is exempt from California Environmental Quality Act (CEQA) review, subject to the Class 32 Infill Development categorical exemption (CEQA Guidelines §15354). A Notice of Exemption has been prepared by staff and will be submitted to the County Clerk upon approval of the project by the Planning Commission.

Facts

Applicant

Aqua Stop II, LLC, P.O. Box 314 Prather CA. 93651

Agent

Jesus Gutierrez (Skylab, Inc.), 1004 W. Main St. #A, Visalia CA. 93291

Location

The subject parcel is located on the north side of West Visalia Road, west of North Belmont Road, containing approximately 7.5 acres. The Assessor's Parcel Number (APN) for the subject property is 133-290-008.

Request

The applicant requests approval of Site Plan Permit 2021-03, permitting the installation of an ice and water self-service vending machine in the parking lot of the shopping center northwest of the intersection of Visalia Road and Belmont Road.

Zone

The subject property is zoned CN (Neighborhood Commercial), the zoning standards for this district are as follows:

Site Area: Minimum 6,000 sq. ft.

Building Height: Maximum height of commercial structures shall be 35 feet; accessory structures shall be 15 feet.

Front yard: 15-foot setback required

Rear yard: 10-foot setback required only when subject property abuts a residential district

Side yard: 10-foot setback required only when subject property abuts a residential district

Parking: "For uses not listed in this chapter, the Planning Director shall determine parking and loading standard for the use based on operational, size, and locational characteristics of the use and the standards that similar cities apply to said use".

Given the existing availability of parking in the shopping center and lack of available land to develop into additional parking, no new stalls will be required to be developed for the approval of this use.

Surrounding zone classifications are as follows:

North: R-1-7.5 "Single-family Residential - 7,500 sq. ft."

South: CN "Neighborhood Commercial"

East: RM-1.5/R-1-7.5 "Multifamily Residential - 1,500 sq. ft." / "Single-family Residential - 7,500 sq. ft."

West: RM-3 "Multifamily Residential - 3,000 sq. ft."

Site:

The subject site is currently a shopping center.

Surrounding land uses are as follows:

North: Single-family dwellings

South: Commercial shopping center

East: Single and multifamily dwellings

West: Multifamily dwellings

Design:

The proposed project will not affect the overall design of the shopping center. The design of the project itself is unobtrusive and provides a distinct purpose to this portion of the subject property.

Prior Council/Commission Actions: N/A

Attachments: Site Plan 2021-03, Aqua Stop II, 1111 W Visalia Rd
Resolution 2021-07 Approving Site Plan 2021-03, Aqua Stop II, 1111 W Visalia Rd

Recommended motion to be made by Planning Commission: I move to adopt Resolution 2021-07 approving Site Plan Review 2021-03, Aqua Stop II, 1111 W Visalia Rd, subject to the conditions as presented.

RESOLUTION NO. 2021-07

A RESOLUTION BEFORE THE PLANNING COMMISSION, CITY OF EXETER, STATE OF CALIFORNIA APPROVING AN APPLICATION FOR SITE PLAN PERMIT NO. 2021-03, A REQUEST TO INSTALL AN ICE AND WATER VENDING MACHINE WITHIN THE C-N (NEIGHBORHOOD COMMERCIAL) DISTRICT. THE PROJECT SITE IS LOCATED ON THE NORTH SIDE OF WEST VISALIA ROAD, WEST OF NORTH BELMONT ROAD (APN: 133-290-008).

WHEREAS, the City of Exeter (“City”) controls the discretionary review of all uses on the permitted and conditional use lists of Exeter’s zone districts through the Site Plan Review process, pursuant to Chapter 17.54 of the Exeter Municipal Code; and

WHEREAS, decisions regarding Site Plan Review are based upon meeting the required municipal code standards, improvement standards, and the findings and conditions of the Site Plan Review Committee; and

WHEREAS, Site Plan Permit 2021-03 is a request submitted by Jesus Gutierrez (Skylab, Inc.) representing Aqua Stop II, LLC, to construct, install, and maintain an ice and water self service vending machine within the C-N (Neighborhood Commercial) district. The project site is located on the north side of West Visalia Road, west of North Belmont Road, (APN: 133-290-008); and

WHEREAS, the project propose the installation of structures, including a self service ice and water vending machine surrounded by a wooden pergola; and

WHEREAS, on November 9, 2021 the Site Plan Review Committee held a meeting with the applicant to consider findings and conditions of approval; and

WHEREAS, the subject site is zoned C-N, Neighborhood Commercial, the purpose of which is defined by Section 17.22.01 of the Exeter Municipal Code, “to provide for the development of small scale, low intensity commercial uses that serve the daily needs of residential neighborhoods that are in close proximity to the shopping center”; and

WHEREAS, pursuant to Exeter Municipal Code Section 17.22.02 Permitted Uses, the proposed project is classified as “Retail stores and services establishments that supply commodity or services that meet the convenience needs of residents from one or more neighborhoods”, permitted with the approval of a Site Plan Review ; and

WHEREAS, on November 18, 2021 the Planning Commission conducted a regularly scheduled meeting to consider Site Plan Permit No. 2021-03; and

WHEREAS, the project has been determined exempt from the requirements of the California Environmental Quality Act (CEQA) per categorical exemption Article 19 §15332, Class 32, “In-Fill Development Projects”; and

WHEREAS, the applicant has indicated that the proposed project will operate twenty-four (24) hours per day, seven (7) days per week.

WHEREAS, the applicants will be required to obtain a business license and secure a building permit prior to operation of the proposed business; further there is no employment required for operation of the proposed project; and

NOW, THEREFORE BE IT RESOLVED, that based upon the evidence in the Staff Report, findings of the Site Plan Review Committee, and the Exeter Municipal Code, the Planning Commission hereby approves Site Plan Permit No. 2021-03, subject to the following conditions:

- 1) Before installation or erection of any signage, the applicant must submit an application for sign permit(s) and be approved. All signs shall be compliant with the City of Exeter sign standards.
- 2) All lighting must be installed with canopies, hoods, or other devices designed to direct lighting down and away from the street, and compliant with all improvement standards of the City of Exeter.
- 3) All connections made to the existing electrical grid must be done via undergrounded connections, no hanging power lines or above ground electrical connections are permitted.
- 4) Water and electrical meters must be installed to measure the rate of consumption for the proposed project, and must be installed compliant with all improvement standards of the City of Exeter.
- 5) Applicant must connect to the 8" water line that runs east-west through the shopping center parking lot. The connection point must be inspected and approved by the City prior to backfilling. The new service line must be equipped with a Reduced Pressure Principle (RPP) backflow preventer, metered, and compliant with all improvement standards of the City of Exeter.
- 6) All conditions of approval shall be satisfied by the owner/developer. All costs associated with compliance with the conditions shall be at the owner/developer's expense.

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

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

Chairman

Secretary

PROJECT DESCRIPTION:

NEW WATER & ICE VENDING MACHINE
 TULARE COUNTY INVESTMENTS, LLC
 1483 W. SHAW AVE.
 FRESNO, CA 93711

PHONE NUMBER:
 (559) 228-0127
 RYAN LOPEZ-AGENT

APPLICANT:
 AQUA STOP II, LLC
 (559) 907-6197

APPLICANT ADDRESS:
 P.O. BOX 314
 PRATHER, CA 93651

SITE ADDRESS:
 1111 W. VISALIA RD.
 EXETER, CA 93221

APN:
 133-290-008-009

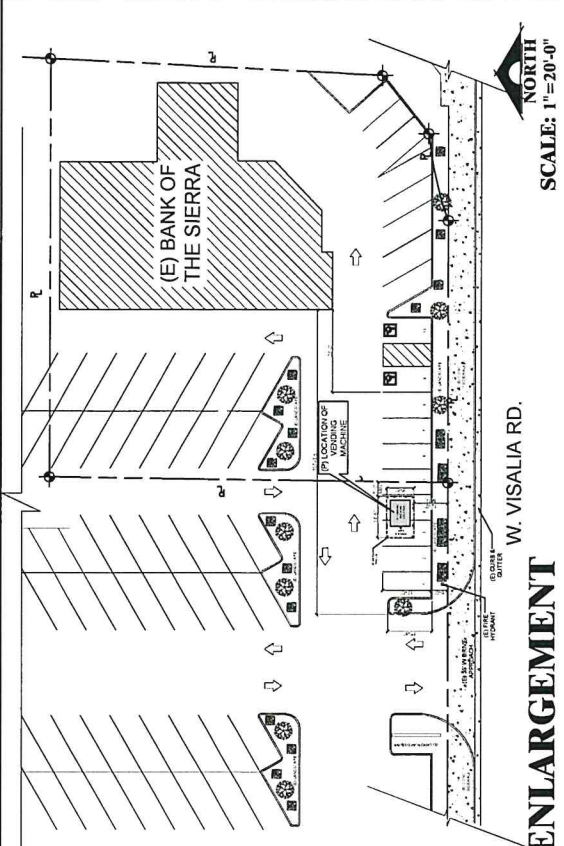
FLOOD ZONE:
 'X'

ZONING:
 CN-NEIGHBORHOOD COMMERCIAL.



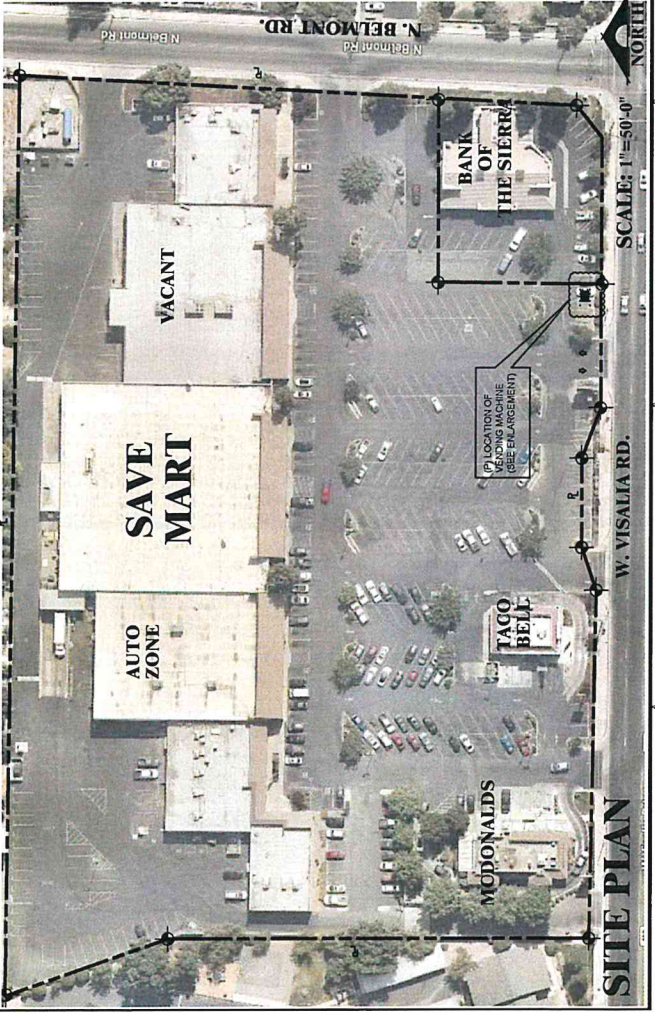
VICINITY MAP

N.T.S.



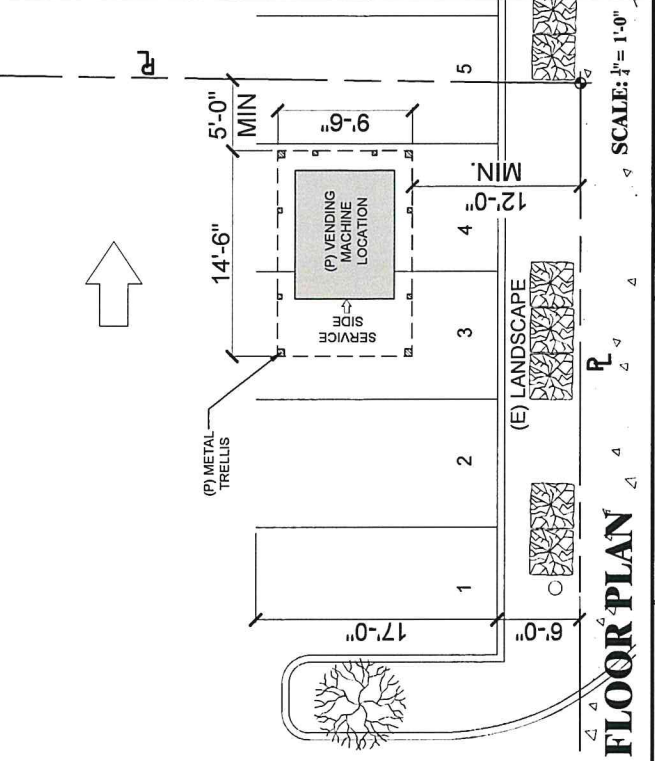
ENLARGEMENT

SCALE: 1"=20'-0"



SITE PLAN

SCALE: 1"=50'-0"



FLOOR PLAN

SCALE: 1/2"=1'-0"



1004 W. Main St. Suite A
 Visalia, CA 93291
 (559) 625-9159
 rlopez@skylab.com

NO.	DATE	DESCRIPTION

NEW WATER & ICE VENDING MACHINE FOR:
AQUA STOP II, LLC
 1111 W. VISALIA RD. EXETER, CA. 93221

Date: 11/04/2021
 Drawn by: A.T.
 Checked by: J.G.
 Scale: AS NOTED
 Job #

G1
 Sheet

DO NOT SCALE