

## **EXETER PLANNING COMMISSION**

**April 20, 2023**

### **A-1 Call to Order**

The City of Exeter Planning Commission met in a regular session on Thursday, April 20, 2023, at 5:30 p.m.

### **A-2 Roll Call**

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

### **A-3 Minutes of Meeting February 16, 2023**

Commissioner Stewart moved and Vice Chair Lopez seconded a motion to approve the minutes of February 16, 2023, as presented.

AYES: Stewart, Bonner, and Lopez

ABSENT: Becker

ABTAIN: Whitmire

### **A-5 Public Comment**

Chair Whitmire 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 PUBLIC HEARING to adopt Resolution 2023-05 approving Conditional Use Permit No. 2022-01, to permit the construction and operation of an RV park on property located in the CH (Highway Commercial) district, located on the west side of S. Kaweah Avenue, south of E. Firebaugh Avenue.**

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 6:12 p.m. Receiving no comment, closed the public hearing at 6:12 p.m. Following discussion, it was moved by Commissioner Stewart, seconded by Vice Chair Lopez, and carried 4-0 (Commissioner Becker absent) to adopt Resolution 2023-05 subject to the conditions as presented.

AYES: Stewart, Lopez, Bonner, and Whitmire

ABSENT: Becker

### **B-2 PUBLIC HEARING to adopt Resolution 2023-06 recommending approval of Zoning Ordinance Amendment 2023-01, a text amendment to Chapter 17.64 of the Exeter Zoning Ordinance to add "Accessory Dwelling Units" as a section of the Special Uses Chapter 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 7:21 p.m. Receiving no comment, closed the public hearing at 7:21 p.m. With no further discussion, it was moved by Commissioner Bonner, seconded by Commissioner Stewart and carried 4-0 (Commissioner Becker absent) adopt Resolution 2023-06 subject to the conditions and amendments as presented.

AYES: Bonner, Stewart, Lopez, and Whitmire

ABSENT: Becker

### **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 7:46 p.m.

Planning Commission Secretary, Christina Arias

# City of Exeter Agenda Item Transmittal

Meeting Date: May 18, 2023

Agenda Item Number: **B1**

**Wording for Agenda:** Adopt Resolution 2023-07 approving Site Plan Review 2023-01 for a Starbucks Drive-Thru Café, located at 1118 W. Visalia Rd. 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 2023-07 approving Site Plan Review 2023-01 for a Starbucks Cafe, located at 1118 W. Visalia Rd., subject to the conditions as presented.

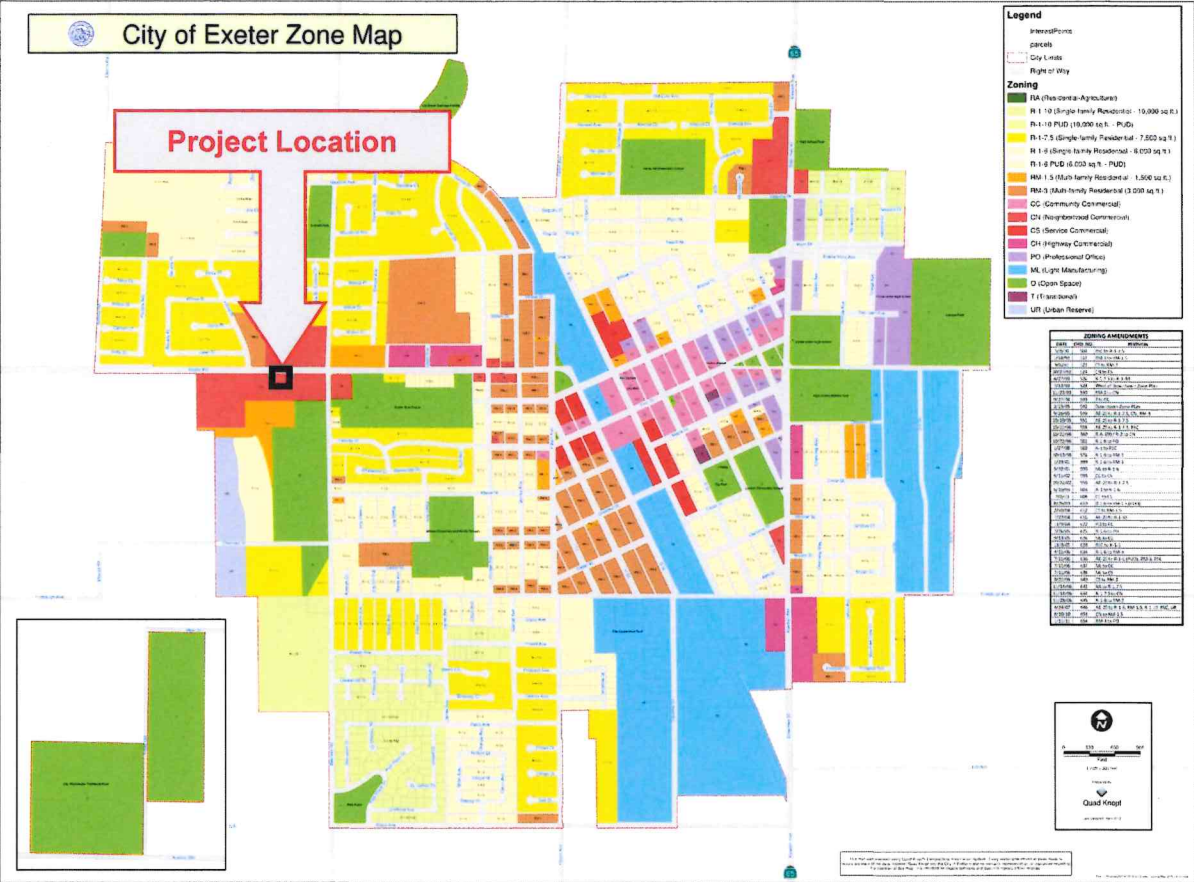
### Summary/Background:

The applicant, Taylor Conterno, has proposed a project located on the south side of W. Visalia Rd., west of N. Belmont Rd., and has requested approval of Site Plan Permit 2023-01. The subject property is currently used as a Burger King drive-thru restaurant. The applicant proposes demolishing parts of the existing structure and replacing it with a building that will serve as a Starbucks drive-thru café. See Vicinity Map below:



Presently, the property is zoned CN (Neighborhood Commercial) which permits the use of “Restaurants”. The proposed project is consistent with the purposes for the Neighborhood Commercial district, “to provide for the development of small scale, low intensity commercial uses that serve the daily needs of residential neighborhoods”.

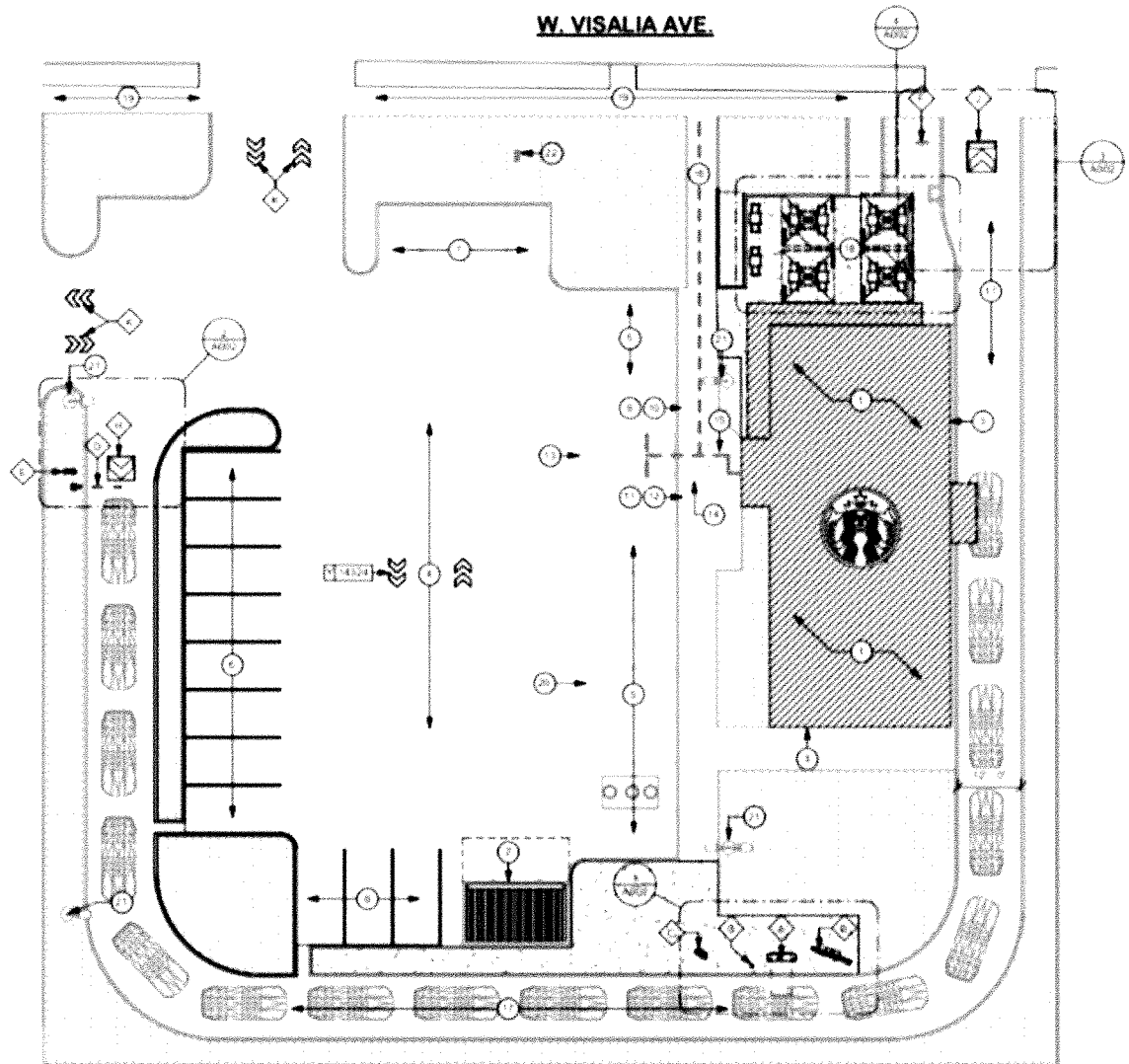
See Zoning Map below:



**Project Information**

Detailed information on the planning application is as follows:

The applicant has proposed to partially demolish the existing commercial structure and proposes to construct a new Starbucks drive-thru cafe with parking area and landscaping roughly in the same area as the existing structure (see site plans). The proposed structure has a footprint of approximately 2,584 square feet. The applicant has proposed changes to the existing internal circulation pattern and parking facilities in order to accommodate a longer queue for the drive-thru and create additional landscaped partitions between the parking area and drive-thru. See site plans below:



1 ARCHITECTURAL - SITE PLAN

**Site Plan Review Committee**

The Site Plan Review Committee reviewed the W. Visalia Starbucks Cafe Site Plan Review documents at their April meeting. The Committee made the following findings about the proposed project:

- All lighting must be hooded or otherwise obscured to ensure that it does not pose a distraction to drivers.
- Application for sign permit must be submitted and approved by the City before installation of any signage.
- Improvement plans must be submitted to and approved by staff prior to issuance of building permits.

## Zoning

The project is zoned CN (Neighborhood Commercial) and the proposed project is in compliance with all standards of the CN district.

## Infrastructure

The project will utilize existing connections to an existing 12" east-west water line and 8" sewer line that runs under W. Visalia Road. Likewise, the proposed project will connect to existing electrical infrastructure for power. The site currently utilizes a storm water basin directly south of the subject property because no storm drainage infrastructure exists on the south side of Visalia Road. In addition, the applicant will be providing additional landscaping on site, which will reduce the impervious surfaces on site generating less runoff. 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 proposed use, no additional traffic is anticipated to be 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 throughout the property is to be removed and replaced with new landscaping. 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).

## **Facts**

### Applicant

Taylor Conterno, 1111 Sartori Avenue, Torrance, CA. 90501

### Agent

Jefferey D. Meiter, 600 N. Mountain Avenue, Suite C102, Upland, CA. 91786

### Location

The subject parcel is located on the south side of W. Visalia Rd., west of N. Belmont Rd., containing approximately 0.78 acres. The Assessor's Parcel Number (APN) for the subject property is 133-280-011.

## Request

The applicant requests approval of Site Plan Permit 2023-01, permitting demolishing parts of the existing structure and replacing it with a building that will serve as a Starbucks drive-thru café.

## Zone

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

Site Area: Minimum 6,000 sq. ft.

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

Front yard: 15-foot setback required.

Rear yard: No setback required.

Side yard: No setback required.

Parking: One stall is required for every 100 sq. ft. of building area, therefore 26 stalls are required. The proposed Starbucks café has proposed 26 new stalls. The car park is required to be designed and constructed so that within five years, 50% of the parking lot is shaded by trees. The conceptual landscaping plans submitted by the applicant achieves the required shading. The building is separated from the parking lot by raised sidewalks, and accommodates solid waste pick up in the southwest corner of the proposed parking lot.

Surrounding zone classifications are as follows:

North: CN "Neighborhood Commercial"

South: CN "Neighborhood Commercial" & RM-1.5 "Multi-family Residential – 1,500 sq. ft."

East: CN "Neighborhood Commercial"

West: CN "Neighborhood Commercial"

Site:

The subject site is currently a Burger King fast food restaurant and drive-thru.

Surrounding land uses are as follows:

North: Save Mart Shopping Center

South: Stormwater Basin/Vacant

East: DaVita Dialysis Shopping Center

West: Dollar General

Design:

The proposed project has been designed to be an improvement to the internal circulation of the site. The design of the project itself will not negatively impact surrounding properties, and given the similarity between the existing and proposed uses, there are few changes to the design.

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

**Attachments:** Site Plan 2023-01, Starbucks Drive-Thru Cafe, 1118 W. Visalia Rd.  
Resolution 2023-07 Approving Site Plan 2023-01, Starbucks Drive-Thru  
Café

**Recommended motion to be made by Planning Commission:** I move to adopt Resolution 2023-07 approving Site Plan Review 2023-01, Starbucks Drive-Thru Café, 1118 W. Visalia Road, subject to the conditions as presented.





**RESOLUTION 2023-07**

**A RESOLUTION THE PLANNING COMMISSION OF THE CITY OF EXETER APPROVING AN APPLICATION FOR SITE PLAN PERMIT NO. 2023-01 FOR A STARBUCKS DRIVE-THRU CAFE WITHIN THE CN (NEIGHBORHOOD COMMERCIAL) DISTRICT LOCATED AT 1118 W. VISALIA ROAD (APN: 133-280-011)**

**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 2023-01 is a request submitted by Taylor Conterno and their agent, Jefferey D. Meiter to construct a Starbucks Drive-Thru Café within the CN (Neighborhood Commercial) district. The project site is located on the south side of W. Visalia Road, west of N. Belmont Road, (APN: 133-280-011); and

**WHEREAS**, the project proposes the partial demolition of the existing structure and replacing it with a building that will serve as a Starbucks drive-thru café, as well as altering the internal circulation of the parking lot; 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”; and

**WHEREAS**, pursuant to Exeter Municipal Code Section 17.22.02 Permitted Uses, the proposed project is classified as a “Restaurant”, permitted with the approval of a Site Plan Review; and

**WHEREAS**, on May 18, 2023, the Planning Commission conducted a regularly scheduled meeting to consider Site Plan Permit No. 2023-01; 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 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. 2023-01, 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 are required on all structures 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) Prior to issuance of final occupancy, the applicant shall complete a full restoration of the existing parking lot, ensuring the integrity of all paved areas subject to the approval of the Public Works Director or their designee.
- 7) Project must meet all provisions of the current California Fire and Building Codes.
- 1) Prior to issuance of a building permit, the applicant shall submit grading and drainage plans subject to the approval of the City Engineer.
- 2) 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 May 18, 2023, by the following roll call vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Planning Secretary