

**EXETER PLANNING COMMISSION  
THURSDAY, MARCH 17, 2022**

**A-1 Call to Order**

The City of Exeter Planning Commission met in a regular session on Thursday, March 17, 2022, at 5:32 p.m.

**A-2 Roll Call**

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

**A-3 Minutes of Meeting January 20, 2022**

Commissioner Whitmire moved and Commissioner Riddle seconded a motion to approve the minutes of January 20, 2022 as presented.

AYES: Whitmire; Riddle; Lopez; and Stewart

ABSENT: 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 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 – City Planner Greg Collins and Assistant Planner Tristan Suire**

**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, Scrimshire**

Assistant City Planner Tristan Suire and City Planner Greg Collins provided a report for the Commission's review and consideration highlighting the proposed project and recommended conditions of approval. Vice Chair Stewart opened public hearing at 5:40 p.m., receiving no public comment, Vice Chair Stewart closed public hearing at 5:42 p.m. Commissioners posed questions and Mr. Suire provided responses thereto. Following brief discussion, it was moved by Commissioner Whitmire, seconded by Commissioner Lopez and carried 4-0 (Chair Bonner absent) to adopt Resolution 2022-02 subject to the conditions presented.

AYES: Whitmire; Lopez; Riddle; and Stewart

ABSENT: Bonner

**B-2 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 - City Planner Greg Collins**

**Resolution 2022-03 recommending Approval of Zoning Ordinance Amendment 2022-02, UR to R-1-7.5, to the Exeter City Council, The Grove**

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 provided responses thereto. Vice Chair Stewart opened public hearing at 6:06 p.m., receiving no public comment, Vice Chair closed public hearing at 6:07 p.m. With no further discussion, it was moved by Commissioner Whitmire, seconded by Commissioner Riddle and carried 4-0 (Chair Bonner absent) to adopt Resolution 2022-03 subject to the conditions as presented.

**ACTION MINUTES**  
**EXETER PLANNING COMMISSION**  
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AYES: Whitmire; Riddle; Lopez; and Stewart  
ABSENT: Bonner

**C- Director's Report-**

City Planner Greg Collins and Assistant City Planner Tristan Suire 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 6:20 p.m.

Planning Commission Secretary, Eekhong Franco

## City of Exeter Agenda Item Transmittal

Date: July 21, 2022

**Agenda Item Number:** B1

**Wording for Agenda: PUBLIC HEARING** to consider an amendment to the Exeter Land Use Element of the General Plan redesignating approximately 8 acres located on S. Kaweah Ave., from the "Industrial" designation to the "Highway Commercial" designation (APNs 135-190-040, 135-190-036, 135-190-037, and 135-190-039) and an amendment to the Exeter Zoning Ordinance to add "RV park" to the conditionally permitted use list of the CH (Highway Commercial) district and Adopt Resolution 2022-04 recommending approval of General Plan Amendment 2022-02, Industrial to Highway Commercial and Zoning Ordinance Amendment 2022-03, a text amendment to Section 17.30.04 of the Exeter Municipal Code, to the Exeter City Council; and an amendment to the Exeter Zoning Ordinance, Rezoning property located on S. Kaweah Ave., from the I (Industrial) district to the CH (Highway Commercial) district (APNs 135-190-040, 135-190-036, 135-190-037, and 135-190-039) and Adopt Resolution 2022-05 recommending approval of Zoning Ordinance Amendment 2022-04. I to CH district, to the Exeter City Council.

**For action by:**

City Council  
 Planning Comm.

**Regular Session:**

Consent Calendar  
 Regular Item  
 Public Hearing

**Review:**

**City Administrator  
(Initials Required)**



**Submitting Department:** Planning Department  
**Contact Name and Phone Number:** 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)

**Department Recommendation:**

Staff recommends that the Planning Commission consider the following actions:

1. Adopt Resolution 2022-04, a resolution of the Planning Commission of the City of Exeter recommending approval of General Plan Amendment 2022-02, Industrial to Highway Commercial and approval of Zoning Ordinance Amendment 2022-03, a text amendment to Section 17.30.04 of the Exeter Municipal Code, to the Exeter City Council
2. Adopt Resolution 2022-05, a resolution of the Planning Commission of the City of Exeter recommending approval of Zoning Ordinance Amendment 2022-04, I to CH district, to the Exeter City Council

**Summary:**

The City has received a request to construct and operate an RV park on the west side of S. Kaweah avenue. Currently, RV parks are not permitted in the City's I (Industrial) district, and therefore the applicant has requested a text amendment to the Zoning Ordinance. The text amendment would add the use "RV park" to the list of conditionally permitted uses in the CH (Highway Commercial) district. The intent of the amendment is to allow the applicant to process their request for an RV park located on property currently zoned for industrial uses, by submitting a Conditional Use Permit application once the property is rezoned. The applicant has requested the subject property to be rezoned from the I (Industrial) district to the CH (Highway Commercial) district. The Industrial district explicitly precludes uses including residences and uses that are not

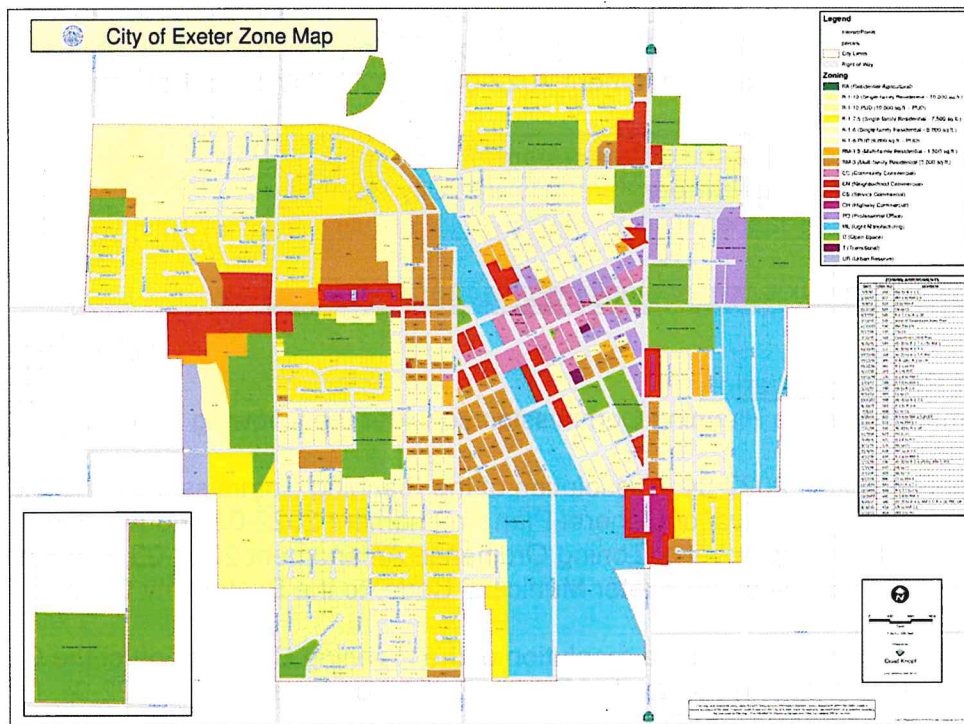


industrial or service commercial in nature. By contrast, the CH (Highway Commercial) district already conditionally permits the use of trailer parks and is intended to provide the traveling public an opportunity to take advantage of the commodities, goods and services offered by the City of Exeter.

Given the proximity to the proposed rezone, and in the interest of providing consistent zoning on either side of State Highway 65, staff is also recommending rezoning and designating two additional parcels (APNs 135-190-037 and 135-190-039) from Industrial to Highway Commercial. These additional parcels are currently vacant and meet all lot standards of the CH district.

**Background and Discussion:**

The applicant, Jack Griggs Inc., has applied for a text amendment to the Zoning Ordinance in order to allow the conditionally permitted use of “RV parks” within the Highway Commercial district. The amendment would allow the applicant to submit an application for Conditional Use Permit to operate an RV park within the Highway Commercial district. The Highway Commercial district does not currently permit RV parks, nor are RV parks permitted in any other district within the City of Exeter. The proposed text amendment will also distinguish RV parks (intended for use by tourists) from Trailer parks (intended for long term residential use), which are already permitted within the CH (Highway Commercial) district. See below, outlined in red the existing Highway Commercial district within the City.



The applicant has also applied for a Zoning Ordinance amendment and General Plan amendments to change the zoning and General Plan designation of two parcels located west of State Highway 65, approximately 450' south of Firebaugh Avenue, APNs 135-190-040 and 135-190-036, from the I (Industrial) district to the CH (Highway Commercial) district. The intent of this request is to rezone the subject properties to Highway Commercial so that the applicant is able to submit a Conditional Use Permit to develop and operate an RV park on the site. Staff has included two additional parcels (APNs 135-190-037 and 135-190-039) bordering State Highway 65 to the north, in the proposed rezone in order to promote a consistently zoned Highway Commercial corridor.

The subject property consists of two parcels that are currently vacant. An examination of the site indicates that the current condition of the property is vacant and contains numerous abandoned compressed gas tanks and trucks.

The subject property is bounded by property zoned ML (Light Manufacturing) to the north, as well as over the railroad tracks to the west. To the east is property zoned CH (Highway Commercial), and to the south are City limits, however the General Plan designates the land as "Industrial".

Given that the subject property and the two parcels sharing the highway frontage to the north are all vacant, staff recommends rezoning the entire portion of land to the CH (Highway Commercial) district, both in order to prevent spot zoning and to promote a consistent highway commercial corridor along the southernmost extent of Kaweah Avenue.

The proposed Zoning Ordinance amendment will rezone the following properties from the ML (Light Manufacturing) district to the CH (Highway Commercial) district:

APNs:

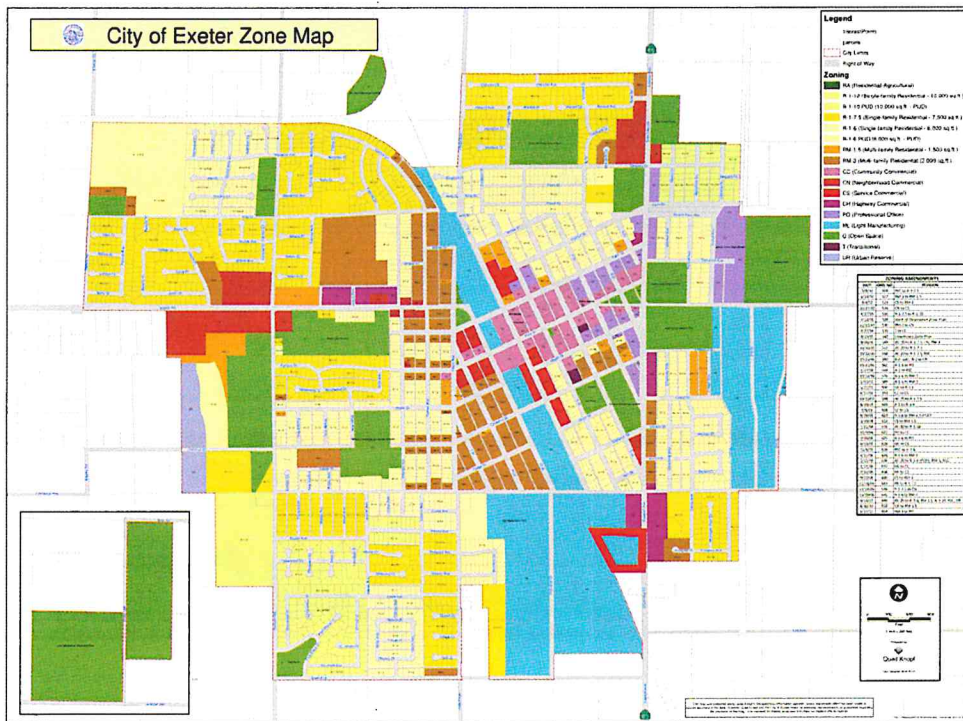
135-190-040

135-190-036

135-190-037

135-190-039

See below outlined in red the proposed properties to be rezoned:



**Conclusion:**

Staff recommends that the Exeter Planning Commission approve Resolution 2022-04 and Resolution 2022-05, recommending approval of the General Plan Amendment and two Zoning Ordinance Amendments to the Exeter City Council.

The General Plan Amendment will ensure consistency between the General Plan and Zoning Map, as required by State law. The text amendment will add the use "RV park" to the list of conditional uses in the Highway Commercial district. The rezone amendment will reclassify four parcels from the I (Industrial) district to the CH (Highway Commercial) district. These



amendments will allow the applicant to pursue a Conditional Use Permit to develop and operate an RV park on the two parcels controlled by the Griggs'.

**Facts:**

Applicant: Jacks Griggs Inc.

Location: The Zoning Ordinance Amendment and General Plan Amendment will rezone/designate four properties located on the west side of State Highway 65, approximately 450' south of Firebaugh Avenue, north of southern City limits, from I (Industrial) to CH (Highway Commercial).

Request: The applicant is requesting a text amendment to the zoning ordinance to add "RV parks" to the list of conditionally permitted uses, as well as a rezone amendment and General Plan amendment to rezone/designate the subject properties from I (Industrial) to CH (Highway Commercial)

Design: The applicant is proposing to develop the existing vacant lots and will submit the design of the project with a Conditional Use Permit.

Use: The subject property is currently vacant.

Site: The site measures approximately 463' on the west side and 424' on the south.

See pictured facing west from State Highway 65 below:



Pictured from above:



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

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

The requested zone is CH (Highway Commercial). Development standards for this district is as follows

Front Yard:	20 feet
Side Yard:	0 feet
Side Yard (Abutting Street):	10 feet
Rear Yard:	0 feet
Parking:	based on land use

**Gen. Plan:** The subject site is designated "Industrial" by the Land Use Element.

**Land Use:** The site does not contain any existing structures. Surrounding land uses are as follows:

North:	Laboratory and vacant land
South:	County residential
East:	Hotel
West:	Railroad and vacant land

**Infrastructure:** The city engineer indicated that city sewer and water lines are located north along Firebaugh Ave and to the east along State Highway 65

**Landscaping:** The Committee expressed concern about the water drainage of the RV park. Staff will ensure that the proposed project submits ample evidence demonstrating the management of water and runoff through the grading and drainage and landscaping and irrigation plans.

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

**Prior Council/Board Actions:** N/A

**Attachments:** Resolution 2022-04  
Resolution 2022-05

**Recommended motion to be made by the Planning Commission:**

I move to adopt Resolution 2022-04 recommending approval of General Plan Amendment 2022-02 and Zoning Ordinance Amendment 2022-03 to the Exeter City Council, subject to the conditions presented.

I move to adopt Resolution 2022-05 recommending approval of Zoning Ordinance Text Amendment 2022-04 to the Exeter City Council, subject to the conditions presented.



**RESOLUTION 2022-04**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EXETER  
RECOMMENDING APPROVAL OF A ZONING ORDINANCE AMENDMENT 2022-03 AND  
GENERAL PLAN AMENDMENT 2022-02 REZONING AND REDESIGNATING 7.93 ACRES  
LOCATED ON THE WEST SIDE OF STATE HIGHWAY 65, APPROXIMATELY 450' SOUTH  
OF FIREBAUGH AVENUE FROM THE I (INDUSTRIAL) DISTRICT TO THE CH (HIGHWAY  
COMMERCIAL) DISTRICT.**

**WHEREAS**, The City of Exeter has received a request for the rezoning of two parcels located on the west side of State Highway 65, approximately 450' south of Firebaugh Avenue, containing approximately 5.03 acres, from the I (Industrial) district to the CH (Highway Commercial) district; and

**WHEREAS**, the City has identified two additional parcels north of the applicant's property that border the Highway Commercial district, that are suitable for rezoning in the interest of maintaining a consistent Highway Commercial corridor along State Highway 65; and

**WHEREAS**, the subject properties are currently vacant, and have been used in the past as a bone yard for large, compressed gas tanks; and

**WHEREAS**, the subject properties are surrounded on two sides by land that has been zoned for the CH (Highway Commercial) district; and

**WHEREAS**, from a land use perspective, the subject properties are too small and differently shaped to be optimized for industrial uses, and ample inventory of industrially designated lots are available for development within the City; and

**WHEREAS**, from a land use perspective, the subject properties are situated along State Highway 65 along City limits, optimal for highway commercial designation, which the City does not have a sufficient inventory of lots designated for; and

**WHEREAS**, the City of Exeter Planning Commission did, on July 21<sup>st</sup>, hold a duly noticed public hearing for review of an applicant-initiated request to consider a Zoning Ordinance Amendment for the addition of "RV park" to the list of conditionally permitted uses in the CH (Highway Commercial) district; and

**WHEREAS**, a public hearing notice was sent to surrounding property owners within 300 feet of the subject property and was also published in the local paper 10 days prior to said public hearing; and

**WHEREAS**, pursuant to the California Public Resources Code §21067 and the State CEQA Guidelines (Cal. Code of Regs., tit. 14 §15000 et seq.) section 15051, the City of Exeter is the lead agency for the proposed project; and

**WHEREAS**, the Planning Department has prepared a staff report on the RV Zoning Ordinance Amendment, and determined that the project is categorically exempt under CEQA, Section 15061 (b)(3), the “Common Sense” exemption; and

**WHEREAS**, the City has endeavored to take all steps and impose all conditions necessary to ensure that impacts to the environment would not be significant; and,

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, after considering all the evidence presented, determined the following findings:

1. The above recitations are true and correct and are incorporated herein by this reference.

**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves Resolution 2022-04 recommending approval of General Plan Amendment 2022-02 and Zoning Ordinance Amendment 2022-03 to the Exeter City Council. The foregoing resolution was adopted upon a motion by Commission member \_\_\_\_\_, seconded by Commission member \_\_\_\_\_ at a regular meeting of the Exeter Planning Commission on July 21, 2022, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Chairperson, Planning Commission

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Secretary

**RESOLUTION 2022-05**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EXETER  
RECOMMENDING APPROVAL OF ZONING ORDINANCE AMENDMENT 2022-04 TO THE  
EXETER CITY COUNCIL.**

**WHEREAS**, The City of Exeter has received a request from Jackson Griggs Inc. for a text amendment to the Zoning Ordinance, Section 17.30.04, Conditional Uses, in order to include “RV parks” as a conditionally permitted use in the CH (Highway Commercial) district; and

**WHEREAS**, currently RV parks are not permitted in the CH (Commercial Highway) district, however Zoning Ordinance Section 17.02.05 allows the Planning Director or Planning Commission to add to the use list to accommodate uses that are substantially similar in character, intensity, and compatibility to the uses on the permitted or conditional use list; and

**WHEREAS**, the applicant, Jackson Griggs Inc. has also submitted an application for conditional use permit to establish an RV park at Accessor’s Parcel Numbers 135-190-040 and 036, which is currently vacant land used as propane tank storage; and

**WHEREAS**, from a land use perspective, the proposed use is consistent with other conditionally permitted uses, such as “Trailer parks and courts”, in terms of visual character and impact on the environment; and

**WHEREAS**, the City of Exeter Planning Commission did, on July 21<sup>st</sup>, hold a duly noticed public hearing for review of an applicant-initiated request to consider a Zoning Ordinance Amendment for the addition of “RV park” to the list of conditionally permitted uses in the CH (Highway Commercial) district; and

**WHEREAS**, a public hearing notice was sent to surrounding property owners within 300 feet of the subject property and was also published in the local paper 10 days prior to said public hearing; and

**WHEREAS**, pursuant to the California Public Resources Code §21067 and the State CEQA Guidelines (Cal. Code of Regs., tit. 14 §15000 et seq.) section 15051, the City of Exeter is the lead agency for the proposed project; and,

**WHEREAS**, the Planning Department has prepared a staff report on the RV Zoning Ordinance Amendment, and determined that the project is categorically exempt under CEQA, Section 15061 (b)(3), the “Common Sense” exemption; and

**WHEREAS**, the City has endeavored to take all steps and impose all conditions necessary to ensure that impacts to the environment would not be significant; and,



**NOW THEREFORE**, BE IT RESOLVED that the Planning Commission, after considering all the evidence presented, determined the following findings:

1. The above recitations are true and correct and are incorporated herein by this reference.

**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves Resolution 2022-05 recommending approval of Zoning Ordinance Amendment 2022-04 to the Exeter City Council. The foregoing resolution was adopted upon a motion by Commission member \_\_\_\_\_, seconded by Commission member \_\_\_\_\_ at a regular meeting of the Exeter Planning Commission on July 21, 2022, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Chairperson, Planning Commission

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Secretary

## City of Exeter Agenda Item Transmittal

Date: July 21, 2022

**Agenda Item Number:** B2

**Wording for Agenda:** PUBLIC HEARING to consider a text amendment to Section 17.26.04 of the Exeter Zoning Ordinance to add "Marital arts studio" to the conditionally permitted use list of the CS (Service Commercial) district and Adopt Resolution 2022-06 recommending approval of Zoning Ordinance Amendment 2022-05, to the Exeter City Council.

**Submitting Department:** Planning Department  
**Contact Name and Phone Number:** 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)**



**Department Recommendation:**

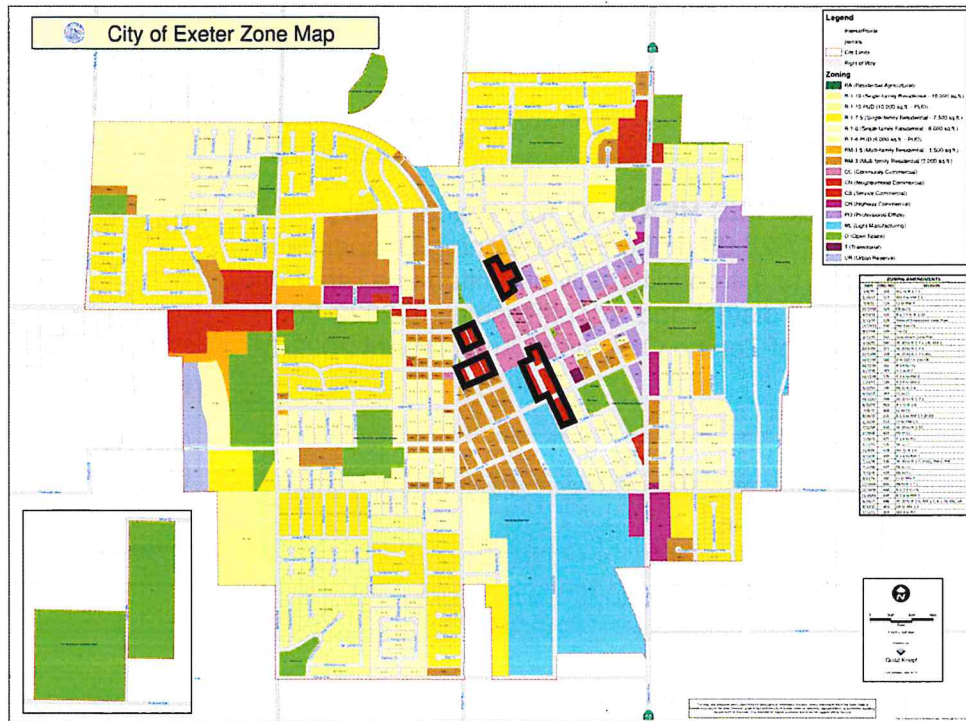
Staff recommends that the Planning Commission adopt Resolution 2022-06 recommending approval of Zoning Ordinance Amendment 2022-05, a text amendment to Section 17.26.04 of the Exeter Municipal Code to add "Martial arts studio" to the conditionally permitted use list of the CS (Service Commercial) district, to the Exeter City Council.

**Summary:**

The City has received a request to operate a martial arts studio located at 221 S. F Street. Currently, martial arts studios are not permitted in the CS (Service Commercial) district, and therefore the applicant has requested a text amendment to the Zoning Ordinance. The text amendment would add the use "martial arts studio" to the list of conditionally permitted uses in the CS (Service Commercial) district. The intent of the amendment is to allow the applicant to process their request for a martial arts studio located on property currently zoned for Service Commercial uses, by filing for a Conditional Use Permit and business license permit. The service commercial district is intended to be used for light industrial and heavy commercial operations but given the proximity of the site to existing residential dwellings, martial arts studio may be the most amenable commercial use for neighbors and adjacent church and food closet.

**Background and Discussion:**

The applicants, Sarah Peltzer and Fabricio Machado, have applied for a text amendment to the Zoning Ordinance in order to allow the conditionally permitted use "Martial arts studio" within the Service Commercial district. The amendment would allow the applicant to submit an application for a conditional use permit and business license to operate a martial arts studio within the Service Commercial district. The Service Commercial district does not currently permit martial arts studios, nor are martial arts studios permitted in any other district within the City of Exeter. The proposed text amendment will also distinguish martial arts studios from "Dance studios and exercise facilities", which are already conditionally permitted within the PO (Professional Office) district. See below, outlined in black the existing Service Commercial districts within the City.



The subject property consists of a single parcel that currently contains a principal structure previously used for miscellaneous storage, as well as a series of accessory structures also used for storage. An examination of the site indicates that the current condition of the property is improved greatly from its previous condition, with a fresh coat of paint, new gate replacing the chain link fence, and the visual nuisance removed.

The subject property is bounded by property zoned CS (Service Commercial) to the north, as well as on the other side of F street to the west. To the east is property zoned R-1-6 (Single Family Residential – 6,000 sq. ft.). Property to the south is zoned for CS (Service Commercial) use, however, is currently occupied by legal non-conforming residential dwellings.

**Conclusion:**

Staff recommends that the Exeter Planning Commission approve Resolution 2022-06, recommending approval of the Zoning Ordinance Amendment 2022-05 to the Exeter City Council. This will allow the applicant to pursue a Conditional Use Permit to allow operations of a martial arts studio on the site.

**Facts:**

Applicant: Sarah Peltzer and Fabricio Machado

Location: The Zoning Ordinance Amendment will impact all properties zoned for CS (Service Commercial) use within the City.



- Request:** The applicant is requesting a text amendment to the zoning ordinance to add "Martial arts studio" to the list of conditionally permitted uses.
- Design:** The applicant is not proposing any development on the subject property and will submit the design of their specific project with their application for conditional use permit.
- Use:** The subject property is currently developed; however, the property is not currently in use. Many of the sites zoned service commercial are vacant or legal non-conforming uses.
- Site:** The zoning ordinance amendment would apply to all thirty-seven (37) lots zoned for Service Commercial uses within the City, all located along F, G, and H Streets on the western periphery of the downtown heart of the City.

See pictured from above (Service Commercial outlined in red):





See pictured from F Street facing east:



Zone: The current zoning is CS (Service Commercial), development standards for this district are 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.

Land Use: The site contains a principal structure, as well as at least two accessory structures, a carport and metal covering, the site is not currently in use. Surrounding land uses are as follows:

North:	RC vehicle hobby shop
South:	Single family residential
East:	Single family residential, Church
West:	Tire repair/replacement

Infrastructure: The subject property is served by a 6" water line and 14" sewer line located in the alley to the northeast, and has curb, gutter, and sidewalk improvements along the public right-of-way in the front, with drop inlets at the corners of the block to an 18" storm drain pipeline underneath F Street.

Landscaping: Staff will ensure that the proposed project submits ample evidence demonstrating the management of water and runoff through the landscaping and irrigation plans.

CEQA: The proposed project is categorically exempt under the California Environmental Quality Act Cal. Code of Regs. Tit. 14, Section 15061(b)(3).

**Prior Council/Board Actions:** N/A

**Attachments:** Resolution 2022-06.

**Recommended motion to be made by the Planning Commission:** I move to adopt Resolution 2022-06 recommending approval of Zoning Ordinance Amendment 2022-05 to the Exeter City Council.





**RESOLUTION 2022-06**

**A RESOLUTION BEFORE THE PLANNING COMMISSION OF THE CITY OF EXETER  
RECOMMENDING APPROVAL OF A ZONING ORDINANCE AMENDMENT 2022-05 TO  
THE CITY COUNCIL OF THE CITY OF EXETER, AMENDING THE LIST OF  
CONDITIONALLY PERMITTED USES WITHIN THE C-S (SERVICE COMMERCIAL)  
DISTRICT, TO ADD “MARTIAL ARTS STUDIO” TO EXETER MUNICIPAL CODE SEC.  
17.26.04**

**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**, Zoning Ordinance Amendment 2022-05 is a request submitted by Sarah Peltzer and Fabricio Machado, to add to the list of conditionally permitted uses of the CS (Service Commercial) district, the use of “Martial arts studio”; and

**WHEREAS**, the CS (Service Commercial) district does not currently permit martial arts studios. Zoning Ordinance Section 17.26.04 (E) allows the Planning Director or Planning Commission to add to the use list to accommodate uses that are substantially similar in character, intensity, and compatibility to the uses on the permitted or conditional use list; and

**WHEREAS**, the applicant, Sarah Peltzer and Fabricio Machado, have also submitted an application for conditional use permit to establish a martial arts studio at Accessor’s Parcel Number 135-122-016, a property zoned CS (Service Commercial) and containing an unoccupied structure and undeveloped yard; and

**WHEREAS**, from a land use perspective, the proposed use is consistent with other conditionally permitted uses, such as “Public buildings and grounds”, in terms of visual character and impact on the environment; and

**WHEREAS**, the City of Exeter Planning Commission did, on July 21<sup>st</sup>, hold a duly noticed public hearing for review of an applicant-initiated request to consider a Zoning Ordinance Amendment for the addition of “Martial arts studio” to the list of conditionally permitted uses in the CS (Service Commercial) district; and

**WHEREAS**, a public hearing notice was published in the local paper a minimum of 10 days prior to said public hearing, pursuant to Exeter Municipal Code Sec. 17.48.04; and

**WHEREAS**, the subject site is zoned CS, Service Commercial, the purpose of which is defined by Section 17.26.01 of the Exeter Municipal Code partly as “to provide locations for wholesale and heavy commercial uses and service establishments that are not suited for other commercial zones”; and

**WHEREAS**, pursuant to the California Public Resources Code §21067 and the State CEQA Guidelines (Cal. Code of Regs., tit. 14 §15000 et seq.) section 15051, the City of Exeter is the lead agency for the proposed project; and

**WHEREAS**, the project has been determined exempt from the requirements of the California Environmental Quality Act (CEQA) per the common sense exemption (CEQA Guidelines 15061(b)(3)); and

**WHEREAS**, the City has endeavored to take all steps and impose all conditions necessary to ensure that impacts to the environment would not be significant; and,

**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission determined the following findings:

1. The above recitations are true and correct and are incorporated herein by this reference.

**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves Resolution 2022-06 recommending approval of Zoning Ordinance Amendment 2022-05 to the Exeter City Council. The foregoing resolution was adopted upon a motion by Commission member \_\_\_\_\_, seconded by Commission member \_\_\_\_\_ at a regular meeting of the Exeter Planning Commission on July 21, 2022, and carried by the following roll call vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Chairperson, Planning Commission

\_\_\_\_\_  
Secretary