

**EXETER PLANNING COMMISSION
THURSDAY, JANUARY 20, 2022**

A-1 Call to Order

The City of Exeter Planning Commission met in a regular session on Thursday, January 20, 2022 at 5:39 p.m.

A-2 Roll Call

Roll call showed present for the meeting Commissioners Riddle, Whitmire, Vice Chair Stewart, and Chair Bonner^{5:45 p.m.} present and Commissioner Lopez absent. City Planner Greg Collins was also present.

A-3 Minutes of Meeting November 18, 2021

Commissioner Whitmire moved and Commissioner Riddle seconded a motion to approve the minutes of November 18, 2021 as presented.

AYES: Whitmire; Riddle; and Stewart

ABSENT: Lopez; and Bonner

A-4 Public Comment

Vice Chair Stewart opened the floor for the public comment portion of the meeting. Planning Secretary Shonna Oneal reported there were no public comments. There being no public comments this portion of the meeting was closed.

B-1 Adopt Resolution 2022-01 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 2022-01 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 highlighting the proposed project and recommended conditions of approval. Following brief discussion, it was moved by Commissioner Whitmire, seconded by Commissioner Riddle to adopt Resolution 2022-01 subject to the conditions presented.

AYES: Whitmire; Riddle; Stewart; and Bonner

ABSENT: Lopez

B-2 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 subject to the conditions as presented - City Planner Greg Collins

Resolution 2022-02 A Resolution of the Planning Commission of the City of Exeter approving Site Plan Review 2022-01, Morgan

City Planner Greg Collins provided a report for the Commission's review and consideration highlighting the proposed project and recommended conditions of approval. Commissioners posed questions and Mr. Collins and Applicant Chase Morgan provided responses thereto. With no further discussion, it was moved by Commissioner Whitmire, seconded by Commissioner Riddle to adopt Resolution 2022-02 subject to the conditions as presented.

AYES: Whitmire; Riddle; Stewart; and Bonner

ABSENT: Lopez

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 6:24 p.m.

Planning Commission Secretary, Eekhong Franco

**City of Exeter
Agenda Item Transmittal**

Date: March 17, 2022

Agenda Item Number: B1

Wording for Agenda: PUBLIC HEARING to consider an amendment to the Exeter General Plan, Land Use Element, and Exeter Zoning Ordinance on 7,500 square feet of land located on the north side of Pine Street between H and G Streets in Exeter (APN 135-110-07, 22, 23, and 24) and Adopt Resolution 2022-02 recommending approval of General Plan Amendment 2022-01, Central Commercial to Service Commercial and Zoning Ordinance Amendment 2022-01, CC (Central Commercial) to CS (Service Commercial) district, to the Exeter City Council.

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 2022-02 recommending that the City Council approve General Plan Amendment 2022-01, Central Commercial to Service Commercial, and Zoning Ordinance Amendment 2022-01, CC (Central Commercial) to CS (Service Commercial) district, on 7,500 square feet of land located on the north side of Pine Street between H and G Streets in Exeter.

Summary:

The applicant has requested two planning applications on a parcel of land located on the north side of Pine Street and west of G Street, containing 7,500 square feet. The applicant is seeking approval of 1) a general plan amendment from the central commercial designation to the service commercial designation, and 2) a zone change from the CC (Central Commercial) district to the CS (Service Commercial) district.

Background and Discussion:

The applicant, Donavon Scrimshire, has applied for amendments to the Exeter general plan and zoning ordinance for a parcel of land located at 253 West Pine Street in Exeter. These amendments would allow an existing building to operate a motorcycle repair and maintenance operation. The CC commercial district does not permit the repair of motorcycles or other types of vehicles.

An examination of the subject building indicates that at one time the building was used for vehicle repair given the existence of three garage bays.

The subject property is bounded by properties on the north and west that are also zoned to the CC district. An inspection of the subject parcels revealed that two of the parcels were already being used for service commercial uses – electrician office and yard and a storage yard for a seatrain storage unit. The building on the northeast corner of Pine and H is currently vacant but was recently used as an auto parts store, which would be a permitted use in the CS district.

Given that the subject property, and the three surrounding parcels, have in the past or are currently being used for service commercial uses, staff is recommending that all four parcels be designated and classified for service commercial uses. This action will bring all four parcels into conformance with the service commercial district and remove their current legal, non-forming status. In addition, the remainder of this block and the properties on the other side of Pine Street are already zoned service commercial.

Conclusion:

Staff recommends that the Exeter Planning Commission adopt Resolution 2022-02 approving General Plan Amendment 2022-01 (Central Commercial to Service Commercial) and Zoning Ordinance Amendment 2022-01 (CC to CS). These amendments will permit an existing building to operate as a motorcycle maintenance and repair shop and will achieve compliance for three surrounding properties that are permitted in the service commercial district and not in the current central commercial district.

Facts:

Applicant: Donovan Scrimshire

Location: The property is located near the northeast corner of Pine and H Street in Exeter. The APN is 135-110-07.



The subject site contains 7,500 square feet – 2,400 square foot building, a parking lot including a concrete approach onto Pine Street, six (6) parking stalls, and a single-lane drive aisle connecting Pine Street with the alley east of the subject property.



Subject property pictured facing north from Pine Street. The existing building contains an office and three garage bays.



Subject property pictured facing northwest from Pine Street. The site is bounded by an alley on the east and Pine Street on the south.

Request: The applicant is requesting a general plan amendment from central commercial to service commercial and a zoning ordinance amendment from the CC district to the CS district. These amendments will provide for a motorcycle repair and part sales operation.

Design: The applicant is proposing to occupy an existing 2,400 square foot building that will be used for a motorcycle repair shop.

Use: The subject building is currently vacant.

Site: The site measures 75 feet by 100 feet.

Zone: The current zoning is CC (service commercial). Development standards for this district are as follows:

Front Yard: 0 feet
Side Yard: 0 feet
Rear Yard: 0 feet
Parking: based on land use

The requested zone is CS. Development standards for this district is as follows

Front Yard: 15 feet
Side Yard: 0 feet
Rear Yard: 0 feet
Parking: based on land use

Gen. Plan: The subject site is designated central commercial by the Land Use Element. The Circulation Element designates Pine Street as a collector roadway.

Land Use: The site contains a 2,400 square foot building. Surrounding land uses are as follows:

North: residential uses
South: service commercial uses
East: vacant land used for storage
West: service commercial uses

Infrastructure: The city engineer indicated that city sewer and water lines are located in the alley to the east of the subject property.

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

Prior Council/Board Actions: N/A

Attachments: Resolution 2022-02

Recommended motion to be made by Commission:

I move to adopt Resolution 2022-02 recommending approval of General Plan Amendment 2022-01, Central Commercial to Service Commercial and Zoning Ordinance Amendment 2022-01, CC (Central Commercial) to CS (Service Commercial) district, to the Exeter City Council.

RESOLUTION 2022-02

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EXETER
RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT 2022-01,
CENTRAL COMMERCIAL TO SERVICE COMMERCIAL, AND ZONING
ORDINANCE AMENDMENT 2022-01, CC (CENTRAL COMMERCIAL) TO CS
(SERVICE COMMERCIAL) DISTRICT TO THE EXETER CITY COUNCIL**

WHEREAS, Donovan Scrimshire has requested a general plan amendment and a zoning ordinance amendment for property at 253 West Pine Street (APN 135-110-07), located on the north side of Pine Street between H and G Streets in Exeter, containing 7,500 square feet, and

WHEREAS, the applicant wishes to establish a motorcycle sales and repair shop in said building, which in the past has operated as a repair garage and most recently a karate studio, and

WHEREAS, motorcycle sales and repair is not permitted in the central commercial district but is a permitted use in the service commercial district, and

WHEREAS, three properties that surround the subject property are also zoned to the Central Commercial district but operate as service commercial uses (electrician office and yard, storage yard and vacant auto parts store) and the remainder of the block and the properties across Pine Street are already zoned service commercial, and

WHEREAS, from a land use perspective it makes sense to redesignate and reclassify all four parcels to the same designation and district rather than promoting a mix of service commercial and central commercial uses, and

WHEREAS, the APNs for the subject sites are 135-11-07,22, 23, and 24, and

WHEREAS, the redesignation and reclassification of the subject properties will permit the operation, maintenance and expansion of all uses permitted in the service commercial district, and

WHEREAS, a public hearing notice was sent to surrounding property owners within 300 feet of the subject property as well as publishing a public hearing notice in the local paper 10 days prior to said public hearing, and

WHEREAS, the Planning Department has prepared a staff report on the Scrimshire general plan and zoning ordinance amendments and determined that the project is categorically exempt under CEQA, Section 15061 (b)(3), and

WHEREAS, the Planning Commission has reviewed the staff report, considered public testimony on said amendments both for and against, and determined that the project was categorically exempt under the “Common Sense” exemption of the CEQA Guidelines.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, after considering all the evidence presented, determined the following findings were relevant in evaluating this general plan/zoning ordinance amendment.

1. The proposed project will not have an adverse impact on the health, safety or welfare of surrounding land uses.
2. The proposed project will not have an adverse impact on the environment.
3. That the proposed amendments will promote greater land use compatibility given that all four parcels will be zoned to the same district – service commercial.

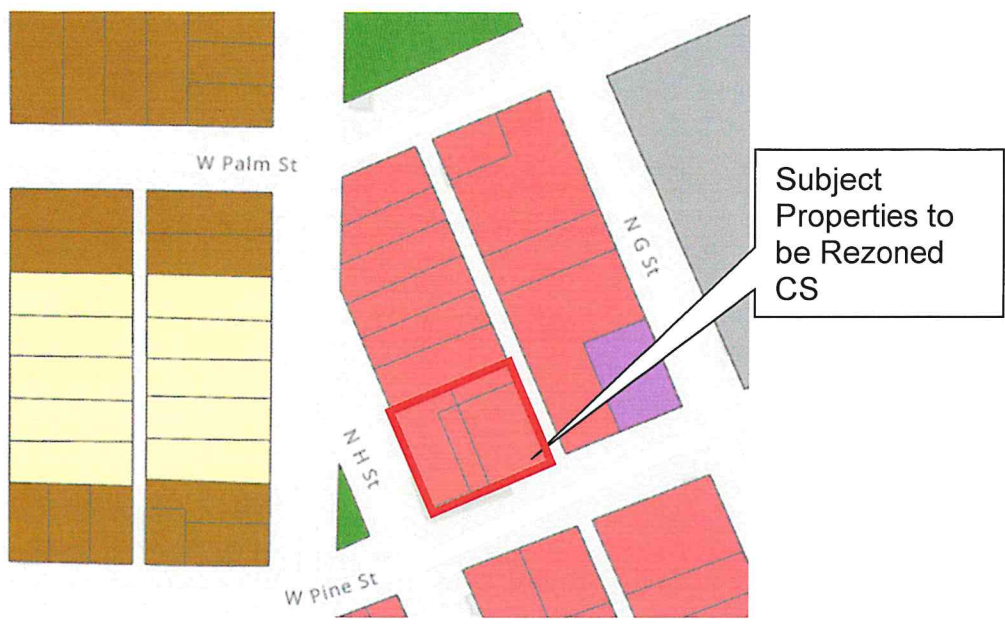
BE IT FURTHER RESOLVED that the Planning Commission hereby approves Resolution 2022-02 recommending approval of General Plan Amendment 2022-01 and Zoning Ordinance Amendment 2022-01 to the Exeter City Council. The foregoing resolution was adopted upon a motion of Commission member _____, second by Commission member _____ at a regular meeting of the Exeter Planning Commission on March 17, 2022, by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Chairperson, Planning Commission

Secretary

Exhibit A



**City of Exeter
Agenda Item Transmittal**

Date: March 17, 2022

Agenda Item Number: B2

Wording for Agenda: PUBLIC HEARING to consider an amendment to the Exeter Zoning Ordinance, reclassifying approximately six acres from the UR (urban reserve) district to R-1-7.5 (single family residential, one unit per 7,500 square feet) located west of Belmont Road and situated between Chestnut Avenue and the westerly extension of Firebaugh in Exeter (APN 133-070-15) and Adopt Resolution 2022-03 recommending approval of Zoning Ordinance Amendment 2022-02, UR to R-1-7.5, to the Exeter City Council.

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)**



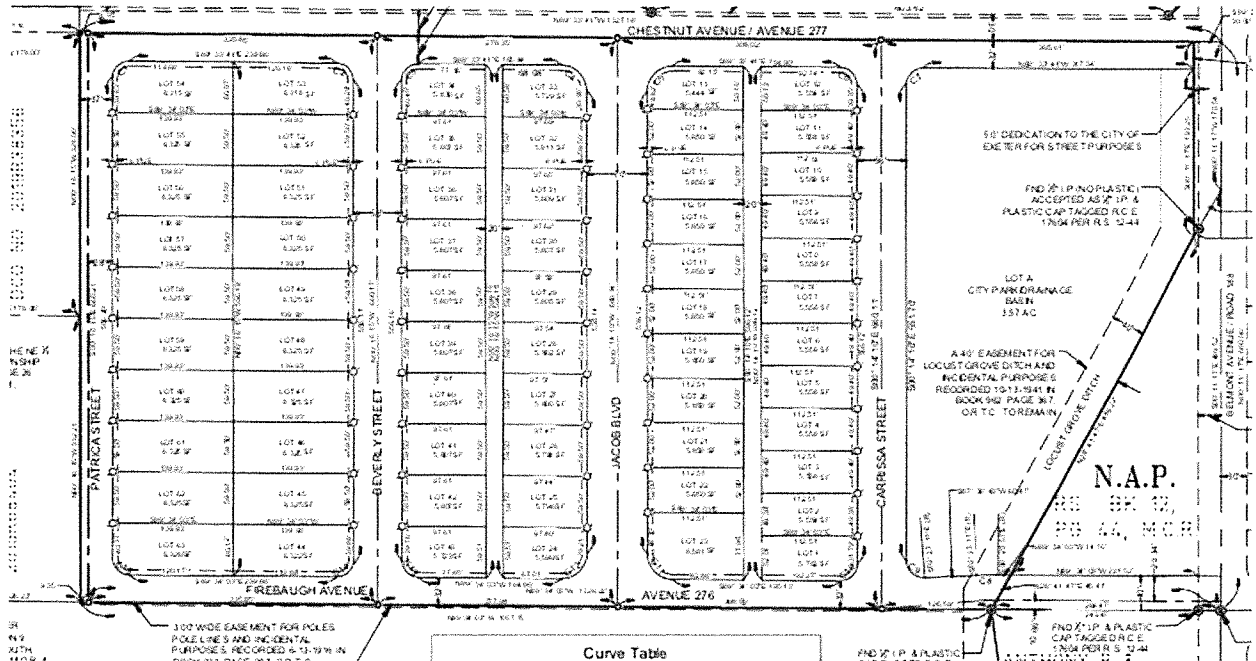
Department Recommendation:

Staff recommends that the Planning Commission adopt Resolution 2022-03 recommending that the City Council approve Zoning Ordinance Amendment 2022-02, UR to the R-1-7.5. (See Exhibit A).

Summary:

In 2021, the property owner submitted a final map application for Phase One of Subdivision Map 06-02 (See attached map). The applicant requested 63 single-family residential lots. The subdivision was approved as a PUD (planned unit development) in 2007, which allowed for:

- a mix of lot sizes,
- dedication of park land,
- installation of street trees,
- construction of narrower streets and alleys,
- and the formation of a Landscaping and Lighting District.



On November 9, 2021, the Exeter City Council approved a subdivision agreement, Landscaping and Lighting Assessment District and the Engineer's Report for Phase One of the Grove Subdivision. Since that approval, staff has discovered that the western sliver of the subdivision property was zoned UR (urban reserve) when it was intended to be zoned R-1-7.5 when the property owner amended the phasing for the entire subject property in 2008.

In 2008, Phase One and Phase Two were switched because it made more sense to first develop the land between Chestnut and Firebaugh rather than the land south of the Firebaugh alignment. The new Phase One provided for a park/pond whereas the old Phase One did not. The park/pond will provide open space for the new Phase One neighborhood as well as future neighborhoods, provide for a basin that could accept urban storm water runoff and provide a potential City water well site. If the original Phase One were to have been developed no park or storm drainage basins would have been installed.

To clear up this zoning oversight, staff is recommending that the western 2.55 acres of the new Phase One of the Grove Subdivision be reclassified from the UR (urban reserve) district to the R-1-7.5 (single family residential, one unit per 7,500 square feet) district.

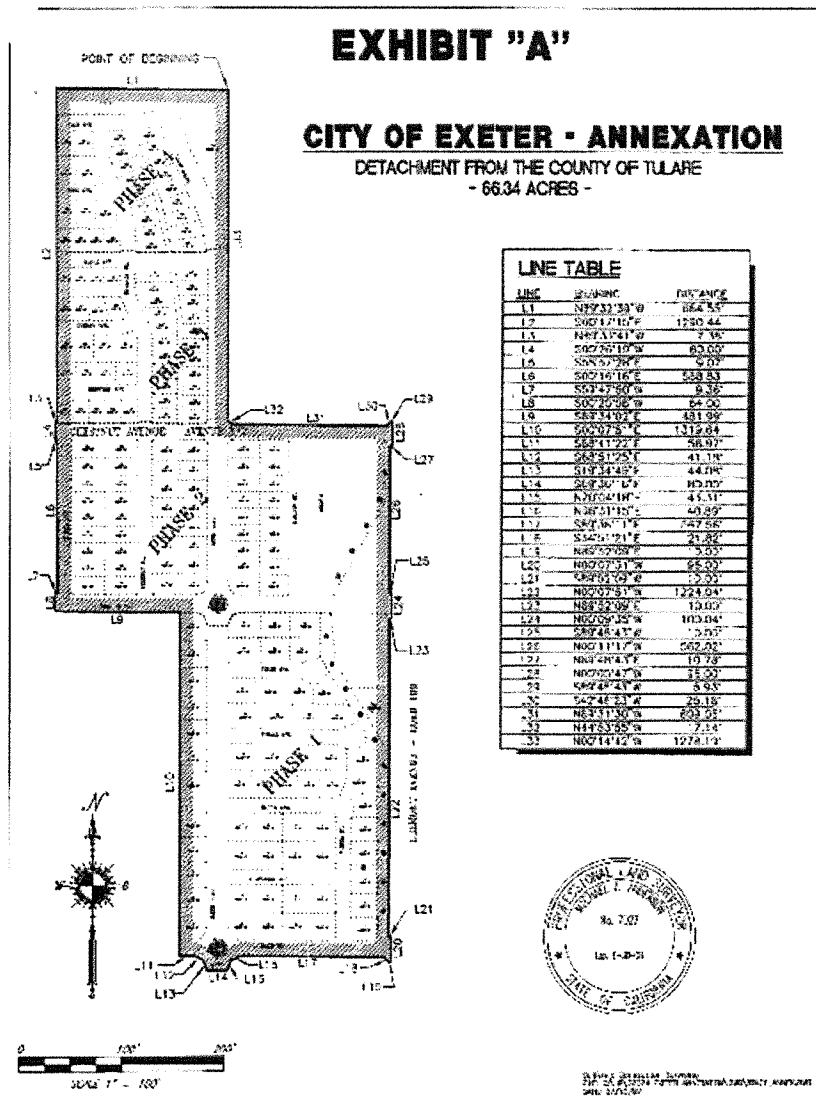
Background and Discussion:

On June 12, 2007, the City Council approved the following actions for 68.75 acres of land located generally south of Visalia Road and west of Belmont Road.

1. Amended the Exeter Urban Boundaries element to include subject territory into Urban Development Boundaries line.
2. Initiated Annexation 06-03, annexing 68.75 acres; LAFCO Case 1433-E-33 was approved on 9/5/2007 (see Exhibit A).
3. Amended Zoning Ordinance to reclassify 68.75 acres to various zone districts – UR, R-1-7.5, R-3 and R-1-6.

4. Approved Conditional Use Permit 06-06 (PUD)/Resolution 07-08, processed under the old Exeter Zoning Ordinance.
5. Approved Subdivision Map 06-02/Resolution 07-09 for 186 residential lots; 3.61 acre park/pond and 1.86 acre linear park. (**Note: Contour Development had originally proposed 242 lots but this was reduced to 186 lots in order to be more consistent with the Southwest Exeter Specific Plan.**)

When the City Council approved the above actions, they were concerned that the entire property be developed in an orderly fashion – development from east to west. To ensure that development pattern was adhered to, they classified the west third of the Grove Subdivision as urban reserve thereby cementing the east to west development pattern. When Phase One and Two were switched the UR zone was no longer necessary and in fact would preclude the logical buildout of the new Phase One of the Grove Subdivision.



Purpose of Southwest Exeter Specific Plan

The Commission and City Council as well as staff has been flexible over the last 15 years with the developers of the Grove property. It is the intent of the City Council through the policies and design guidelines of the Southwest Specific Plan that the ultimate development of the specific plan planning area, containing 320 acres, represent a new approach to urban design in the Valley culminating in a number of new neighborhoods that are pedestrian-friendly, appreciate in value, conserve water, and attract new residents to Exeter.

In regard to the design and layout of residential units, it is the intent of the Southwest Specific Plan to promote unique architecture and a variety of home layouts that may be alley-loaded, contain detached or setback garages, front porches, water conservation landscaping, street trees, corner lot treatments, etc.

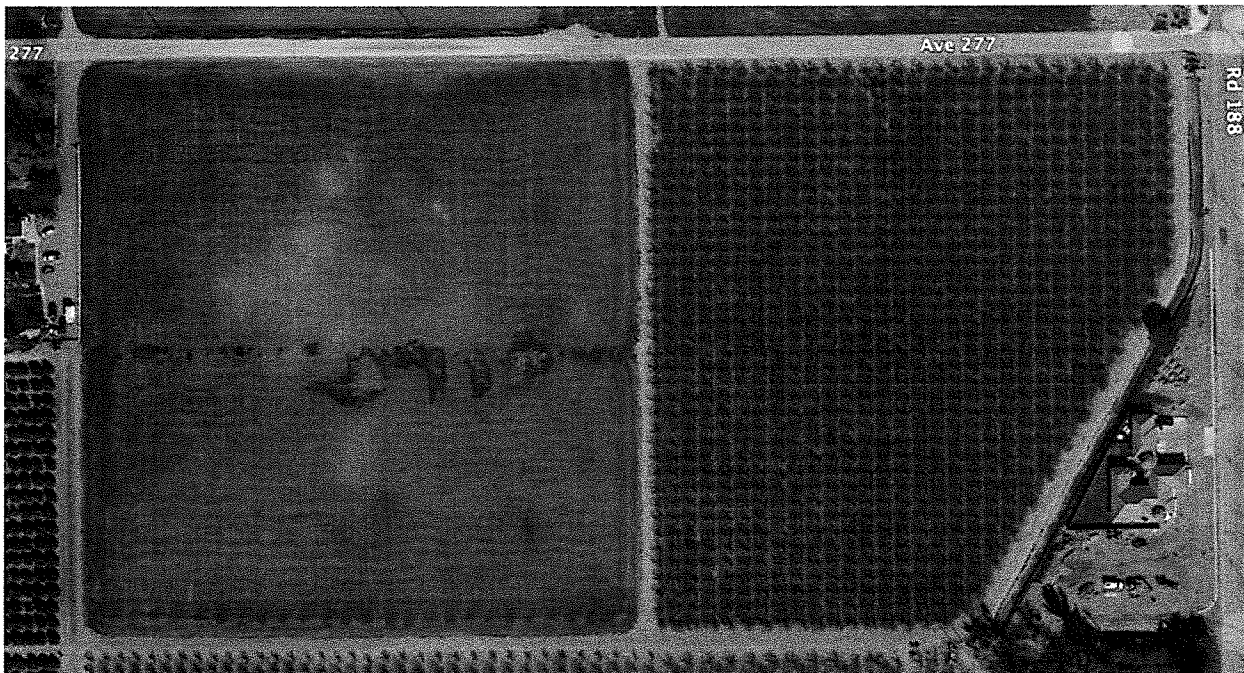
Conclusion:

Staff recommends that the Exeter Planning Commission approve Resolution No. 2022-03 approving Zoning Ordinance Amendment 2022-02 (UR to R-1-7.5). This amendment will ensure that all the land under the new Phase One of the Grove Subdivision is properly zoned for residential development.

Facts:

Applicant: City of Exeter

Location: The property is located west of Belmont Road and between Chestnut Avenue and the westward alignment of Firebaugh Avenue, containing 2.55 acres.
The APN is 133-007-15.



Request: The City is requesting a zoning ordinance amendment from the UR district to the R-1-7.5 district. This amendment will provide for the full buildout of Phase One of the Grove Subdivision.

Design: The applicant is proposing to construct a block of residential dwellings, 20 lots.

Use: The subject property is currently fallow.

Site: The site measures 335 feet by 339 feet.

Zone: The current zoning is UR (urban reserve). The requested zone is R-1-7.5. Development standards for this district is as follows

Front Yard: 20 feet
Side Yard: 5 feet
Rear Yard: 20 feet
Parking: two covered parking stalls per unit

Gen. Plan: The subject site is designated medium density residential by the Land Use Element. The Circulation Element designates Chestnut and Firebaugh Streets as collector roadways.

Land Use: The site is vacant. Surrounding land uses are as follows:

North: vacant land
South: orchards
East: orchards
West: orchards

Infrastructure: Sewer and water lines will be extended to the subject property when ground is broken for the development of Phase One of the Grove Subdivision.

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

Prior Council/Board Actions: N/A

Attachments: Resolution 2022-03
Exhibit A

Recommended motion to be made by Commission:

I move to adopt Resolution 2022-03 recommending approval of Zoning Ordinance Amendment 2022-02, UR to R-1-7.5, to the Exeter City Council.

RESOLUTION 2022-03

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EXETER
APPROVING ZONING ORDINANCE AMENDMENT 2022-02, UR TO R-1-7.5**

WHEREAS, the City of Exeter has requested a zoning ordinance amendment on property located west of Belmont Road between Chestnut Avenue and the westward extension of Firebaugh Avenue, containing 2.55 acres, and

WHEREAS, said zoning ordinance amendment reclassifies the subject property from the UR (urban reserve) district to the R-1-7.5 (single family residential, one unit per 7,500 square feet (see Exhibit A), and

WHEREAS, the APN for the subject site is 133-007-15, and

WHEREAS, the reclassification of the subject property will permit the total buildout of Phase One of the Grove Subdivision, 63 lots, and

WHEREAS, the subject property is currently vacant and is surrounded on three sides by agricultural land, and

WHEREAS, a public hearing notice was sent to surrounding property owners within 300 feet of the subject property as well as publishing a public hearing notice in the local paper 10 days prior to said public hearing, and

WHEREAS, the Planning Department has prepared a staff report on the zoning ordinance amendment and determined that the project is categorically exempt under CEQA, Section 15061 (b)(3), and

WHEREAS, the Planning Commission reviewed the staff report, considered public testimony on said amendment both for and against, determined that the project was categorically exempt under the General Rule of the CEQA Guidelines, and voted to recommend approval of said amendment to the Exeter City Council.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, after considering all the evidence presented determined the following findings were relevant in evaluating this zoning ordinance amendment.

1. The proposed project will not have an adverse impact on the health, safety or welfare of surrounding residents or on the community.
2. The proposed project is categorically exempt under CEQA.
3. The proposed amendment is consistent with the Southwest Exeter Specific Plan.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Resolution 2022-03 recommending approval of Zoning Ordinance Amendment 2022-02 to the Exeter City Council. 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 March 17, 2022, by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Chairperson, Planning Commission

Secretary

Exhibit A

Zoning Ordinance Amendment 22-02, UR to R-1-7.5

