

EXETER PLANNING COMMISSION

December 21, 2023

A-1 Call to Order

The City of Exeter Planning Commission met in a regular session on Thursday, December 21, 2023, at 5:30 p.m.

A-2 Roll Call

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

A-3 Minutes of Meeting September 21, 2023

Commissioner Becker moved and Vice Chair Lopez seconded a motion to approve the minutes of September 17, 2023, as presented.

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

ABSENT: N/A

ABTAIN: None

A-4 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 Resolution 2023-10 approving Site Plan Review 2022-03 F St. Triplex, located on the east side of N. F Street, south of E. Willow Street in Exeter subject to the conditions as presented. City Planner Greg Collins provided a PowerPoint report for the Commissioner's review and consideration. The Commissioners posed questions and Mr. Collins and City Administrator Adam Ennis provided responses thereto. Following discussion, it was moved by Commissioner Becker, seconded by Vice Chair Lopez, and unanimously carried to adopt Resolution 2023-10 subject to the conditions as presented.

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

ABSENT: N/A

ABSENT: None

C- Director's Report-

City Planner Greg Collins had nothing to report.

City Administrator Adam Ennis provided an update on City projects and developments.

D-Adjournment- The Planning Commission meeting adjourned at 5:.58 p.m.

Planning Commission Secretary, Christina Arias

**City of Exeter
Agenda Item Transmittal**

Meeting Date: February 15, 2024

Agenda Item Number:

Wording for Agenda: Adopt Resolution 2024-01 approving Site Plan Review 2023-08 for the construction of a 2,003 square foot Jack in the Box, located on the northwest corner of Albert Avenue and West Visalia Road (APN 138-130-037).

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

Department Recommendation:

That the Planning Commission adopt Resolution 2024-01 approving Site Plan Review 2023-08, Jack in the Box, subject to the following conditions:

For action by:

City Council
 Planning Commission

Regular Session:

Consent Calendar
 Regular Item
 Public Hearing

Review:

**City Administrator
(Initials Required)**



General:

1. Prior to issuance of building permits, a parcel map must be recorded dividing the subject property as proposed in the Site Plans.
2. If approved, all plans, permits, and inspections are required including site development and accessibility based upon California Codes in effect at the time of plan check submittal.
3. All plans submitted for plan review/permit will be required to be stamped and signed by a California Registered Design Professional (RDP).
4. Please show conceptual design of the portion of the project site labeled "future development". Please be advised that the future development area should not include access onto W. Visalia Rd., as this ingress/egress is required for the proposed development.

Planning:

5. The plans show interconnectivity between the proposed development and the area marked future development, please be advised that a cross access agreement will be required between the properties prior to development.
6. The internal circulation of the site should allow cross access from the existing developed site to the west of the subject property to the greatest extent possible.
7. The project will be required to construct a block wall or other similar sound barrier along the north property line to mitigate any impacts of noise on the existing residential uses to the north. Also, a landscaping and irrigation plan shall be submitted to the city planner for review and approval, and a trellis system shall be constructed over the proposed trash enclosure.
8. Please be advised that prior to issuance of building permits, a sign permit must be issued for construction of the proposed monument sign.

Engineering:

9. Please be advised that the project will be required to install, repair, and replace all substandard right-of-way improvements along the frontages along W. Visalia Rd. and Albert Ave. consistent with City Standards.

10. The developer shall provide a solution for the traffic impacts associated with the development. Be advised that the City will entertain a cost sharing agreement in which the developer repairs and replaces the extent of Albert Ave. along the project frontage in lieu of transportation impact fees.
11. The existing access from West Visalia Rd. is not consistent with City standard, please revise plans to show a new access consistent with City improvement standards.

Public Works:

12. Prior to issuance of building permits, encroachment permits must be issued by the Public Works Department for all work done in the public right-of-way.
13. Prior to issuance of building permits, applicant must coordinate with Public Works and Mid-Valley Disposal to ensure that the trash enclosure is suitably designed.

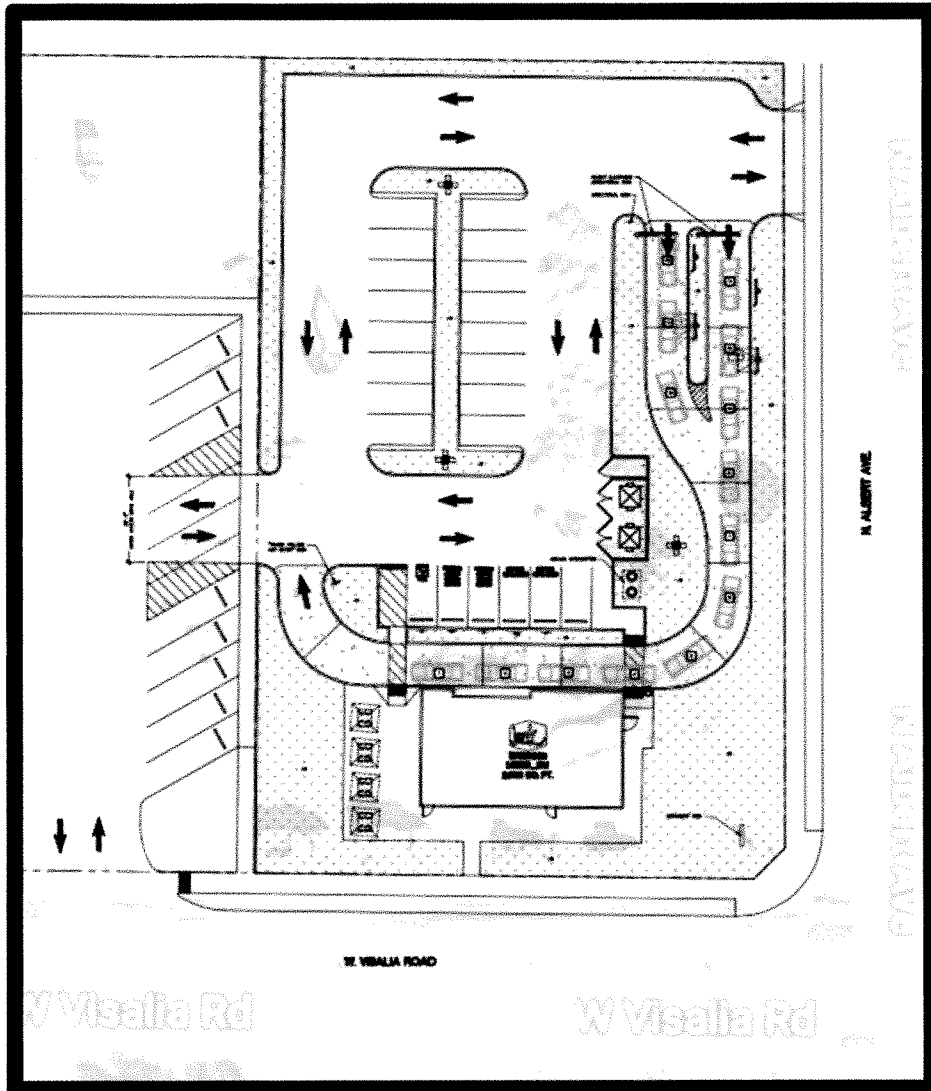
Fire:

14. All applicable ordinances, codes, standards and 2022 Building and Fire Codes will be applied to the review of the project, all projects require inspection by the Fire Department prior to final inspection.
15. Prior to issuance of grading permits, fire hydrant location must be approved by the Fire Chief or their designee.

Summary/Background:

The applicant is requesting a site plan permit for the construction of a 2,003 square foot Jack in the Box restaurant that will be located on the northwest corner of Albert Street and West Visalia Road. The restaurant will occupy a 36,590 square foot lot. Primary access to the Jack in the Box will stem from Albert Street. This access point will be used to enter the double-loaded drive thru isles. Secondary access will come off Visalia Road.

The site plans show a number of improvement features that will be required to conform to Exeter's development standards: They are a 22-stall parking lot with handicapped stalls that have direct access to the restaurant; a monument sign at the intersection of Albert and West Visalia Road; a 6-foot block wall located along the alley that will attenuate noise; a trash enclosure that will contain two bins; an outdoor dining area with tables and chairs; and finally, open space that will be landscaped and provided with irrigation.



The Jack in the Box site plan shows a 2,003 square foot restaurant with 22 off-street parking stalls, a 6-foot block wall along the alley, a trash enclosure, and a monument sign on the corner.

The subject site is zoned to the highway commercial (CH) district and the land use element of the general plan designates the site for retail commercial. Restaurants with drive-thru aisles are permitted in the CH district. Visalia Road is classified as an arterial roadway.



Elevation drawings of the proposed Jack in the Box.

The Site Plan Committee reviewed Site Plan 2023-08 on two occasions over the last three months. The first site plan did not show access to the vacant property to the west, which

is another site that could be developed to a commercial use. The Committee required access to this vacant parcel to ensure that traffic could pass from one parcel to another without having to drive onto Visalia Road. The city planner requested two additional conditions – the preparation of a landscaping/irrigation plan and the construction of a trellis system over the trash enclosure.

Conclusion:

The site plan committee recommends that the Planning Commission approve Site Plan Review 2023-08 subject to the conditions listed above. These conditions will ensure that the proposed use operates in a manner that is safe for the public, visually pleasing from the public right-of-way, and constructed consistent with city standards to ensure flooding does not occur, dust does not emanate from the property and that the restaurant is properly connected to the city's sewer and water systems.

The site is properly zoned for restaurants with drive-thru aisles. The site is appropriate for this type of commercial use because 1) it is situated on a corner lot which allows for two points of ingress/egress, 2) it fronts onto an arterial roadway, which is designed to carry high volumes of traffic; and 3) it adjoins other commercial-like uses, grocery store and Eagles Lodge, thereby minimizing potential land use conflicts such as noise, traffic and off-site lighting.

Background:

Applicant: Jack in the Box, 9330 Balboa Avenue, San Diego, Ca. 92123

Location: Northwest corner of Albert Street and West Visalia Road. The APN 138-130-037



An aerial view of the subject site. Eagle Lodge is to the right; mobile home park towards the top and a grocery store to the left.

Request: Site plan review for a new restaurant (2,003 square feet) with 22-off street parking stalls; a trash enclosure; landscaping and irrigation; and a 6-foot block wall along the northern property line.

Zoning: CH (highway commercial)

General Plan: Retail Commercial

Access: Albert Street and Visalia Road. Albert is designated as a local roadway while Visalia Road is designated as an arterial roadway – four travel lanes with a landscaped median.



A view of the future site for a Jack in the Box restaurant from West Visalia Road looking north.



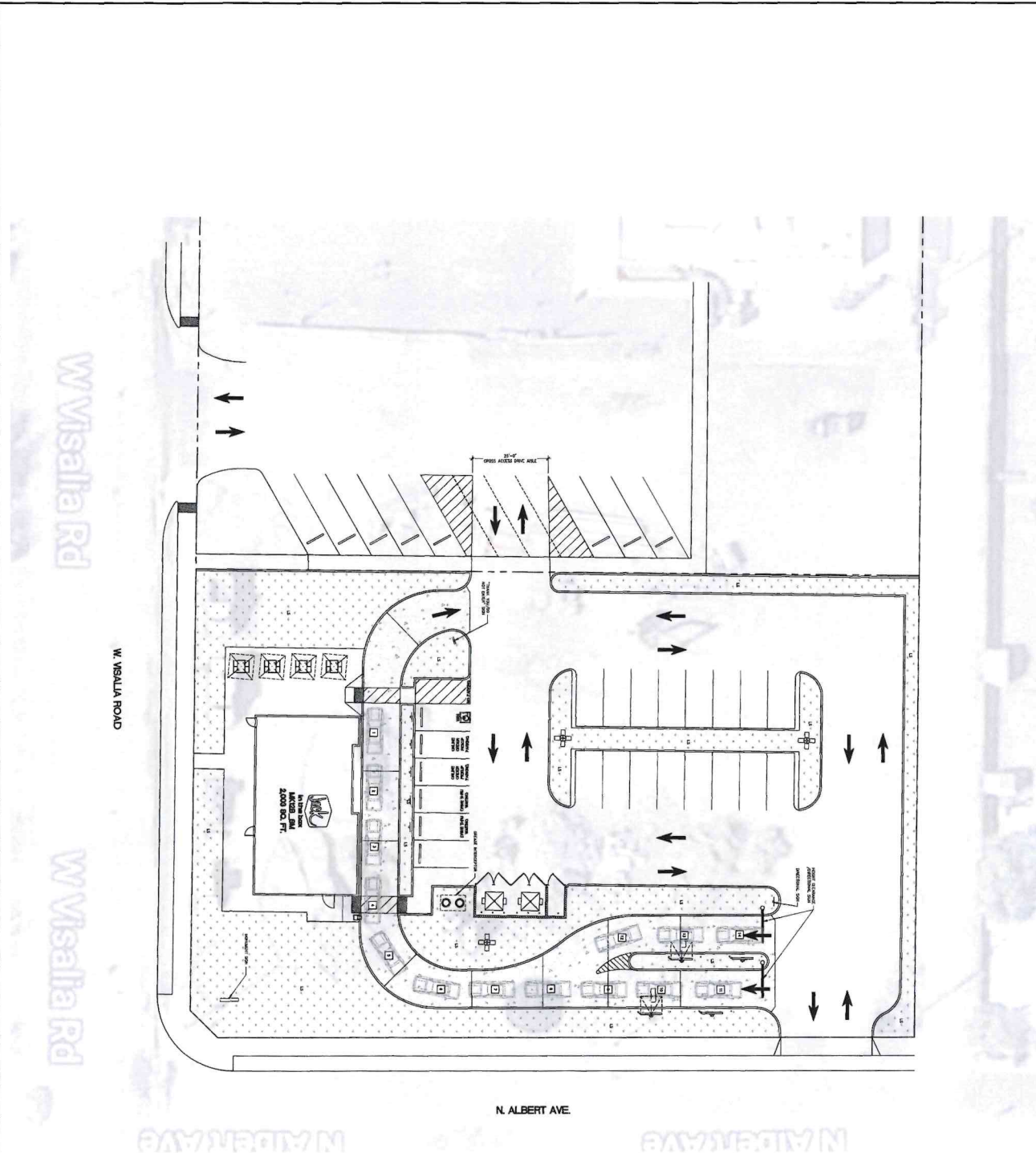
A view of the future Jack in the Box restaurant site looking west of Albert Street.

Infrastructure: Storm water runoff will be directed to the existing gutter system that exists along Albert and West Visalia Road. The proposed restaurant will be connected to the city’s sewer and water system.

Prior Council/Commission Actions: N/A

Attachments: Site Plan 2023-08, Jack in the Box, northwest corner of Albert Avenue and West Visalia Road
Resolution 2023-01 Approving Site Plan 2023-08, Jack in the Box

Recommended motion to be made by Commission: I move to adopt Resolution 2024 - 01 approving Site Plan Review 2023-08, Jack in the Box, northwest corner of Albert Avenue and West Visalia Road, subject to conditions as presented.



PRELIMINARY SITE INFORMATION

SITE AREA	436,590 SQ FT (9.84 ACRES)
BUILDING AREA	2,003,397 FT ²
SCALE	21' SCALE
PARKING RECORDS	1 SPACES FOR 100 SQ FT = 2002/100 = 20 SPACES
PLANNING RECORDS	22 SPACES

SITE LAYOUT MAY CHANGE DUE TO UNKNOWN SITE CONDITIONS.
ALTA SURVEY REQUIRED FOR ACCURATE SITE LAYOUT.

SITE PLAN
SCALE: 1" = 15'

In the box
5500 VISALIA AVENUE
VISALIA, CA 93291

RELEASE: APR. 18, 2018
P.L. UPDATES: N/A

SUBMITTAL DATE:
1. _____
2. _____
3. _____

NO. _____

CONSTRUCTION: _____

REVISIONS:
△ _____
△ _____
△ _____
△ _____
△ _____

PDM DESIGN
ARCHITECTURAL
SOLUTIONS GROUP
6930 GRESHAM DRIVE
SUITE 100 #607
ROCKLEDGE, CA 95221
TEL: 530.422.1111
WWW.PDMDESIGN.COM
3010 N. TRINITY AVENUE

SITE INFORMATION

AK TYPE: MK17B, SU

AB # XXXX

ADDRESS:
RMC W. VISALIA RD. &
N. ALBERT AVE.
EXETER, CA 93221

PERMIT NO. _____
PROJECT # JET271003.0

SCALE: 1" = 15'

SITE PLAN

SD1.0

RESOLUTION 2024 - 01

**A RESOLUTION THE PLANNING COMMISSION OF THE CITY OF EXETER
APPROVING AN APPLICATION FOR SITE PLAN REVIEW 2023-08 FOR A
JACK IN THE BOX LOCATED ON THE NORTHWEST CORNER OF ALBERT
AVENUE AND WEST VISALIA ROAD (APN: 138-130-037)**

WHEREAS, Jack in the Box, wishes to construct a new restaurant on the northwest corner of Albert Street and West Visalia Road in Exeter. The applicant has applied for a site plan permit for a 2,003 square foot restaurant along with a 22-parking stall parking lot, a trash enclosure, a monument sign, a 6-foot solid block wall along the north property line, and landscaping and irrigation for the open space areas on the site,

WHEREAS, the subject property is designated for commercial by the Exeter General Plan and Highway Commercial (CH) by the Exeter Zoning Ordinance, and

WHEREAS, the proposed building and on-site improvements are consistent with the development standards of the CH (highway commercial) district, and

WHEREAS, the Planning Department has prepared a staff report on the project and determined that the project is categorically exempt under CEQA, and

WHEREAS, the Planning Commission has reviewed the information contained in the staff report.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, after considering all the evidence presented, determined the following findings were relevant in evaluating this project:

1. The project will not have a significant impact on the environment and is categorically exempt under CEQA.
2. The proposed project is consistent with the Exeter General Plan, Land Use Element, which designates the property for commercial uses.
3. The project will not have an adverse impact on the health, safety or welfare of the community or immediate neighborhood.
4. The project as proposed is consistent with the development standards of the CH district.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Site Plan Review 2023-08, Jack in the Box, subject to the following conditions:

General:

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The foregoing resolution was adopted upon a motion of _____; seconded by _____ at a regular meeting of the Exeter Planning Commission on February 15, 2024, by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Chairman

Planning Secretary