

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

**A-1 Call to Order**

The City of Exeter Planning Commission met in a regular session on Thursday, November 18, 2021 at 5:30 p.m.

**A-2 Roll Call**

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

**A-3 Minutes of Meeting September 16, 2021**

Commissioner Whitmire moved and Vice Chair Stewart seconded a motion to approve the minutes of September 16, 2021 as presented.

AYES: Whitmire; Stewart; Riddle; and Chair Bonner

ABSENT: Lopez

**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 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 – City Planner Greg Collins**

**Resolution 2021-07 A Resolution of the Planning Commission of the City of Exeter approving Site Plan Review 2021-03, Aqua Stop II**

Assistant City Planner Tristan Suire provided a report for the Commission's review and consideration. The Commissioners' expressed concern with the proposed location and posed questions for Staff. Mr. Suire, City Administrator Adam Ennis, and Applicant John Hayward provided responses thereto.

Following discussion, it was moved by Commissioner Whitmire and failed 3-1 (Commissioner Riddle, Vice Chair Stewart, and Chair Bonner voting no and Commissioner Lopez absent) to adopt Resolution 2021-07.

AYES: Whitmire

NOES: Riddle; Stewart; and Bonner

ABSENT: Lopez

The Commissioners' responded with further comments and concerns on site location. Mr. Collins provided responses there. Several Commissioners expressed desire to also notify Bank of the Sierra and commercial businesses nearby. Assistant City Planner Tristan Suire advised although not required to do so that staff could provide them notice. Commissioners provided feedback and discussed different ideas on potential proposed locations for the applicants to consider. Applicants Agent Jesus Gutierrez provided additional comments on time limitations and processes. Mr. Collins summarized the Commission's direction to staff. Several Commissioner's expressed the main concern with the project location is safety and that the project not impeding with parking and neighborhood businesses.

**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.

**D-Adjournment-** The Planning Commission meeting adjourned at 6:25 p.m.

Planning Commission Secretary, Eekhong Franco

# City of Exeter Agenda Item Transmittal

**Meeting Date:** January 20, 2022

**Agenda Item Number:** B1

**Wording for Agenda:** Adopt Resolution 2022-01 approving Site Plan Review 2021-03 Aqua Stop II, located at 1111 West Visalia Road 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](mailto:greg@weplancities.com), [tristan@weplancities.com](mailto:tristan@weplancities.com)

**For action by:**  
 City Council  
 Planning Comm.

**Regular Session:**  
 Consent Calendar  
 Regular Item  
 Public Hearing

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

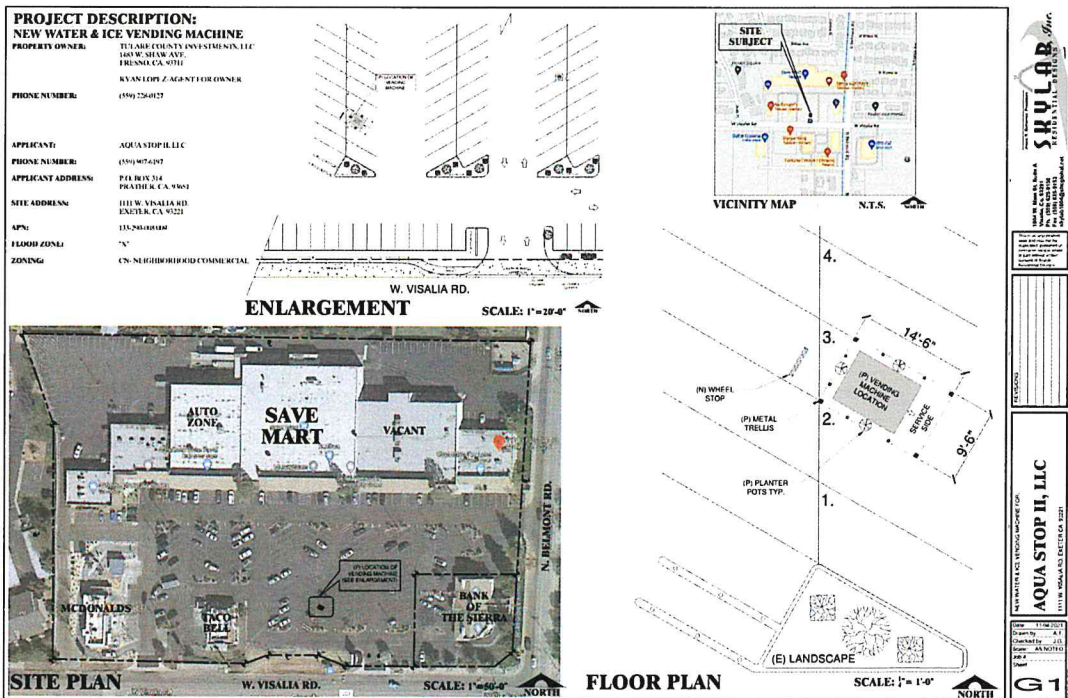
A B E

**Department Recommendation:**

Staff recommends that the Planning Commission adopt Resolution 2022-01 approving Site Plan Review 2021-03, Aqua Stop II – 1111 West Visalia Road, subject to the conditions provided by the Site Plan Review Committee.

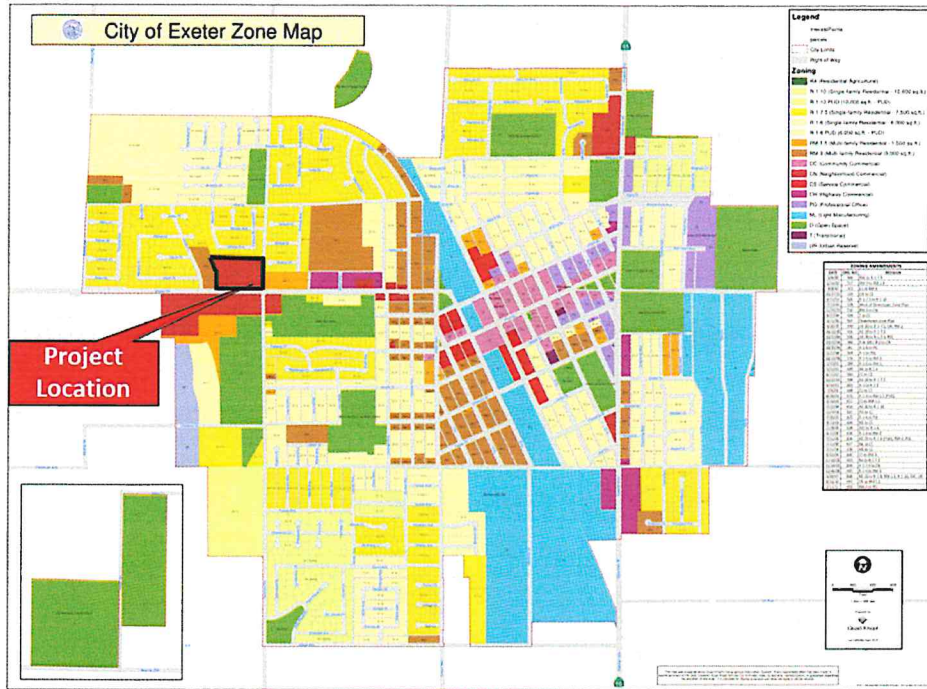
**Summary/Background:**

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 in the third stall north of the landscape planter, in the column of stalls north of the bus stop, in the shopping center parking lot. See Vicinity Map below:



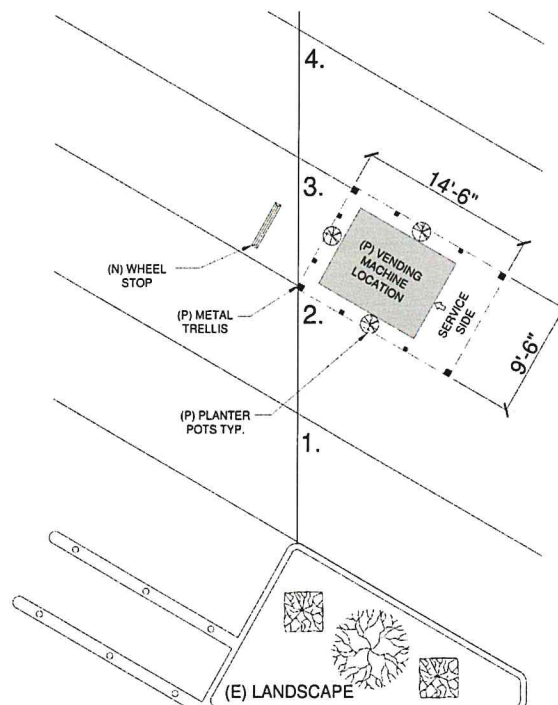
**SHULAP**  
 SHULAP ARCHITECTURE  
 1111 W. VISALIA RD., SUITE 100  
 EXETER, CA 93221  
 (559) 734-8737  
 www.shulap.com  
 NEW WATER & ICE VENDING MACHINE FOR  
**AQUA STOP II, LLC**  
 CITY OF EXETER, CALIFORNIA  
 DO NOT SCALE  
**G 1**

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:

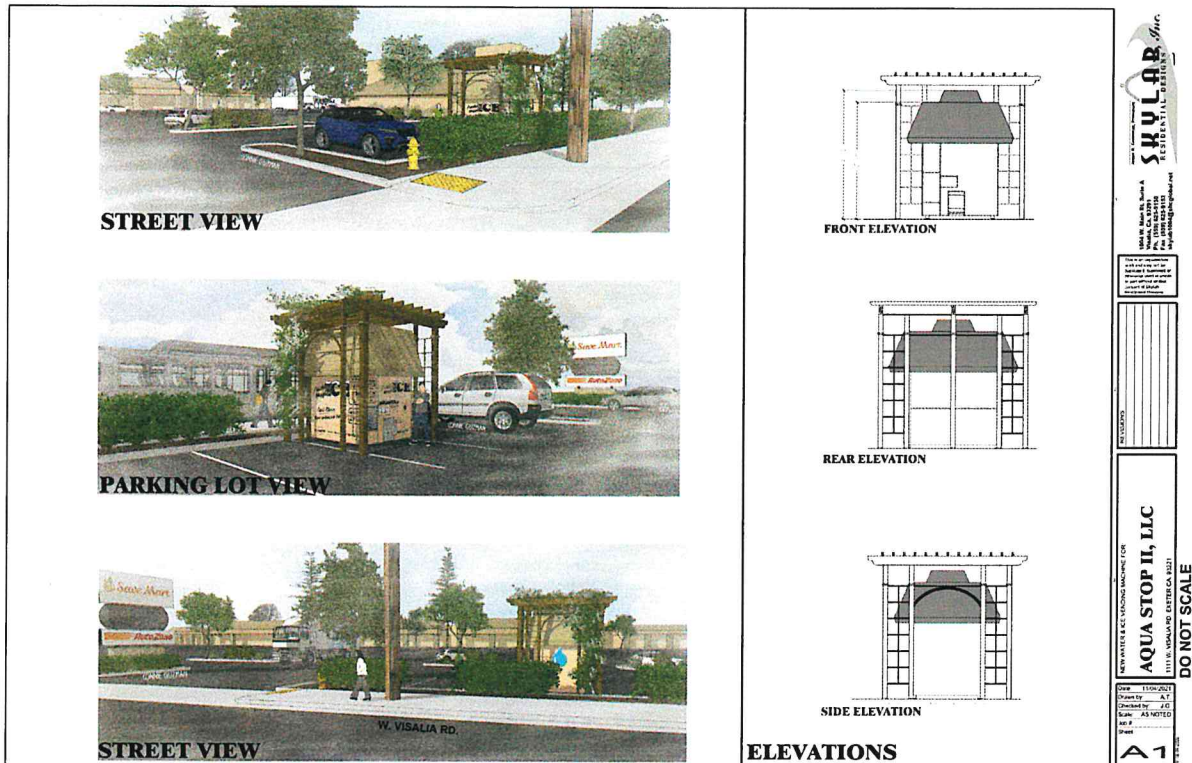


**Project Information**

Detailed information on the planning application is as follows:



The applicant has proposed an 11'-10" tall structure, enclosed in a metal trellis occupying the third stall north of the bus stop in a central parking column of the parking lot (see vicinity map). The proposed structure including the trellis has a footprint of approximately 138 square feet. The applicant has not proposed any additional features and has secured the permission of the property owner. See Elevation Drawing below:



Please note that the renderings displayed above are from the previous submission. The renderings above do not accurately display the location of the proposed project, they do accurately reflect the visual character of the proposed structure.

### 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 parallel to the existing parking stalls will reduce the total number of stall occupied by the proposed structure, and the new location removes the issue meeting setback requirements.
- 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 requires 15 feet, and is more than met with the new proposed location. 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 planter pots as shown in the diagram.

## 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.

## **Planning Commission – November 18, 2021**

### Prior Review

The Planning Commission held a public hearing on November 18<sup>th</sup>, 2021, during which this project was first presented to Commissioners. The project was not approved due to concerns about the effect of the location on circulation in the lot, and by proxy the safety of people using the parking lot or water service station. The Planning Commission also requested staff to seek input from the property owners adjacent to the proposed project, Bank of the Sierra.

The project has since relocated to a more central, pedestrian trafficked location within the parking lot. While Planning Commission had specified a slightly different location east of the proposed location, the applicant asserts that this location is more appropriate (see Appendix A).

When staff spoke with Bank of the Sierra representatives, they expressed support for the location proposed by the applicant, favoring it over the location recommended 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:**

Resolution 2022-01 Approving Site Plan 2021-03, Aqua Stop II, 1111 W Visalia Rd

Appendix A – Letter from the Applicant

Site Plan 2021-03, Aqua Stop II, 1111 W Visalia Rd

**Recommended motion to be made by Planning Commission:** I move to adopt Resolution 2022-01 approving Site Plan Review 2021-03, Aqua Stop II, 1111 W Visalia Rd, subject to the conditions as presented.

**RESOLUTION NO. 2022-01**

**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 proposes the installation of structures, including a self-service ice and water vending machine surrounded by a metal trellis; 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 application 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 January 20, 2022, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

# Beacon Associates

Real Estate Asset and Property Management

---

December 2, 2021

City of Exeter Planning Commission  
137 N. F Street  
Exeter, CA 93221

Re: Redwood Plaza Shopping Center, Exeter, California  
**Aqua Stop II – 1111 Visalia Rd.**

To Whom it may concern:

This letter is regarding the recent hearing held by the City of Exeter Planning Commission on November 18, 2021.

As you are aware, Tulare County Investments, LLC and Aqua Stop II entered into a lease on August 25, 2021. Said lease is permitting Aqua Stop II to operate a Water and Ice business at the Redwood Plaza Shopping Center.

We have invested in the City of Exeter and operated the Redwood Plaza Shopping Center for over 25 years. During this time, we have retained most of the same tenants and/or have incorporated comparable businesses to the tenant mix. We believe Aqua Stop II will adhere to the same standards and join as another long-term tenant in the community. If we did not, we would not have entered into a lease with them. Given such, we will appreciate approval of the proposed use and tenant.

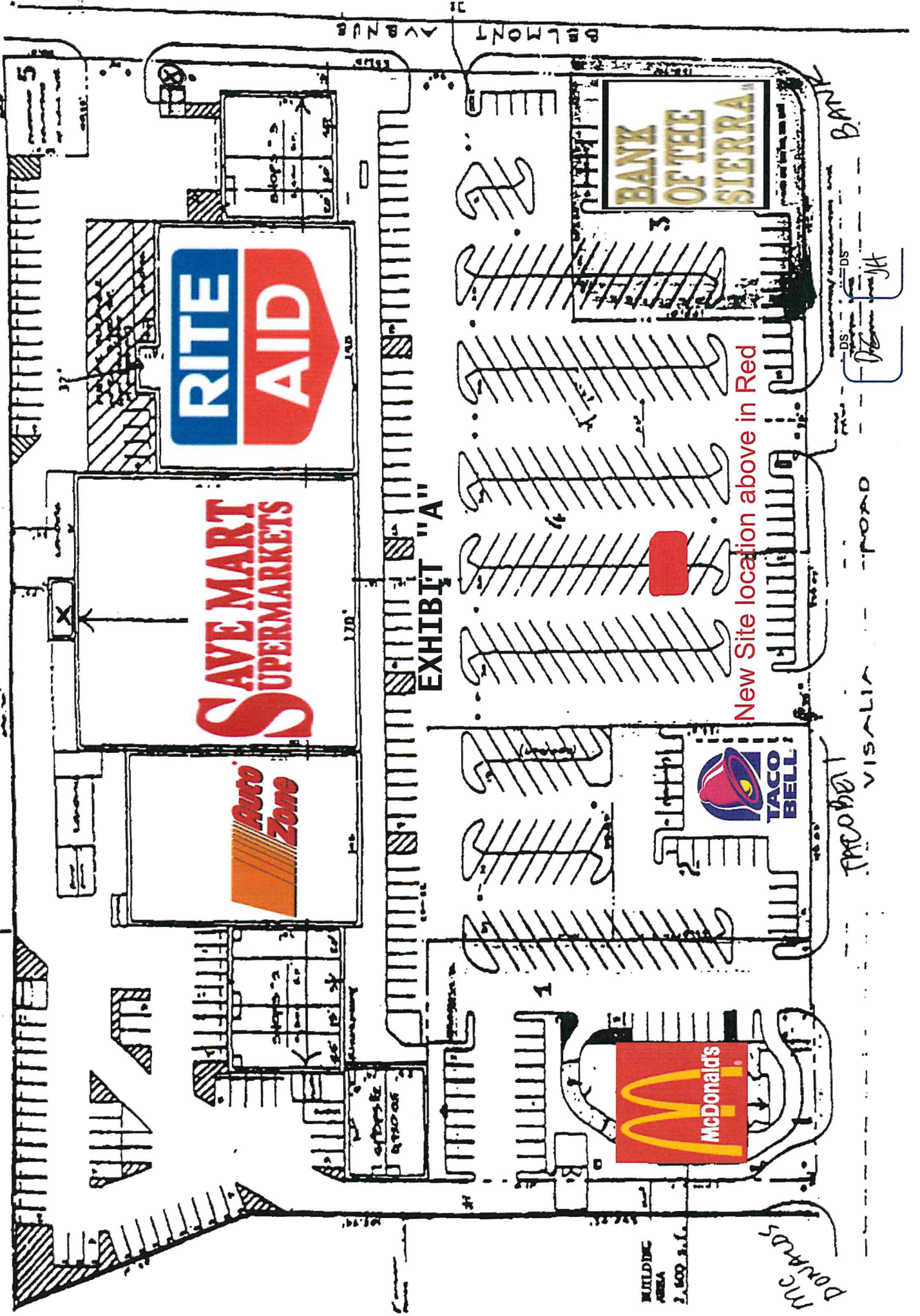
Should you have any more concerns or questions in regard to Aqua Stop II, please do not hesitate to contact our office at the numbers noted. You can also contact me directly at (559) 289-7510.

We thank you for your attention to this matter and look forward to moving forward on bringing additional businesses into the Exeter region.

Regards,

Ryan Lopez  
:RI

Cc: Lease File



BUILDING AREA 2,500 S.F.

DONNERS

TACO BELL VISUAL ROAD

New Site location above in Red

EXHIBIT "A"

VISUAL ROAD

DS

BANK

BANK OF THE SIERRA

McDonald's

TACO BELL

SAVE MART SUPERMARKETS

RITE AID

Auto Zone

**City of Exeter  
Agenda Item Transmittal**

**Meeting Date:** January 20, 2022

**Agenda Item Number:** B2

**Wording for Agenda:** Adopt Resolution 2022-02 approving Site Plan Review 2022-01 for the construction of a mini-storage facility, containing 658 storage units and an office/apartment, located on Industrial Drive in Exeter.

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

**For action by:**

Planning Commission

**Regular Session:**

Consent Calendar

Regular Item

Public Hearing

**Review:**

**City Administrator  
(Initials Required)**

ABE

**Department Recommendation:**

That the Planning Commission adopt Resolution 2022-02 approving Site Plan Review 2022-01, Bill Morgan 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 be constructed behind the existing curb.
- 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.
- f. The applicant shall comply with the City Engineer's conditions of approval (see attached conditions).
- g. The applicant shall comply with the Fire Warden's conditions of approval as follows:
  - All currently adopted Title 24 codes shall be met.
  - Fire Hydrant(s) shall be installed as required, and meeting Fire Code flow requirements.
  - Knox box locking system shall be installed at key pad location.
  - Fire Extinguishers shall be provided as required by the currently adopted T24 code.
  - All access shall meet the currently adopted T24 code surface material and size requirements.

(Note: these are some of the specific items, as always, ALL applicable codes, standards shall be met).

- h. A new 7-foot black wrought iron fence shall be installed along the front and side property lines of the subject property. The alignment of this new fence shall be consistent with the attached site plan.
- i. 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.
- j. All travel lanes within the mini-storage facility shall be paved.
- k. The applicant shall provide a grading and drainage plan to the City Engineer for review and approval.
- l. All signage associated with the project site shall be reviewed and approved by the City Planner. Proposed signage shall be consistent with Exeter's Sign Ordinance.
- m. No lighting shall illuminate any yard areas of residential dwellings west of the subject site.

**Summary/Background:**

The applicant is proposing to construct 658 mini-storage warehouses, contained in 13 buildings. The complex will also contain an office/apartment. Fences will surround the entire subject site. The project will be constructed in phases.

The 5.1-acre subject site is located on the west side of Industrial Drive approximately 980 feet north of Glaze Avenue in Exeter.

The subject property is currently planted with citrus. A mix of land uses surround the subject site - service commercial uses to the north, Svenhard Bakery to the east, a residential subdivision to the west and citrus groves to the south.

The Site Plan Committee reviewed Site Plan 2022-01 at their January meeting. The Committee found that the site was properly zoned (I) for the proposed use – office/apartment and mini-storage warehouses and conformed to development requirements of the I (light industrial) district.

At the site plan meeting there was discussion regarding the location of sewer and water services, the location of storm drainage lines and holding basins and the appearance of the facility from Industrial Drive. The City Engineer indicated that sewer and water lines were located along Industrial Drive and that a storm drainage basin existed just north of the subject property.

Access

Primary access to the subject parcels will be from Industrial Drive, which is paved and contains curb and gutters. Sidewalks will be required to be installed along the frontage of Industrial Drive.

Off-Street Parking

The applicant is proposing four off-street parking stalls one of which will be a handicapped stall. This number of parking stalls meets the parking requirements for this type of land use as delineated in the Exeter Zoning Ordinance. The site plan shall be revised to show clear path of travel for persons using the handicapped stall.

## Zoning

The subject property is zoned I (light industrial). The office/mini-storage warehouse is a permitted use in this zone district.

## Aesthetics

To improve the appearance of the project from Industrial Drive, the applicant will be required to install a 7-foot wrought iron fence along the frontage of the property. Further, a 5-foot landscaping strip will be required to be installed between the wrought iron fence and the to-be-constructed sidewalk.

## Infrastructure

Storm water runoff will be directed to the existing storm drain system along Industrial Drive. The storm water runoff will flow into a drop inlet and then will pipe flow to a storm drainage basin. The applicant shall be required to prepare a grading/drainage plan and storm water runoff analysis to determine if city storm drainage improvements can handle the storm water runoff.

## Sidewalks

Sidewalks will be required to be installed along the Industrial Drive frontage. These improvements will mirror the improvements that were installed north of the property on the west side of Industrial Drive.

## 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.

## **BACKGROUND**

Applicant: Bill Morgan  
26349 Road 192  
Exeter, Ca.93221

Architect: Mako Steel  
Carlsbad, Ca.

Location: The property is located on the west side of Industrial Drive and 980 feet north of Glaze Avenue in Exeter. The property is generally located in the southern half of Exeter. The APN is 135-200-047, containing 5.1 acres.





**Design:** The applicant is proposing to construct 13 mini-storage buildings. These buildings will encompass 658 storage units as well as an office/apartment building. Four off-street parking stalls (3 regular stalls and one ADA stall) will be constructed on-site.

Access to the subject site will be a single driveway (20 feet wide) stemming from Industrial Drive.

The developer will install landscaping along the Industrial Drive frontage as well as around the office/apartment building.

**Zone:** The zoning is light industrial (I). Development standards for this district are as follows:

A. Site Area

The minimum site area shall be 20,000 square feet.

B. Lot Frontage and Depth

Each lot shall have a width to depth ratio of not less one to three.

C. Building Height

The maximum building height shall be 45 feet. The maximum height of accessory structures shall be 75 feet.

D. Yards

1. Front: 15 feet

2. Side: No requirement except where the I district abuts an R district in which case the side yard requirement shall be 10 feet.

3. Rear: No requirement, except where the I district abuts an R district in which case the rear yard requirement shall be 10 feet.

E. Where the I district abuts a R district; a 7-foot solid block wall shall be constructed on the property line that separates the two districts (Note: There already exists a 7-foot block wall along the subject site's west boundary line).

F. The outdoor storage of equipment or materials shall be screened from the view of any adjoining public right-of-way with a 7-foot solid block wall, or 6-foot chain-linked fence with slats and landscaping.

G. Fencing in the front yard shall be limited to wrought-iron fencing.

**Gen. Plan:** The Land Use Element designates the subject site industrial. The Circulation Element designates Industrial Drive as a collector roadway. Industrial Drive has a right-of-way of 60 feet with a curb-to-curb width of 40 feet.

Land Use: The subject site currently contains a citrus grove. Surrounding land uses are as follows:

North: service commercial uses

South: citrus

East: Svenhards Bakery

West: single family homes

Infrast: Sewer and water lines are available to the site. Existing storm water system will divert storm water to an adjacent storm water basin.

CEQA: The proposed project is categorically exempt under the California Environmental Quality Act.

### **Conclusion**

In conclusion, the site plan committee recommends that the Planning Commission adopt Resolution 2022-02 approving Site Plan Review 2022-01, Morgan, subject to the conditions listed above.

**Prior Commission Actions:** N/A

### **Attachments:**

Resolution 2022-02, A Resolution Of The Planning Commission Of The City Of Exeter Approving Site Plan Review 2022-01, Morgan  
Engineering Comments  
Site Plan 2022-01, Morgan

**Recommended motion to be made by Commission:** I move to adopt Resolution 2022-02 approving Site Plan Review 2022-01, Morgan, subject to conditions.

**RESOLUTION 2022-02**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
EXETER APPROVING SITE PLAN REVIEW 2022-01, MORGAN**

**WHEREAS**, Bill Morgan, 26349 Road 192, Exeter, Ca. 93221, has requested a site plan permit for the construction of a mini-storage facility that will also include an apartment/office; the facility will contain 658 storage units, and

**WHEREAS**, the property is located on the west side of Industrial Drive and 980 feet north of Glaze Avenue in Exeter. The property is generally located in the southern half of Exeter. The APN is 135-200-047, containing 5.1 acres, and

**WHEREAS**, the construction of the office/apartment and mini-storage warehouses are consistent with the Exeter General Plan, which designates the subject property as "industrial" and

**WHEREAS**, the proposed buildings and on-site improvements are consistent with the development standards of the I (light manufacturing) 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, and

**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 industrial 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 I district.

**BE IT FURTHER RESOLVED that the Planning Commission hereby approves Site Plan Review 2022-01 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 be constructed behind the existing curb.
- 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.
- f. The applicant shall comply with the City Engineer's conditions of approval (see attached conditions).
- g. The applicant shall comply with the Fire Warden's conditions of approval as follows:
- All currently adopted Title 24 codes shall be met.
  - Fire Hydrant(s) shall be installed as required, and meeting Fire Code flow requirements.
  - Knox box locking system shall be installed at key pad location.
  - Fire Extinguishers shall be provided as required by the currently adopted T24 code.
  - All access shall meet the currently adopted T24 code surface material and size requirements.
- (Note: these are some of the specific items, as always, ALL applicable codes, standards shall be met).
- h. A new 7-foot black wrought iron fence shall be installed along the front and side property lines of the subject property. The alignment of this new fence shall be consistent with the attached site plan.
- i. 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.
- j. All travel lanes within the mini-storage facility shall be paved.
- k. The applicant shall provide a grading and drainage plan to the City Engineer for review and approval.
- l. All signage associated with the project site shall be reviewed and approved by the City Planner. Proposed signage shall be consistent with Exeter's Sign Ordinance.
- m. No lighting shall illuminate any yard areas of residential dwelling west of the subject site.

The foregoing resolution was adopted upon a motion of Commissioner member \_\_\_\_\_;  
second by Commissioner member \_\_\_\_\_ at a regular meeting of the Exeter Planning  
Commission on the 20th day of January 2022, by the following roll call vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary



# MEMO

**Date:** January 13, 2022

**Project No.:** 220066

**To:** Greg Collins, City Planner

**From:** Spencer Supinger, PE, City Engineer

**Subject:** Industrial Drive Storage (799 Industrial Drive)

**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 4, 2022:

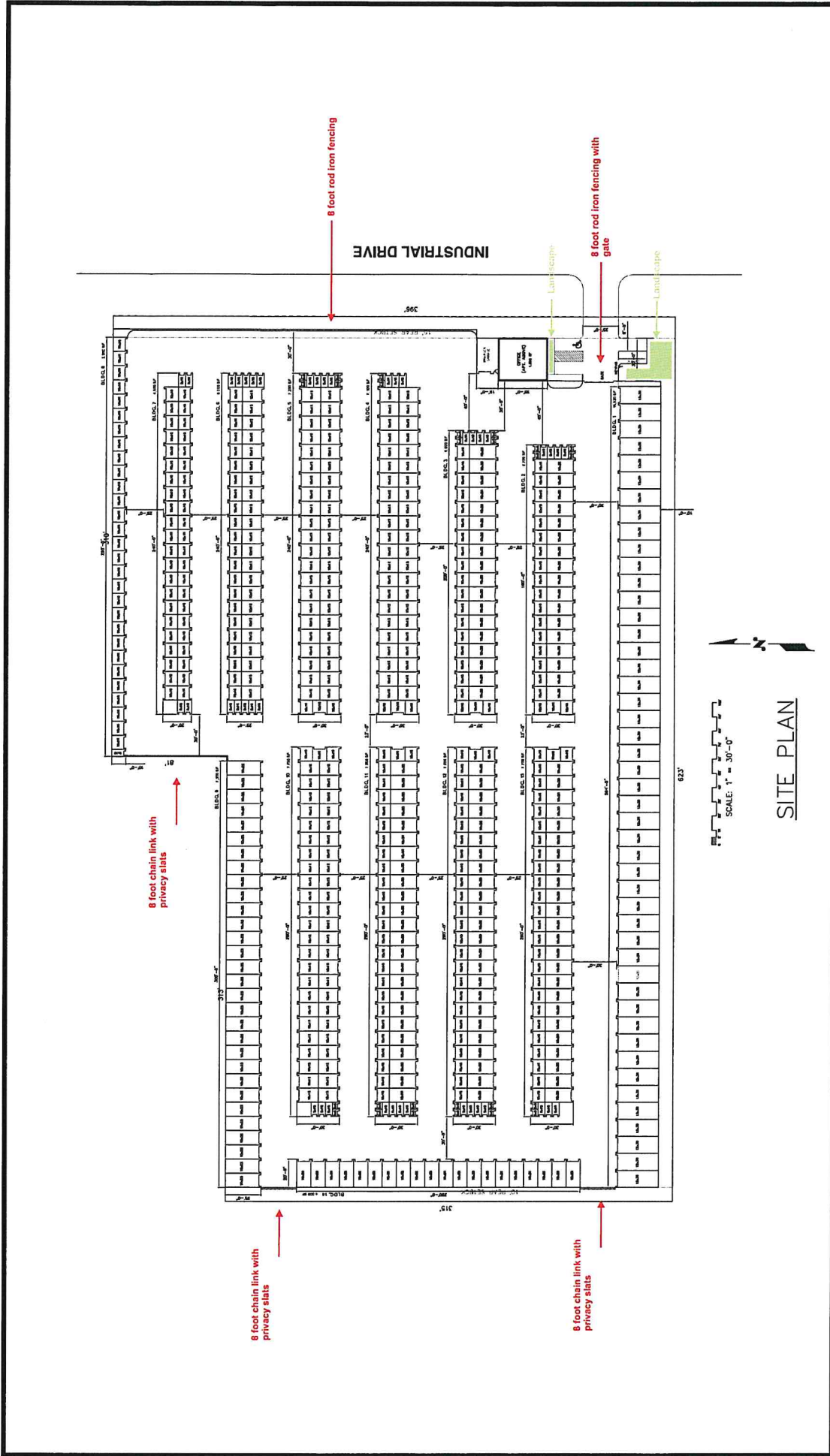
1. All engineering improvement plans shall be provided to the City Engineer for review and comment prior to approval of any development or issuance of permits.
2. Improvement plans shall show all utility connections, site grading, and street improvements.
3. Stormwater calculations shall be provided to the City for review. Stormwater may be retained on-site or may be connected to the existing storm drain lines in Industrial Dr. or to the west, if there is adequate capacity. The applicant shall demonstrate the existing system has adequate capacity. 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 and shall meet City Standards.
6. Show distance to nearest cross street.
7. ADA van accessible parking shall be 9' wide with an 8' loading zone or 12' wide with a 5' loading zone with Accessible Path of Travel (POT) to the building.
8. Provide turning movements to verify clearances between buildings at aisle intersections.
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.
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 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 along the project frontage.
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. Applicant shall contact the Fire Marshall for fire service requirements, if any.

SAS/MM



DRAWN BY: RRH  
 DATE: 11/3/21  
 DWG. NO.: L1 OF 1  
 REVISION: 01

REVISIONS:  
 ▲ NEW PARCEL LAYOUT - 12/3/21 - RRH

**NOTES & CONDITIONS**  
 THIS DRAWING IS TO BE USED FOR PERMITTING PURPOSES ONLY. DETERMINATION OF THE SUITABILITY OF THE LAYOUT AND UNIT MIX SHALL BE THE RESPONSIBILITY OF THE CLIENT.  
 - ALL DIMENSIONS, LOCATIONS, ELEVATIONS AND SETBACKS SHOWN ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT.  
 OPERATOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, PRELIMINARY DESIGN, AND ANY OTHER REQUIREMENTS FOR THE PROJECT.  
 CONTRACTOR SHALL MAINTAIN ALL UTILITIES AND EXISTING STRUCTURES AND LANDSCAPE THROUGHOUT THE PROJECT.  
 CONSULT ENGINEER, ARCHITECT, AND LANDSCAPE ARCHITECT FOR ALL NECESSARY PERMITS AND REGULATIONS.  
 CONSULT ENGINEER, ARCHITECT, AND LANDSCAPE ARCHITECT FOR ALL NECESSARY PERMITS AND REGULATIONS.  
 AND ANY UNAUTHORIZED USE IS STRICTLY PROHIBITED.

**INDUSTRIAL DRIVE STORAGE**  
 EXETER, CA  
 CHASE MORGAN

2110066

**TAMAKO COMPANIES**  
 S T B E L  
 INTERNATIONAL LANDSCAPE ARCHITECTURE  
 CONTRACTOR  
 EXETER, CA (503) 465-1700  
 WWW.TAMAKO.COM