

**EXETER PLANNING COMMISSION  
JANUARY 19, 2023**

**A-1 Call to Order**

The City of Exeter Planning Commission met in a regular session on Thursday, January 19, 2023, at 5:31 p.m.

**A-2 Roll Call**

Roll call showed present for the meeting Commissioners Whitmire, Lopez, Becker, Vice Chair Stewart, and Chair Bonner. Assistant City Planner Tristan Suire was also present.

**A-3 Introduction of new Planning Commissioner, Nancy Becker**

Chair Bonner welcomed new Planning Commissioner Nancy Becker. Ms. Becker introduced herself and provided information about her background.

**A-4 Minutes of Meeting October 20, 2022**

Commissioner Whitmire moved and Vice Chair Stewart seconded a motion to approve the minutes of October 20, 2022, as presented.

AYES: Whitmire, Stewart, Lopez, Becker, and Bonner

**A-5 Public Comment**

Chair Bonner opened the floor for the public comment portion of the meeting. There being no public comments this portion of the meeting was closed.

**B-1 Election and Reorganization of Officers (Chair and Vice Chair) for Planning Commission.**

City Clerk Shonna Oneal provided a report for the Commissioner's review and consideration. Vice Chair Stewart and Chair Bonner both announced that they would like to step down from the positions of Vice Chair and Chair. With no further discussion, it was moved by Vice Chair Stewart to appoint Commissioner Whitmire to Chair and Commissioner Lopez to Vice Chair, seconded by Chair Bonner and unanimously approved as presented.

AYES: Stewart, Bonner, Becker, Lopez, and Whitmire

**B-2 PUBLIC HEARING and consideration of Zoning Ordinance Amendment 2022-05, text amendments to sections 17.20.02, 17.22.02, 17.24.02, 17.26.02, 17.30.02, 17.32.02, 17.40.02, and 17.64.14 of the Exeter Zoning Ordinance to add "Mobile food vendors" to the list of permitted uses in non-residential districts and add "Mobile Food Vendors" as a section of the Special Uses Chapter, and Adopt Resolution 2023-01 recommending approval of the same to the Exeter City Council.** Assistant City Planner Tristan Suire provided a report for the Commissioner's review and consideration. The Commissioners posed questions and Mr. Suire and City Administrator Adam Ennis provided responses thereto. Chair Whitmire opened the public hearing at 6:16 p.m. Troy Staib addressed the Commissioners to inquire about the cost and revenue of the proposed ordinance. Receiving no further public comment, Chair Whitmire closed the public hearing at 6:31 p.m. Following discussion, it was moved by Commissioner Stewart, seconded by Vice Chair Lopez and unanimously carried to adopt Resolution 2023-01 with the addition of minimum liability insurance requirements being added to the proposed Ordinance before the City Council.

AYES: Stewart, Lopez, Becker, Bonner, and Whitmire

**C- Director's Report-**

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 7:12 p.m.

Planning Commission Secretary, Shonna Oneal

# City of Exeter Agenda Item Transmittal

**Meeting Date:** February 16, 2023

**Agenda Item Number:** B1

**Wording for Agenda:** PUBLIC HEARING to adopt Resolution 2023-02 Approving an Application for a Conditional Use Permit No. 2022-05, a Request to Allow Sale and Service of Alcoholic Beverages within the CN (Neighborhood Commercial) District, located at 1102 W. Visalia Rd. in Exeter subject to the conditions as presented.

**Submitting Department:** Planning Department  
**Contact Name and Phone Number:** Greg Collins, City Planner  
Tristan Suire, City 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 2023-02, approving of Conditional Use Permit No. 2022-05, to allow sale and service of alcoholic beverages at an existing restaurant, subject to conditions of approval.

**Summary:**

The City has received a request for a Conditional Use Permit to permit the sale and service of alcoholic beverages at an existing business, La Cabaña, located on the south side of W. Visalia Road, west of N. Belmont Road, 1102 W. Visalia Road. Currently, the business is operating as a restaurant, which is a permitted use and does not require a conditional use permit. The conditional use permit would allow the business to also sell alcoholic beverages in addition to their existing restaurant service. The subject property contains three structures, each containing a varying number of commercial spaces facing into a shared central parking lot, which currently serves the existing businesses located in this commercial center. The access to the site and the parking lot is provided by two access south onto W. Palm Street, one access east onto N. Belmont Road, and one access north, onto W. Visalia Road. The applicant is not proposing any new structures or renovations of existing structures. The current condition of the property is good, and the site appears well maintained.

**Background and Discussion:**

The applicant, Tannia Pamela Morales Aguilar, has applied for a Conditional Use Permit in order to allow the sale and service of alcoholic beverages at 1102 W. Visalia Road. The conditional use permit is required in addition to the business license to operate a restaurant serving alcoholic beverages in the Neighborhood Commercial district, and the applicant has also applied for a sign permit with the Planning Department. Any approval of conditional use permit amendment would be conditioned on the completion of licensing with the California Department of Alcoholic Beverage Control (ABC).

The subject property consists of one parcel that currently contains three structures which range in uses from a dialysis clinic to a nail salon to other restaurants. These businesses share a central parking lot with ample landscaping and access from surrounding public streets. A recent

examination of the site indicates that the current condition of the property well-kept, all existing development meets the standards of the Neighborhood Commercial district. The applicant has provided landowner authorization to operate a restaurant serving alcoholic beverages on the subject property. The Conditional Use Permit, if approved, would run with the land.

The subject property is bounded by property zoned CN (Neighborhood Commercial) to the north, east, and west, and zoned O (Open Space) to the south. The General Plan designates the surrounding properties as General Commercial to the north and west, Residential – Low Density to the east, and Public Facilities to the south.

The W. Visalia Road and N. Belmont Road public rights-of-way, which the subject property fronts onto, contains existing curb, gutter, sidewalk, street trees and lights. There are approximately 75 existing parking stalls on site in the shared parking lot and in front of the buildings. The street behind the subject property, W. Palm Street is paved with well-maintained accesses on one end, intended to extend into the Southwest Specific Plan area.

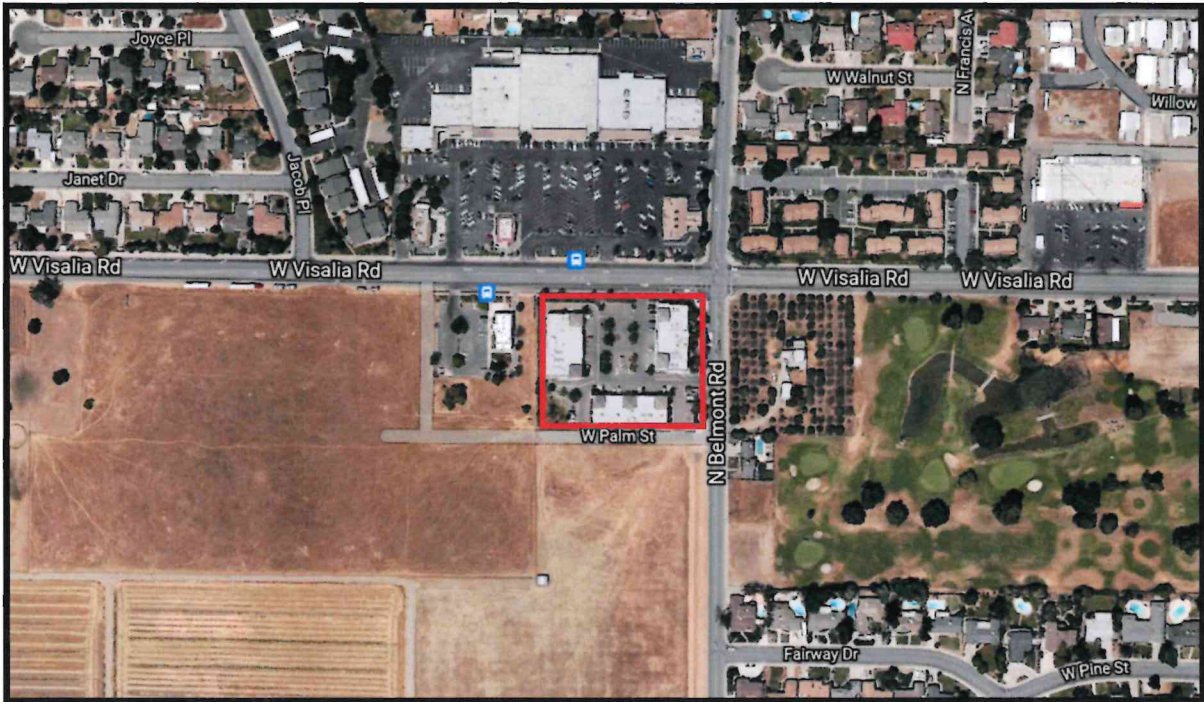
**Conclusion:**

Staff recommends that the Exeter Planning Commission approve Resolution 2023-02, approving Conditional Use Permit 2022-05, subject to conditions. This will allow the applicant to operate a restaurant serving alcoholic beverages.

**Facts:**

- Applicant: Tannia Pamela Morales Aguilar
- Location: South side of W. Visalia Road, west of N. Belmont Road, 1102 W. Visalia Road, APN: 133-280-005
- Request: The applicant is requesting a conditional use permit to allow the sale and service of alcoholic beverages at an existing business, La Cabaña. The applicant has also submitted a Sign Permit.
- Design: The applicant has not proposed any changes to the interior or exterior of the existing structures, all existing structures will remain in their current location. The conditional use permit does not impact the existing design of the subject property.
- Historic Use: The subject property is currently developed and has operated as commercial service and shopping center since approximately 2007. There have been restaurants permitted to sell and serve alcoholic beverages at the subject property in the past.
- Site: The conditional use permit would apply only to the subject property, APN: 133-280-005, 1102 W. Visalia Road, and would run with the property.

See pictured from above:



See pictured from W. Visalia Road facing south



**Zone:** The current zoning is CN (Neighborhood Commercial), development standards for this district are as follows:

**Setbacks:**

Front Yard: 15 feet

Side Yard: 0 feet

Rear Yard: 0 feet

**Parking:** based on land use, one stall per four seats.

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

**Land Use:** The site contains three principal structures and approximately 75 parking stalls in the existing parking lot. Surrounding land uses are as follows:

North: Save Mart Plaza and Bank of Sierra  
South: Multifamily Dwellings  
East: Rite Aid (Pharmacy)  
West: Drive-Thru Restaurant

Infrastructure: The subject property is served by a 12" water line in W. Visalia Rd to the north, and 15" sewer line located on N. Belmont to the east, and has curb, gutter, and sidewalk improvements along the public right-of-way of both frontages, with drop inlets at the corners of Fairway to 12" storm drain pipeline underneath Belmont Road south thereof.

Landscaping: Applicant has not proposed any new landscaping or irrigation for the proposed project, there is ample existing landscaping on the subject property.

CEQA: The proposed project is categorically exempt under the California Environmental Quality Act Cal. Code of Regs. Tit. 14, Section 15301 (Class 1, Existing Facilities)

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

**Attachments:** Resolution 2023-02

<b>Recommended motion to be made by the Planning Commission:</b> I move to adopt Resolution 2023-02 subject to the conditions as presented.
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**RESOLUTION 2023-02**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EXETER  
APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT NO. 2022-05, A  
REQUEST TO ALLOW SALE AND SERVICE OF ALCOHOLIC BEVERAGES WITHIN THE  
CN (NEIGHBORHOOD COMMERCIAL) DISTRICT, LOCATED AT 1102 W. VISALIA ROAD  
IN EXETER (APN: 133-280-005)**

**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**, the City controls the discretionary review of all uses on the conditional use list of Exeter’s zone districts through the Conditional Use Permit process pursuant to Chapter 17.49 of the Exeter Municipal Code; and

**WHEREAS**, decisions regarding Site Plan Review and Conditional Use Permits are based upon meeting the required municipal code standards, improvement standards, and the findings and conditions of the Site Plan Review Committee, all testimony received during the public hearing, and the discretion of the Planning Commission; and

**WHEREAS**, Conditional Use Permit 2022-05 is a request submitted by Tannia Pamela Morales Aguilar to allow sale and service of alcoholic beverages within the CN (Neighborhood Commercial) district. The project site is located on the south side of W. Visalia Road, west of N. Belmont, 1102 W. Visalia Road., (APN:133-280-005); and

**WHEREAS**, the proposed use is in accordance with the purpose and objectives of the Exeter Zoning Ordinance and the purpose of the Neighborhood Commercial district; and

**WHEREAS**, the location of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public interest, health, safety, convenience, or welfare, or be materially injurious to properties or improvements in the vicinity; and

**WHEREAS**, the proposed site is adequate in size, shape, and location to accommodate the use in the Neighborhood Commercial district; and

**WHEREAS**, the proposed project does not include construction of any new structures, or modification of any existing structures on site; and

**WHEREAS**, the subject site is zoned CN, 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”, the proposed use is consistent with the General Plan; and

**WHEREAS**, pursuant to Exeter Municipal Code Section 17.22.03 Conditional Uses, the proposed project is classified as “Café and restaurant serving alcoholic beverages”, permitted with the approval of a Conditional Use Permit; and

**WHEREAS**, on February 16, 2023, the Planning Commission conducted a duly noticed and regularly scheduled meeting to consider Conditional Use Permit No. 2022-05; and

**WHEREAS**, the project has been determined exempt from the requirements of the California Environmental Quality Act (CEQA) per categorical exemption Article 19 §15301, Class 1, “Existing Facilities”; 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 finds the foregoing recitals and findings are true, and approves Conditional Use Permit No. 2022-05, 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) Any graffiti shall be removed within 24 hours.
- 4) The subject site shall be well maintained by ensuring that the landscaping is effectively watered, mowed, pruned, fertilized, and weeded; that the signs are properly painted and displayed; and that any irrigation systems are regularly inspected to insure against leaks, overspray and water times that are not conservation effective.
- 5) 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 February 16, 2023, by the following roll call vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

# City of Exeter Agenda Item Transmittal

**Meeting Date:** February 16, 2023

**Agenda Item Number:** B2

**Wording for Agenda:** Adopt Resolution 2023-03 approving Site Plan Review 2022-05 Kaweah Dental Office, located at 228 N. Kaweah Avenue in Exeter subject to the conditions as presented.

**Submitting Department:** Planning Department  
**Contact Name:** Greg Collins, City Planner, Tristan Suire, City 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)**

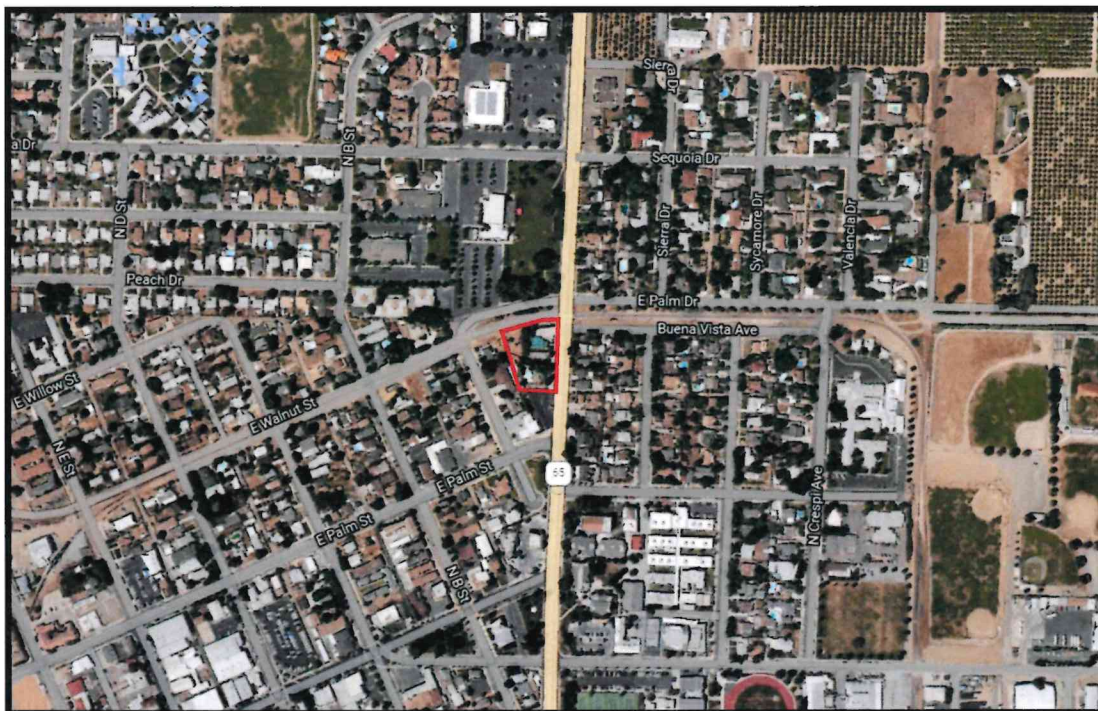


**Department Recommendation:**

Staff recommends that the Planning Commission adopt Resolution 2023-03 approving Site Plan Review 2022-05, Kaweah Dentist Office, 228 N. Kaweah Ave., subject to the conditions provided by the Site Plan Review Committee.

**Summary/Background:**

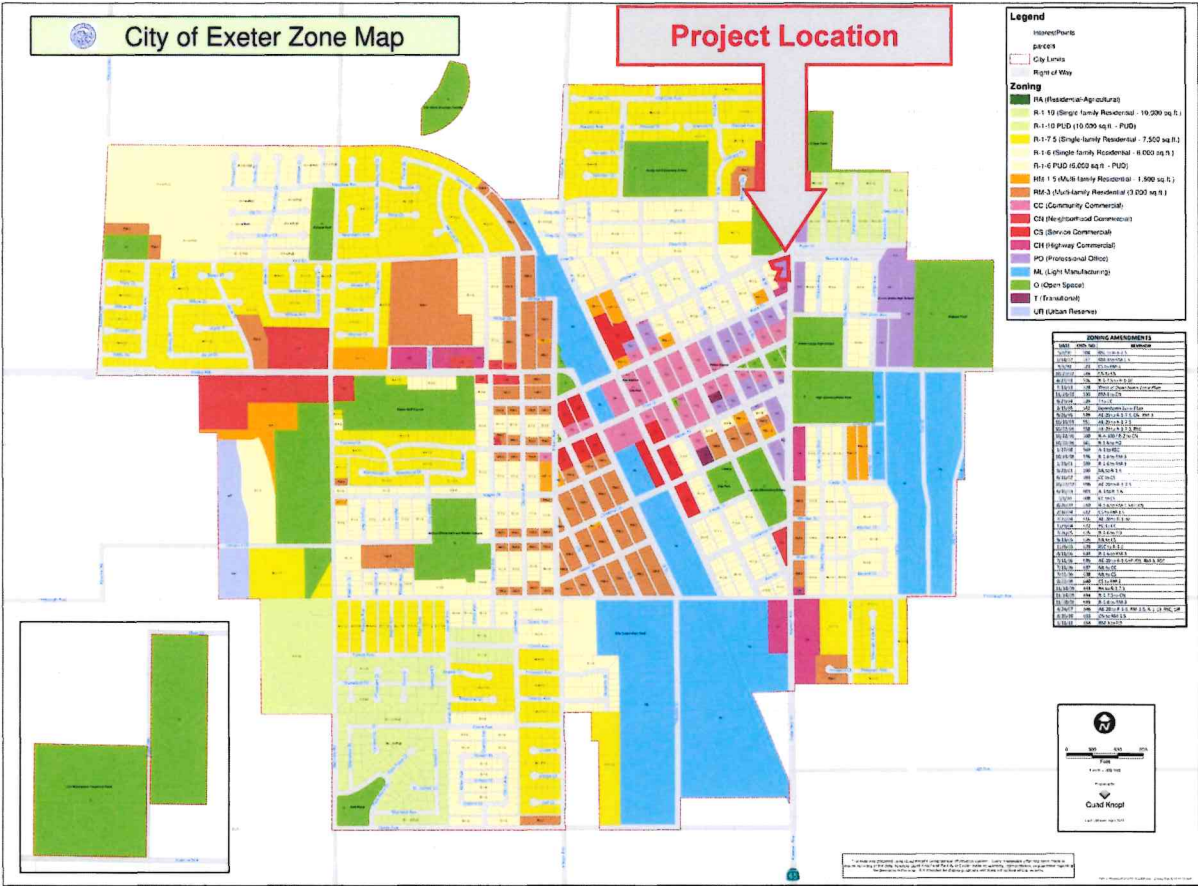
The applicant, Rick Gomez, has proposed a project located on the west side of N. Kaweah Avenue, south of E. Walnut Street, and has requested approval of Site Plan Permit 2022-05. The subject property is currently a residential dwelling. The applicant proposes to demolish the existing residential structure and replace it with a building that will serve as a dental office. See Vicinity Map below:



Presently, the property is zoned PO (Professional Office) which permits the use of "Medical and dental laboratories and clinics". The proposed project is consistent with the purposes for the Professional Office district, "to provide areas in Exeter where professional offices can be



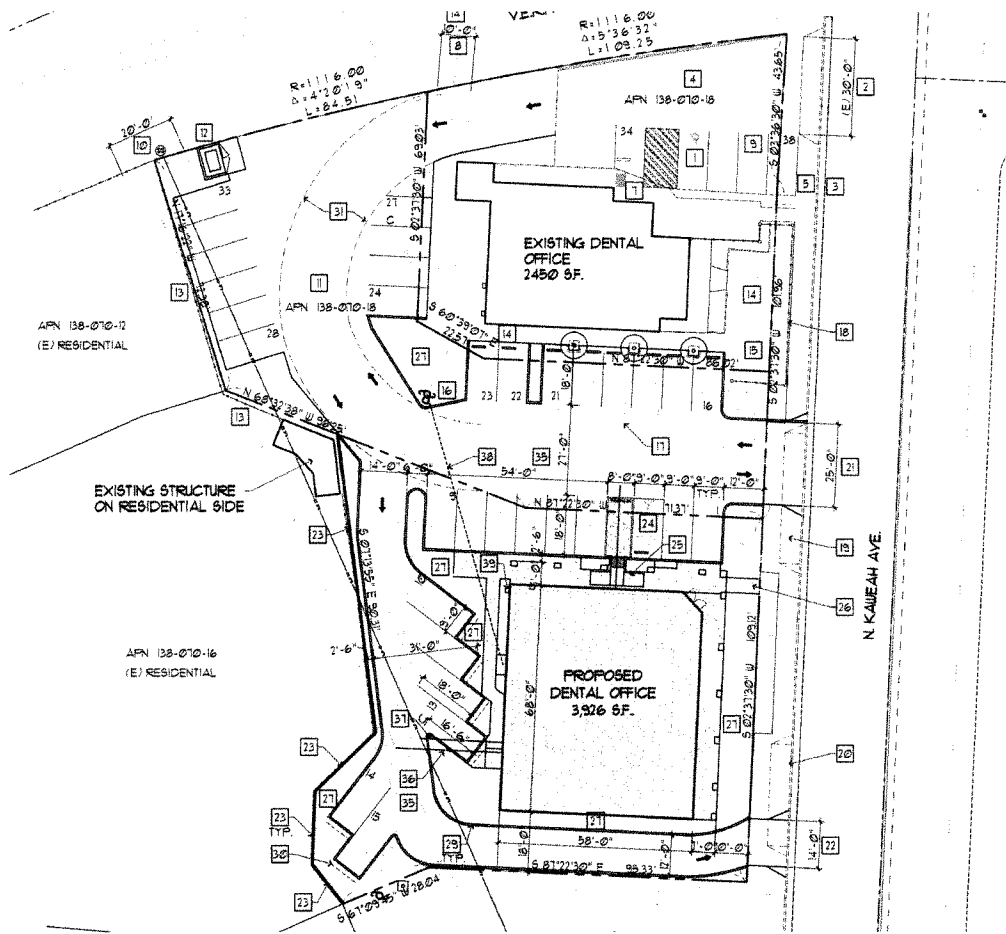
constructed outside of commercial districts, to provide opportunities for older residential dwellings to be converted to an office use". See Zoning Map below:



**Project Information**

Detailed information on the planning application is as follows:

The applicant has proposed to demolish the existing residential structure and proposes to construct a new dentist office with parking area and landscaping roughly in the same area as the existing structure (see vicinity map). The proposed structure has a footprint of approximately 3,926 square feet. The applicant has proposed to include a shared internal circulation pattern and parking facilities with the property immediately north, an existing dental office.



### Site Plan Review Committee

The Site Plan Review Committee reviewed the Kaweah Dentist Site Plan Review documents at their December and January meetings. The Committee made the following findings about the proposed project:

- A shared parking agreement is required with the property immediately north of the subject property to ensure that the parking standards for the proposed project are met.
- A cross access agreement is required with the property immediately north of the subject property to ensure that the site has adequate ingress and egress, and to ensure that both properties have access to the trash enclosure which will be used for both.
- A fire hydrant must be installed within 400 ft. of the proposed building.
- Water 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 zoned PO (Professional Office) and the proposed project is in compliance with all standards of the PO district. The parking standards of this district can only be met with a shared parking agreement with the property directly north. This shared parking agreement will be a condition of approval for the project. All other development standards of the PO district are met by the proposed project.

## Infrastructure

The project will connect to an existing 8" north-south water line and 6" sewer line that runs under Kaweah Avenue. Likewise, the proposed project will connect to existing electrical infrastructure for power. There is a lack of storm drain infrastructure in the Kaweah Ave. public right-of-way, however the applicant has proposed to use TrueGrid paver in the proposed parking area to allow on-site drainage and reduce the area of impervious surfaces. Prior to issuance of a building permit, the applicant will be required to submit grading and drainage plans subject to the approval of the City Engineer.

## 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 a new landscape area and tree wells to create a more aesthetic presentation for the project, existing trees and landscaping on northern adjacent property to remain. Landscaping and irrigation plans will be required for review and approval by staff when improvement plans are submitted.

## Environmental Review

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

## Facts

### Applicant

Stanton Schuler, 244 N. Kaweah Ave., Exeter, CA. 93221

### Agent

Rick Gomez (Gomez Architects, Inc.), 5940 E. Christine Ave., Fresno CA. 93727

### Location

The subject parcel is located on the west side of North Kaweah Avenue, south of E. Walnut Street containing approximately 0.52 acres. The Assessor's Parcel Number (APN) for the subject properties are 138-070-019 and 138-070-018.

### Request

The applicant requests approval of Site Plan Permit 2022-05, permitting the demolition of an existing structure in order to construct a dental office at the site of an existing residential dwelling, southwest of the intersection of E. Palm Drive and N. Kaweah Avenue.

### Zone

The subject property is zoned PO (Professional Office), 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.

Side yard: 5-foot setback required.

Parking: "Parking for any residential structure being converted to an office use shall be located behind the structure or shall utilize the existing garage or carport and the driveway leading to these structures". The proposed dental office will create 16 new parking stalls. No such existing driveway or garage to utilize, however proposed parking is located to the rear of the structure, and will require a shared parking agreement with the property to the north in order to meet the parking requirements for office use. The properties are both currently owned by the applicant, and a shared parking agreement is a Condition of Approval.

Surrounding zone classifications are as follows:

North: O "Open Space"

South: CH "Highway Commercial"

East: PO "Professional Office"

West: R-1-6 "Single-Family Residential – 6,000 sq. ft."

Site:

The subject site is currently a residential dwelling.

Surrounding land uses are as follows:

North: Open Space/ Exeter Veterans Memorial Building

South: Restaurant

East: Single-Family Dwellings and Offices

West: Single-Family Dwellings

Design:

The proposed project has been designed to be sensitive to the architectural details associated with the existing residential structure, and to improve the internal circulation of the site. In addition, the applicant has worked with the city to ameliorate the solid waste disposal issues that currently exist with the site. The design of the project itself will not negatively impact surrounding properties, and represents a transition from residential use to office commercial use along a major commercial thoroughfare in the City.

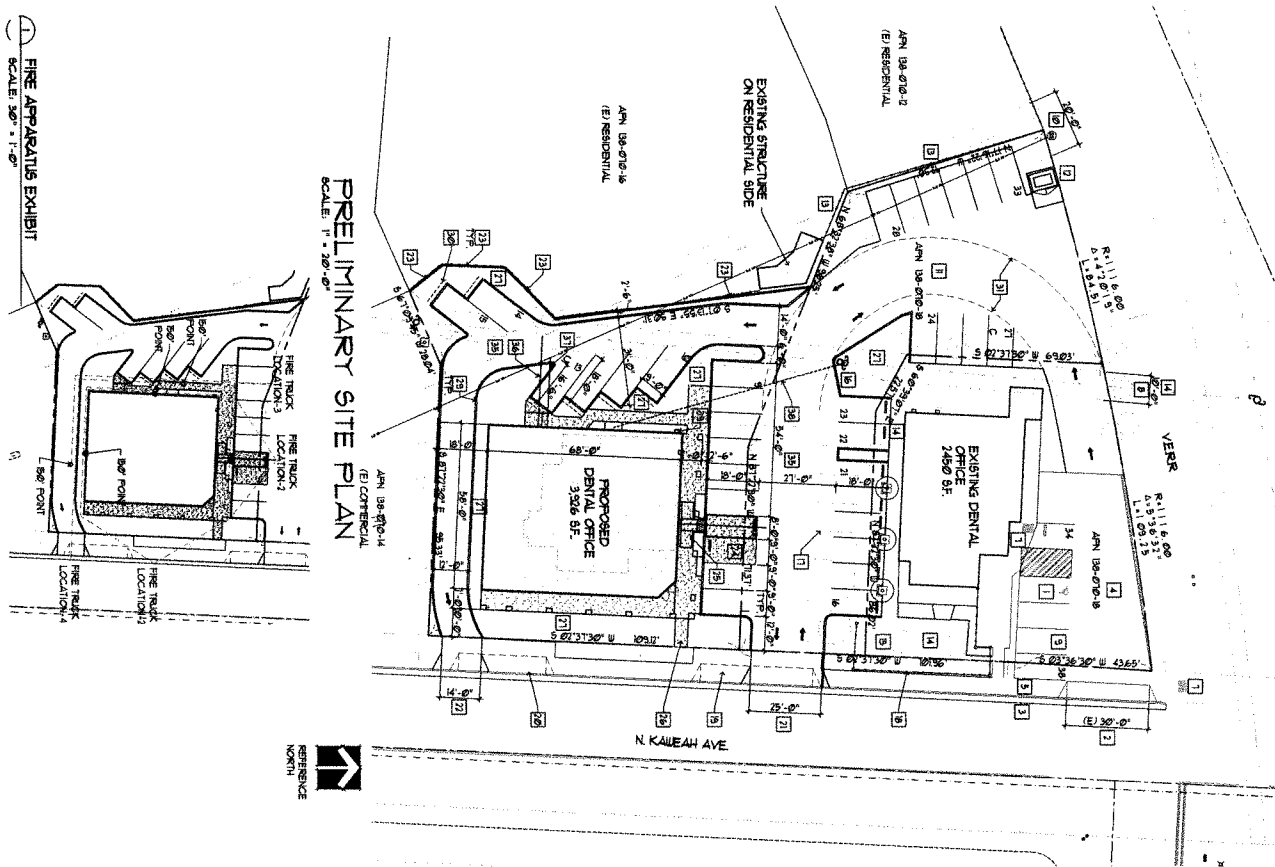
**Prior Council/Commission Actions:** N/A

**Attachments:**

Site Plan 2022-05, Kaweah Dental, 228 & 244 N. Kaweah Ave.

Resolution 2023-03 Approving Site Plan 2022-05, Kaweah Dental

<p><b>Recommended motion to be made by Planning Commission:</b> I move to adopt Resolution 2023-03 approving Site Plan Review 2022-05, Kaweah Dental, 228 &amp; 244 N. Kaweah Avenue, subject to the conditions as presented.</p>
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**SITE PLAN KEYNOTES**

- 1 EXISTING CONCERNING ACCESSIBLE PARKING STALL
- 2 EXISTING DRIVE APPROACH
- 3 EXISTING CONC CONC AND UTILITY
- 4 EXISTING PAVED PARKING AREA
- 5 EXISTING 6 FOOT SIDEWALK
- 6 EXISTING SIDEWALK CONC 6004
- 7 EXISTING UNPAVED DRIVE
- 8 EXISTING 20' SEWER AND WATER EASEMENT
- 9 EXISTING 40' FT PUBLIC UTILITY EASEMENT
- 10 EXISTING UNPAVED DRIVE, PARKING AREA TO SERVICE WITH TRASHED PAVEMENT, HEAVY TRAFFIC RAINING (PAD TO BE UTILIZED ALONG DRIVE AISLES OVER FLOOR PARKING)
- 11 NEW TRASH ENCLOSURE TO BE SHAVED BY BOTH BUILDINGS
- 12 EXISTING WOOD FENCE TO REMAIN
- 13 EXISTING LANDSCAPE AREAS TO REMAIN
- 14 EXISTING TREES
- 15 EXISTING POWER POLE
- 16 DASHED LINE INDICATES EXISTING CONCRETE PARKING TO BE REMOVED
- 17 EXISTING DECORATIVE BRICKS TO REMAIN
- 18 EXISTING 36" x 6" DRIVE APPROACH TO BE REMOVED AND ADAPTED FOR NEW DRIVE APPROACH
- 19 EXISTING 36" x 6" DRIVE APPROACH TO BE REMOVED AND ADAPTED FOR NEW DRIVE APPROACH
- 20 NEW 36" x 6" DRIVEWAY APPROACH PER CITY SIDS
- 21 EXISTING 6' HIGH CURB FENCE
- 22 NEW LOCATION ACCESSIBLE PARKING STALL TO CORNER WITH CONC CONC DECISION TO BE CONCRETE W/ 2% MAX SLOPE AND CROSS SLOPE
- 23 NEW CONCRETE RAUP FOR ACCESSIBLE PARKING STALL
- 24 NEW CONCRETE WALK 2% MAX CROSS SLOPE
- 25 NEW LANDSCAPE AREA
- 26 NEW PARKING STRIPING PER CITY STANDARDS
- 27 6' CONC CURB
- 28 DASH LINE INDICATE PARKING OVERLAP
- 29 INDICATES TURNING RADIUS OF SPINNING VEHICLE
- 30 TRASHED PAVEMENT AT PARKING AREAS
- 31 PROPOSED TREE BELLS
- 32 FLAT 6" CONCRETE CURB TRANSITION
- 33 TRASHED PAVEMENT HEAVY TRAFFIC RAINING (PAD TO BE UTILIZED ALONG DRIVE AISLES)
- 34 NEW WATER SERVICE
- 35 NEW SEWER SERVICE
- 36 NEW UNDERGROUND POWER SERVICE
- 37 NEW GAS METER LOCATION

**SITE INFORMATION**

- 1 PROPERTY OWNERS FULL NAME: STANTON SCHULER
- 2 OWNERS ADDRESS: 246 E. TRULOCK AVE
- 3 CITY, STATE: FRESNO, CA 93706
- 4 OWNERS NUMBER: 555-365-6883
- 5 APN: 08-070-18
- 6 USE CODE: P-0
- 7 OCCUPANCY GROUP: 1-B
- 8 TYPE OF CONSTRUCTION: 18 NON-SPRINKLED
- 9 AREA OF NEW DENTAL OFFICE: 3588 SF
- 10 AREA OF SITE: 1454841 SF
- 11 AREA OF EXISTING DENTAL SITE: 264163 SF
- 12 POLITICAL JURISDICTION: CITY OF EXETER
- 13 WORKING DAYS BEFORE COMMENCING EXCAVATION: 5
- 14 EXISTING UNDERGROUND UTILITIES: ALL EXISTING UNDERGROUND UTILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA) CALL 1-800-842-7444
- 15 REPAIR ALL DAMAGE AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT (CMT) SUPERVISOR/INSPECTOR PRIOR TO OCCUPANCY
- 16 ANY USE OF VEHICLES ON THE AREA OF CONSTRUCTION SHALL BE RESTRICTED OR BANNED BY A PERSON LICENSED TO PROVIDE LAND SURVEYING IN THE STATE OF CALIFORNIA

**PARKING ANALYSIS**

PARKING ANALYSIS BASED ON THE FOLLOWING CITY ZONING REGULATIONS:  
 1. NEW DENTAL OFFICE 3588 SF / 260 SF = 16.87 STALLS  
 2. EXISTING DENTAL OFFICE 2642 SF / 260 SF = 10.16 STALLS  
 TOTAL OF REQUIRED PARKING FOR BOTH EXISTING AND NEW BUILDING = 26 STALLS  
 23 NEW PARKING STALLS PROPOSED, 3 EXISTING PAVED PARKING STALLS = 26 STALLS GREATER THAN 26 REQUIRED  
 EXISTING OVERFLOW PARKING STALLS TO BE UP TO CREATE 40 ADDITIONAL STALLS

<b>PRELIMINARY SITE PLAN 'A'</b>													
<b>PROPOSED DENTAL OFFICE FOR STANTON SCHULER, DDS</b>													
<b>244 N KAWEAH AVE, EXETER, CA. 93221</b>													
THESE PLANS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE PREPARED FOR CONTRACT CONSTRUCTION WORK AND SHALL BE USED ONLY UNDER SPECIFIC AGREEMENT WITH THE ARCHITECT.													
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**RESOLUTION 2023-03**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EXETER APPROVING AN APPLICATION FOR SITE PLAN PERMIT NO. 2022-05 KAWEAH DENTAL OFFICE, LOCATED AT 228 N. KAWEAH AVENUE, EXETER (APNS: 138-070-018 & -019).**

**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 2022-05 is a request submitted by Stanton Schuler and their agent, Rick Gomez (Gomez Architects, Inc.) to demolish the existing residential structure and replace it with a new dental office building within the PO (Professional Office) district. The project site is located on the west side of N. Kaweah Avenue, south of E. Walnut Street, (APNs: 138-070-018 and 138-070-019); and

**WHEREAS**, the project proposes the demolition of existing structures and construction of a new building for use as a dental office of approximately 3,926 sq. ft, as well as parking amenities; and

**WHEREAS**, the subject site is zoned PO, Professional Office, the purpose of which is defined by Section 17.20.01 of the Exeter Municipal Code, “to provide areas in Exeter where professional offices can be constructed outside of commercial districts, to provide opportunities for older residential dwellings to be converted to an office use”; and

**WHEREAS**, pursuant to Exeter Municipal Code Section 17.20.02 Permitted Uses, the proposed project is classified as “Medical and dental laboratories and clinics”, permitted with the approval of a Site Plan Review; and

**WHEREAS**, on February 16, 2023, the Planning Commission conducted a regularly scheduled meeting to consider Site Plan Permit No. 2022-05; 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 applicants will be required to obtain a business license application and secure a building permit prior to operation of the proposed business; 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. 2022-05, 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 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) New proposed structure must meet all provisions of the current California Fire and Building Codes, including Title 24.
- 6) Prior to issuance of building permits, applicant will confirm with the Fire Chief the location and specifications for any and all required fire hydrants.
- 7) Prior to issuance of building permits, applicant will submit grading and drainage plans subject to the approval of the City Engineer.
- 8) 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 February 16, 2023, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

# City of Exeter Agenda Item Transmittal

**Meeting Date:** February 16, 2023

**Agenda Item Number:** B3

**Wording for Agenda:** Adopt Resolution 2023-04 approving Site Plan Review 2022-06 1<sup>st</sup> Mini-Storage, located at 611 1<sup>st</sup> Street in Exeter subject to the conditions as presented.

**Submitting Department:** Planning Department  
**Contact Name:** Greg Collins, City Planner, Tristan Suire, City 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 2023-04 approving Site Plan Review 2022-06, 1<sup>st</sup> Mini-Storage, 611 1<sup>st</sup> St., subject to the conditions provided by the Site Plan Review Committee.

**Summary/Background:**

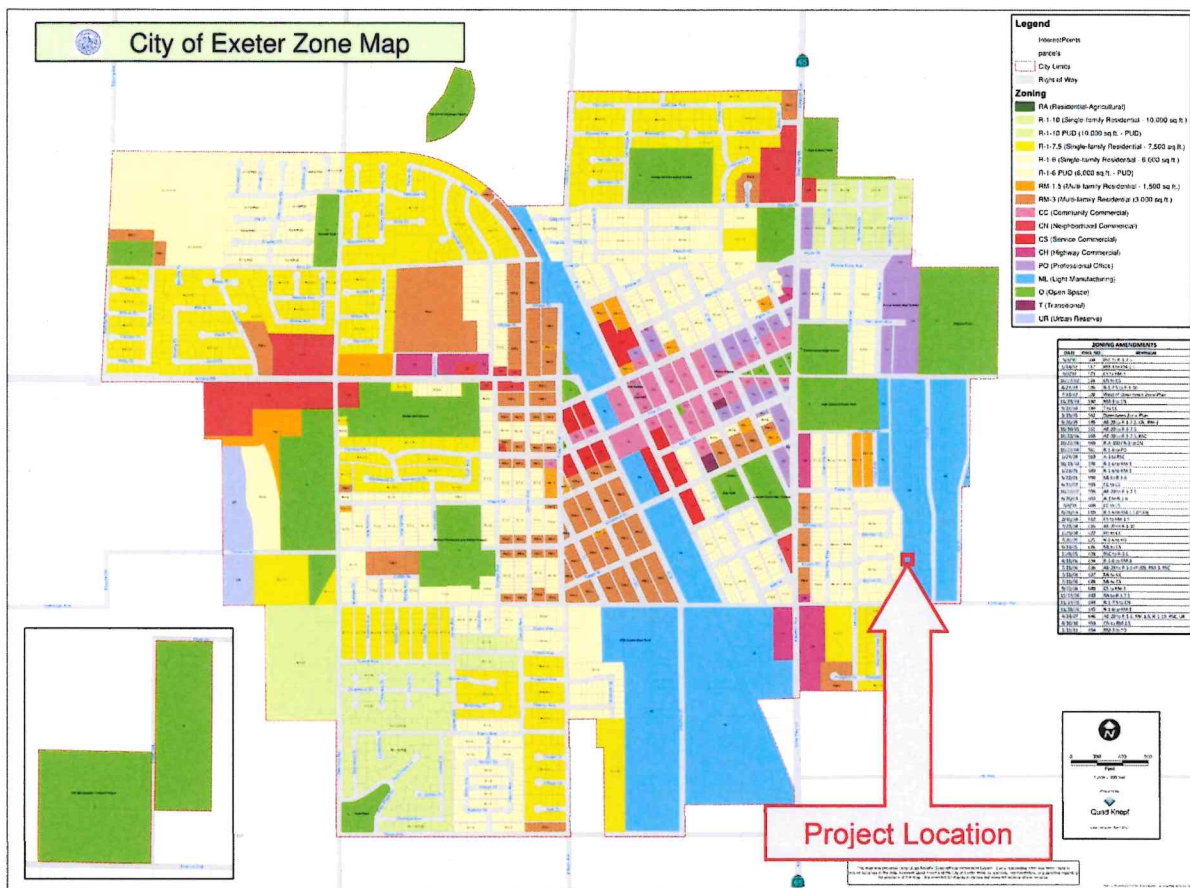
The applicant, Bill Haas, has proposed a project located on the east side of 1<sup>st</sup> Street, north of E. Firebaugh Ave., and has requested approval of Site Plan Permit 2022-06. The subject property is currently a vacant lot. The applicant proposes a series of mini storage units for commercial use. See Vicinity Map below:



Presently, the property is zoned I (Industrial) which permits the use of Storage garages and yards, warehouses and mini-storage facilities". The proposed use as a mini-storage facility is permitted on the subject property. Further, the proposed project is consistent with the purposes for the Industrial district, "to provide appropriate locations in the community for industrial uses



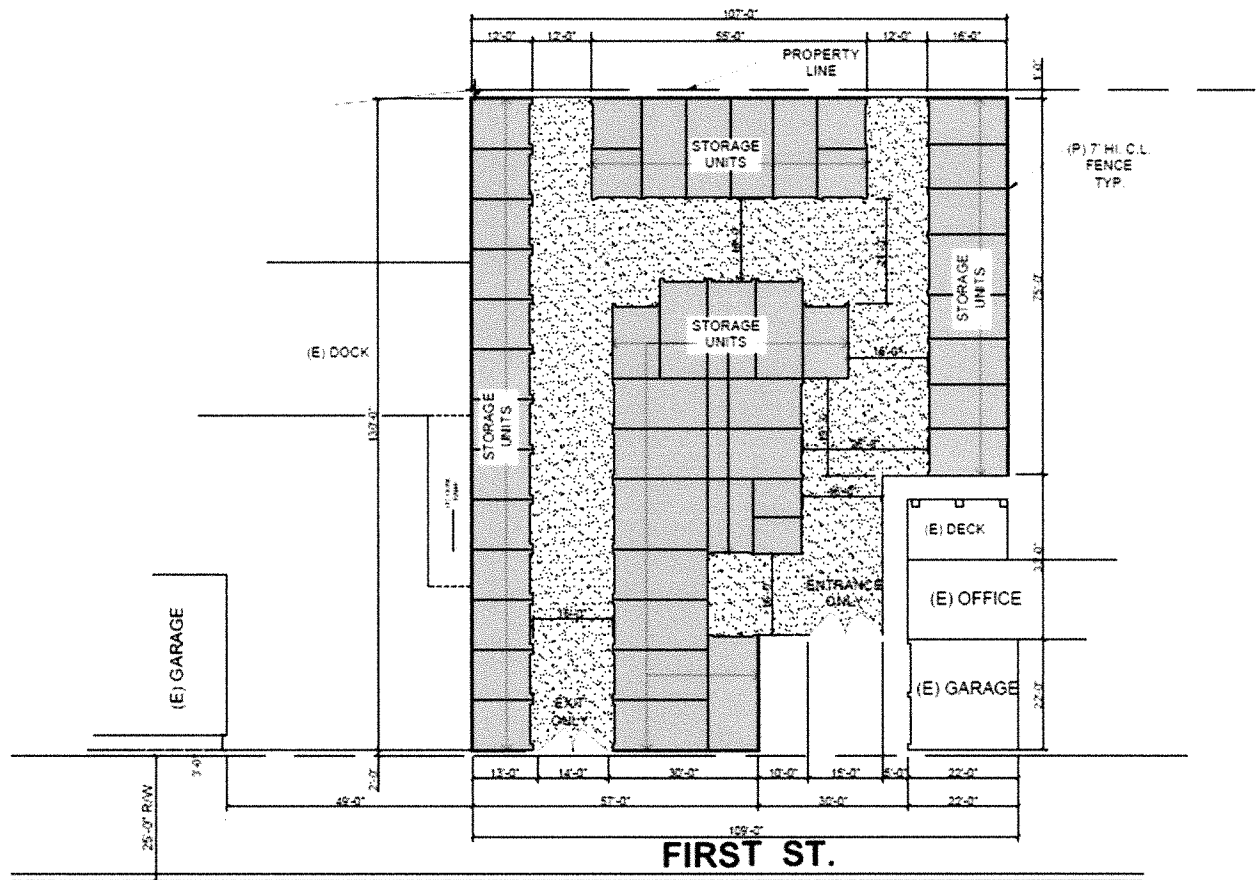
and related activities. The development shall be consistent with the Exeter General Plan and be limited to industrial and service commercial uses". See Zoning Map below:



## Project Information

Detailed information on the planning application is as follows:

The applicant has proposed to construct a mini storage facility containing 47 proposed storage units and gated fencing in roughly the same area that was previously used for warehousing and has been vacant since being destroyed by fire (see vicinity map). The proposed structure has a footprint of approximately 11,960 square feet. The applicant has proposed to construct the storage units out of metal, and use the existing structures on site for the garage, office, and deck space needed to operate the storage facility. The applicant has also agreed to include on-site storm water storage in the form of a French drain to offset the impervious surfaces resulting from the buildout of the site. In addition, the applicant met with the Fire Department official and agreed to a number of fire suppression measures to ensure that the site can be sufficiently served.



### Site Plan Review Committee

The Site Plan Review Committee reviewed the 1<sup>st</sup> Mini-Storage Project Site Plan Review documents at their January and February meetings. The Committee made the following findings about the proposed project:

- Volume of storage provided by the proposed French drain subject to the approval of the City Engineer.
- Applicant will be responsible for enforcing a prohibition on trucks with trailers, which may not enter the interior circulation of the site.
- To ensure that the facility will have sufficient parking, facility visits will be by appointment only.
- Fire extinguishers must be installed every 75 feet of walkable distance.
- A Knox Box will be required including gate control if gate is electronic.
- A separate Fence Permit must be submitted for the proposed fencing.
- 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.
- All current codes and ordinances shall apply.

### Zoning

The project is zoned I (Industrial) and the proposed project is in compliance will all standards of the I district. All development standards of the I district are met by the proposed project, subject to conditions of approval.

## Infrastructure

The project will not require any new connections to water or sewer lines. The proposed project will connect to existing electrical infrastructure for power, and will only require water and sewer for the existing office on site. There is a lack of storm drain infrastructure in the 1<sup>st</sup> Street public right-of-way, however the applicant has proposed to use a French drain in the proposed parking area to allow on-site drainage and reduce the impact of impervious surfaces.

## 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

No new landscaping has been proposed as part of the project. No landscaping or irrigation is required.

## Environmental Review

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

## Facts

### Applicant

Bill Haas, 609 1<sup>st</sup> St., Exeter, CA. 93221

### Agent

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

### Location

The subject parcel is located on the east side of 1<sup>st</sup> Street, north of E. Firebaugh Avenue, containing approximately 1.32 acres. The Assessor's Parcel Number (APN) for the subject property is 136-054-030 (portion thereof).

### Request

The applicant requests approval of Site Plan Permit 2022-06, permitting to construct a mini storage facility containing 47 proposed storage units and gated fencing, northeast of the intersection of 1<sup>st</sup> Street and E. Firebaugh Avenue.

### Zone

The subject property is zoned I (Industrial), the zoning standards for this district are as follows:

Site Area: Minimum 20,000 sq. ft.

Building Height: Maximum height of commercial structures shall be 45 feet; accessory structures shall be 75 feet.

Front yard: 15-foot setback required.

Rear yard: No setback required.

Side yard: No setback required.

Parking: "Two stalls plus one stall for every 250 sq. ft. of building area", the project is not expanding the footprint of existing structures, and the proposed self-storage will not generate additional parking demand, therefore two stalls are required.

Surrounding zone classifications are as follows:

North: I "Industrial"

South: I "Industrial"

East: I "Industrial"

West: R-1-6 "Single-Family Residential – 6,000 sq. ft."

Site:

The subject site is currently vacant.

Surrounding land uses are as follows:

North: Loading Dock and Warehouse

South: Outdoor Storage Facility

East: Railroad and Outdoor Storage

West: Single-Family Dwellings

Design:

The proposed project will be required to meet all design guidelines of the Industrial district. The proposed metal structures facing the public right-of-way will be required to have a façade of material other than metal, including stucco, brick, rock, or wood. In addition, the project will be required to provide proper illumination for security and safety of the site, and all exterior lighting must be directed to illuminate only the subject site. The applicant has coordinated with City staff to ensure that the design of the proposed project will not have any negative impacts on surrounding properties.

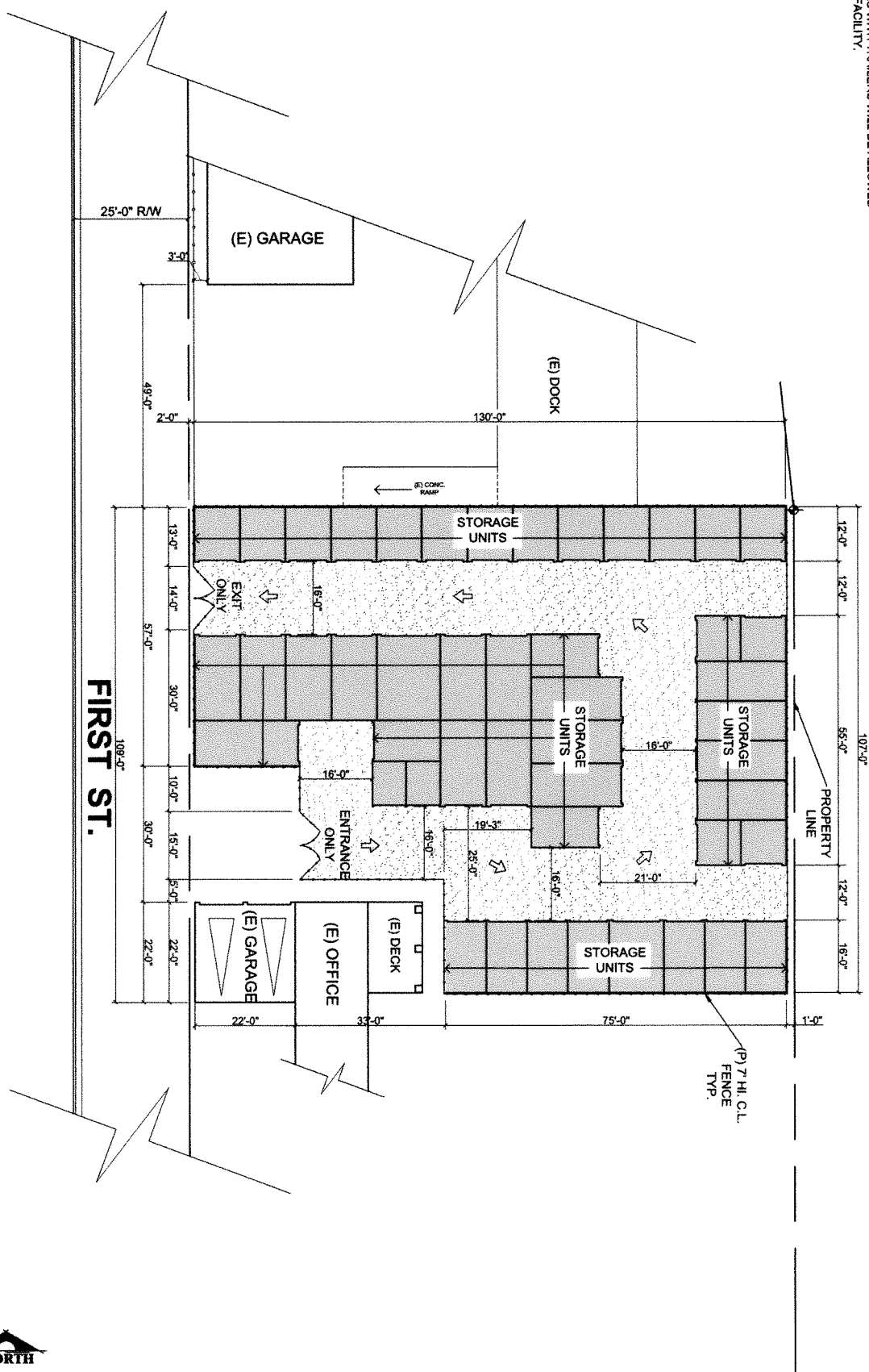
**Prior Council/Commission Actions:** N/A

**Attachments:** Site Plan 2022-06, 1<sup>st</sup> Mini-Storage, 611 1<sup>st</sup> St.  
Resolution 2023-04 Approving Site Plan 2022-06, 1<sup>st</sup> Mini-Storage

<p><b>Recommended motion to be made by Planning Commission:</b> I move to adopt Resolution 2023-04 subject to the conditions as presented.</p>
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**NOTES:**  
 FACILITY VISITS WILL BE BY APPOINTMENT ONLY.  
 NO TRUCKS WITH TRAILERS WILL BE ALLOWED  
 INTO THE FACILITY.

**PROPOSED SITE PLAN ENLARGEMENT**  
 SCALE: 1" = 10'-0"



**DATE:** 10/28/2022  
**CONTRACT NO.:** 22-002  
**PROJECT:** NEW MINI STORAGE FACILITY FOR:  
**OWNER:** BILL HAAS  
**SCALE:** AS NOTED  
**JOB #:** 1004  
**SHOWN:** A1

**NEW MINI STORAGE FACILITY FOR:**  
**BILL HAAS**  
 611 FIRST ST. EXETER, CA 93221

NO.	REVISIONS

This is an engineering application, prepared in accordance with the provisions of the California State Board of Professional Engineers.  
 1004 W. Main St. Suite A  
 Visalia, Ca. 93291  
 Ph. (559) 625-8150  
 Fax. (559) 625-8153  
 skylab1004@skylabglobal.net

Jose R. Quiroz, President  
**SKULAB, Inc.**  
 RESIDENTIAL DESIGN

**DO NOT SCALE**

**RESOLUTION 2023-04**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EXETER APPROVING AN APPLICATION FOR SITE PLAN PERMIT NO. 2022-06, 1<sup>ST</sup> MINI STORAGE, LOCATED AT 611 1<sup>ST</sup> STREET, EXETER (APN: 136-054-030)**

**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 2022-06 is a request submitted by Bill Haas and their agent, Jesus Gutierrez (Skylab, Inc.) to construct a mini-storage facility containing 47 proposed storage units and gated fencing within the I (Industrial) district. The project site is located on the east side of 1<sup>st</sup> Street, north of E. Firebaugh Avenue, (APN: 136-054-030); and

**WHEREAS**, the project proposes the construction of 47 new storage units for use as commercial mini storage, as well as installing a chain link fence and front entry gate; and

**WHEREAS**, the subject site is zoned I, Industrial, the purpose of which is defined by Section 17.32.01 of the Exeter Municipal Code, “to provide appropriate locations in the community for industrial uses and related activities”; and

**WHEREAS**, pursuant to Exeter Municipal Code Section 17.32.02 Permitted Uses, the proposed project is classified as “Storage garages and yard, warehouses and mini storage facilities”, permitted with the approval of a Site Plan Review; and

**WHEREAS**, on February 16, 2023, the Planning Commission conducted a regularly scheduled meeting to consider Site Plan Permit No. 2022-06; 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 applicants will be required to obtain a business license application and secure a building permit prior to operation of the proposed business; 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. 2022-05, 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) Before installation or erection of any fencing, the applicant must submit an application for fence permit(s) and be approved. All fencing shall be compliant with the City of Exeter fence and wall standards.
- 3) 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.
- 4) 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.
- 5) Water 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.
- 6) Project must meet all provisions of the current California Fire and Building Codes, including Title 24.
- 7) The applicant shall install fire extinguishers every 75 feet of walkable distance on the subject property.
- 8) The applicant shall be required to provide a Knox Box, including gate control if the gate is electronic, to be placed outside of the fence, subject to the review and approval of the Police Chief or their designee.
- 9) Prior to issuance of a building permit, the applicant shall submit revised site plans which demonstrates compliance with the required 15 ft. front yard setback, subject to the approval of the City Planner or their designee, and the proposed French drain, subject to the approval of the City Engineer or their designee.
- 10) Prior to issuance of a building permit, the applicant shall submit grading and drainage plans subject to the approval of the City Engineer.
- 11) The applicant shall enforce a prohibition on trucks with trailers, which may not enter the interior circulation on the subject property.
- 12) The applicant shall enforce a prohibition on facility visits without an appointment.
- 13) The applicant shall provide on all exterior walls facing the public right-of-way, a front façade composed of a material other than metal, consistent with Exeter Municipal Code Sec. 17.32.11
- 14) 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 February 16, 2023, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary