



EXETER PLANNING COMMISSION AGENDA
THURSDAY, JUNE 20, 2024, 5:30 PM
137 North "F" Street, Exeter, California 93221

PLANNING COMMISSIONERS

Pamela Whitmire, Chairman
Jose Lopez, Vice Chair
Nancy Becker
Nana Bonner
Joe Stewart

CITY ADMINISTRATOR

Adam Ennis

PUBLIC WORKS DIRECTOR

Daymon Qualls

MAYOR

Frankie Alves

MAYOR PRO TEM

Justin Mills

COUNCIL MEMBERS

Jacob Johnson

Vicki Riddle

Barbara Sally

CITY PLANNER

Greg Collins

ASSISTANT CITY PLANNER

Brianna Englert

CITY ATTORNEY

Julia Lew

PLANNING SECRETARY

Francesca Quintana

5:30 p.m.

A. OPENING CEREMONIES

1. Call to Order
2. Roll Call

B. PUBLIC COMMENT

This is the time for citizens to comment on subject matters that are within the jurisdiction of the Exeter Planning Commission. If a citizen wishes to comment on an item listed as a Public Hearing, comments should be presented during the Public Hearing. In compliance with public meeting laws, the Commission cannot discuss topics that are not included on tonight's published agenda. Comments shall be limited to five (5) minutes for each individual, ten (10) minutes for an individual representing a group, and thirty (30) minutes overall for the entire public comment period, unless otherwise indicated by the Chair. Speakers are asked to begin their comments by stating their name and address.)

C. CONSENT CALENDAR

Items listed under the Consent Calendar are considered routine and will be enacted by one motion. There will be no separate discussion of these matters unless a request is made and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

1. Approval of February 15, 2024 Meeting Minutes (p. 3)

D. PUBLIC HEARINGS

1. Adoption of **Resolution 2024-02**, A Resolution of the Planning Commission of the City of Exeter approving a site plan permit for the construction of a 6,653 square foot office and training building and a 3,750 square foot warehouse, located on the west side of 3rd Street, just north of Firebaugh Avenue (APN 136-190-007) (pp. 4 – 12)
Presented by Greg Collins, City Planner


2. Adoption of **Resolution 2024-03**, A Resolution of the Planning Commission of the City of Exeter, approving an application for a General Plan Amendment and Zone Change, a site plan permit, and a lot line adjustment for a proposed 6,018 square foot lot for Exeter Baptist Church, located on the corner of West Palm Street and North G Street (APNs 135-110-018 and 135-110-019) (pp. 13 – 19)
Presented by Greg Collins, City Planner

E. DIRECTOR'S REPORT

F. MEETING ADJOURNMENT

State of California)
County of Tulare) ss.
City of Exeter)

I declare under penalty of perjury that I am employed by the City of Exeter, in the Administrator's Office; and that I posted this Agenda on the bulletin board in the Finance Office and on the bulletin board outside of City Hall on June 13, 2024.



Francesca Quintana, City Clerk

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In compliance with the Americans with Disabilities Act, and the California Ralph M. Brown Act, if you need special assistance to participate in this meeting, or to be able to access this agenda and documents in the agenda packet, please contact the City Clerk (559) 592-9244. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting and/or provision of an appropriate alternative format of the agenda and documents in the agenda packet. (28 CFR 35.102-35. 104 ADA Title II).

Materials related to an item on this Agenda submitted to the legislative body after distribution of the agenda packet are available for public inspection at City of Exeter, Administration Office 100 N. C Street, Exeter CA during normal business hours.

EXETER PLANNING COMMISSION
ACTION MINUTES
February 15, 2024

A-1 Call to Order

The City of Exeter Planning Commission met in a regular session on Thursday, February 15, 2024, at 5:30 p.m.

A-2 Roll Call

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

A-3 Minutes of Meeting December 21, 2023

Commissioner Stewart moved and Bonner seconded a motion to approve the minutes of December 21, 2023, as presented. Vice Chair Lopez was absent.

AYES: Stewart, Bonner, Becker, and Whitmore

ABSENT: Lopez

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 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). - City Planner, Greg Collins.

Upon motion by Becker, seconded by Bonner, 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) was approved as presented. Vice Chair Lopez was absent.

AYES: Becker, Bonner, Stewart, and Whitmore

ABSENT: Lopez

ABSTAIN: 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 6:18 p.m.

Prepared by:
Planning Commission Secretary Christina Arias

**City of Exeter
Agenda Item Transmittal**

Meeting Date: June 20, 2024

Agenda Item Number: D.1.

Wording for Agenda: Adoption of Resolution No. 2024-02, A Resolution of the Planning Commission of the City of Exeter approving a site plan permit for the construction of a 6,653 square foot office and training building and a 3,750 square foot warehouse, located on the west side of 3rd Street, just north of Firebaugh Avenue (APN 136-190-007).

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

For action by:
 Planning Commission

Regular Session:
 Consent Calendar
 Regular Item
 Public Hearing

Review:

**City Administrator
(Initials Required)**



Department Recommendation: That the Planning Commission adopt Resolution 2024-02 approving Site Plan Review 2024-02, Foodlink for Tulare County Inc., subject to the following conditions:

General:

1. 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.
2. All plans submitted for plan review/permit will be required to be stamped and signed by a California Registered Design Professional (RDP).

Planning:

3. A landscaping and irrigation plan shall be submitted to the city planner for review and approval.
4. All signage shall be submitted to the city planner for review and approval.

Engineering:

5. Show entire property boundary with dimensions.
6. Show all adjacent streets including existing and proposed improvements, such as curb, gutter, drive approaches, sidewalk, transit/bus stops, etc.
7. Show existing on-site structures and improvements on the site, such as buildings, wells, septic tanks, fences, driveways, etc., and note if they are to remain, removed, relocated or demolished.
8. Show existing structures and improvements adjacent to the site.
9. Show location and proposed size of all City water and sanitary sewer services to serve the project per City Standards. City mains to be used for this project are located here: Water: 8" in 3rd Street.; Sewer: 8" in 3rd Street.
10. Show proposed on-site fire hydrants per Fire Department requirements.
11. Show proposed disposal of storm runoff: On-site basin required per City Standards.
12. Submit on-site grading and improvement plans and off-site improvement plans detailing all proposed work. On-site and off-site improvement plans to be prepared and signed by registered civil engineer. Project architect may prepare and sign on-site improvement plans. All improvements shall be in accordance with City Standards and Specifications, as well as all applicable federal, State and local regulations.
13. City encroachment permit required which shall include an approved traffic control plan.

14. All public streets within project limits and across project frontage shall be improved to their full width, subject to available right-of-way, in accordance with City policies, standards and specifications.
15. Install street striping as required by the City Engineer. On-site parking, signing, and striping per City Standards, State requirements, and ADA accessibility requirements.
16. Install sidewalk: 5' SW per City of Exeter Standards.
17. Install V-Gutter along 3rd Street per City of Exeter Standards.
18. Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any phase of the development.
19. Grading and drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by a registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: Directed to a permanent on-site basin per City Standards.
20. Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
21. Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air Pollution Control District's Regulation VIII. Copies of any required permits will be provided to the City of Exeter.
22. The project may be subject to the San Joaquin Valley Air Pollution Control District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City of Exeter.
23. If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit will be provided to the City of Exeter.
24. Additional Comments: Provide refuse container enclosure. Enclosure shall comply with City Standards. City Standard Street light (x3) required at East property line.
25. Provide hydraulic calculations for permanent on-site storage.

Public Works:

26. 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.
27. 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:

28. Need 20' fire lane access to the rear of the property. (as discussed, accessing from the sides is accepted as long as the fire department can reach the rear access doors within 150' from the fire engine)
29. Fire apparatus will need to reach minimum of 150' to all sides of the buildings.
30. Need to confirm all city fire hydrants in the area are operable.
31. All Title 24 Codes applicable.

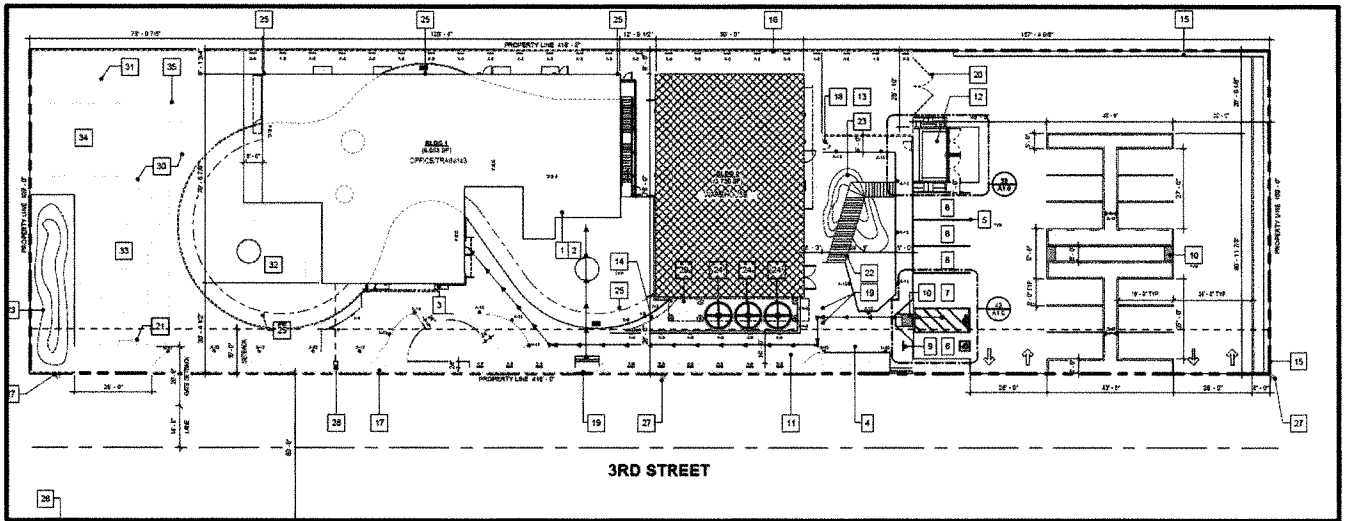
Summary/Background:

The applicant is requesting a site plan permit for the construction of a 6,653 square foot office and training building and a 3,750 square foot warehouse for Foodlink for Tulare County Inc. that will be located on the west side of 3rd Street, just north of Firebaugh Avenue. Primary access to Foodlink will stem from 3rd Street.

The site plans shows a number of improvement features that will be required to conform to Exeter's development standards: there is a 17-stall parking lot with electric vehicle and handicapped stalls that have direct access to the warehouse and the office and training facility;

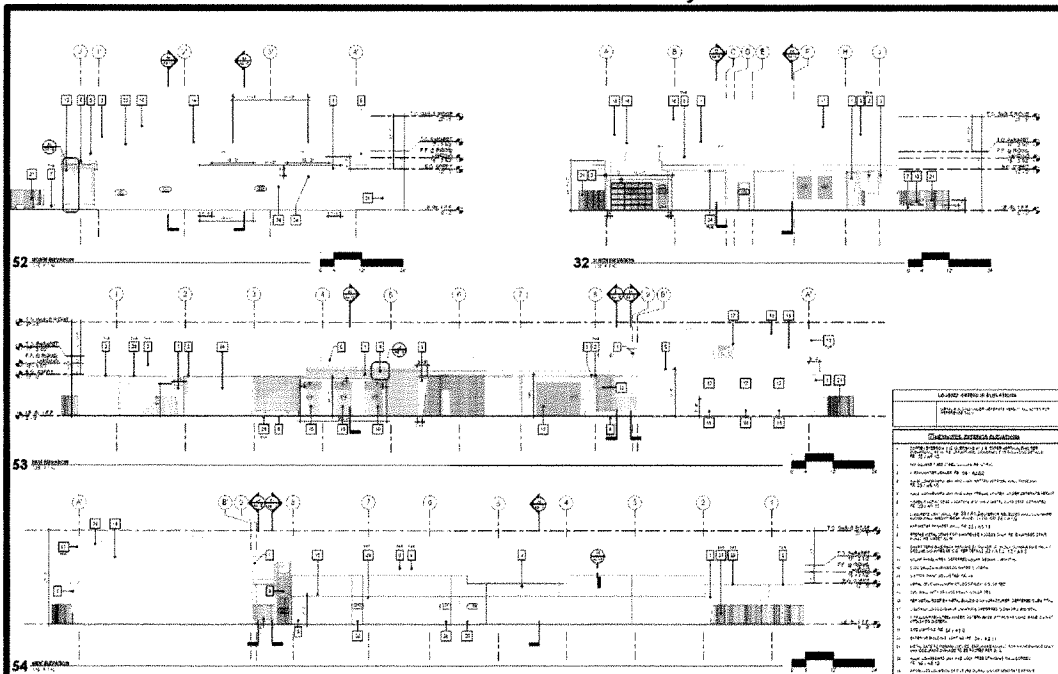
a 6-foot wrought iron security fence along the rear, front, and north side of the property; a trash enclosure with an overhead trellis structure; a loading area for the warehouse; and finally, an open space that will be landscaped and provided with irrigation.

The site plan also calls for future proposals that will accompany the site at a later time: these include a future garden, a future greenhouse, and a future outdoor kitchen with a trellis structure.



The Foodlink for Tulare County Inc. site plan shows a 6,653 square foot office building and a 3,750 square foot warehouse with 17 off-street parking stalls, a 6-foot wrought iron fence along the rear, front, and north side of the property, and a trash enclosure.

The subject site is zoned to the Industrial (I) district and the land use element of the general plan designates the site for industrial use. Warehouse and training facilities are permitted in the "I" district. 3RD Street is classified as a collector roadway.



An elevation drawing of the proposed Foodlink for Tulare County Inc.

The Site Plan Committee reviewed Site Plan 2024-02 in May. The Committee commented that overall, the site complied with Exeter city standards; however, fire mentioned that three fire hydrants within 400 feet of each other must be included in the site plan.

Conclusion:

The site plan committee recommends that the Planning Commission approve Site Plan Review 2024-02 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 or emissions do not emanate from the property, and that the facility is properly connected to the city's sewer and water systems.

The site is properly zoned for industrial uses. The site is appropriate for this type of industrial use because 1) it is situated on a lot which is connected to the railroad, 2) it fronts onto a collector roadway which provides traffic movement around and through the city and is designed to carry truck traffic; and 3) it adjoins to other industrial-like uses such as Hobbs Container Company Inc., thereby minimizing potential land use conflicts.

Background:

Applicant: Andrea Kelly on behalf of Foodlink for Tulare County Inc., 611 2nd Street, Exeter, CA 93221

Location: West side of 3rd Street, just north of Firebaugh Avenue. The APN is 136-190-007



An aerial view of the subject site. The existing Foodlink for Tulare County Inc. is to the south; Hobbs Container Company Inc. is to the north.

Request: Site plan review for a new office and training building (6,653 square feet) with 17-off street parking stalls; a trash enclosure; landscaping and irrigation; and a 6-foot wrought iron fence along the northern, rear, and front property line.

Zoning: I (Industrial)

General Plan: Industrial

Access: 3rd Street. 3rd Street is designated as a collector roadway – two travel lanes in each direction.



A view of the future site for Foodlink for Tulare County Inc. from 3rd Street facing west.

Infrastructure: There is no storm drain system so all runoff must be contained on site, per City Engineer's comments. The applicant must provide hydraulic calculations and basin sizing per city standard. The proposed industrial use will be connected to the city's sewer and water system.

Recommended motion to be made by Commission: I move to adopt Resolution 2024-02, A Resolution of the Planning Commission of the City of Exeter approving Site Plan Review 2024-02, Foodlink for Tulare County Inc., subject to conditions as presented.

RESOLUTION 2024-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EXETER APPROVING SITE PLAN REVIEW 2024-02, FOODLINK FOR TULARE COUNTY

WHEREAS, Foodlink for Tulare County Inc., wishes to construct an office and training facility with a warehouse on the west side of 3rd Street, north of Firebaugh Avenue in Exeter; and

WHEREAS, the applicant has applied for a site plan permit for a 6,653 square foot office and training building with a 3,750 square foot warehouse along with a 17-parking stall parking lot, a trash enclosure, a 6-foot wrought iron fence along the rear, front, and north sides of the property line, and landscaping and irrigation for the open space areas on the site; and

WHEREAS, the subject property is designated for industrial by the Exeter General Plan and Industrial (I) by the Exeter Zoning Ordinance; and

WHEREAS, the proposed building and on-site improvements are consistent with the development standards of the I (Industrial) 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, 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 industrial 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 I district.

BE IT FURTHER RESOLVED by the Planning Commission that Site Plan Review 2024-01, Foodlink for Tulare County Inc., is hereby approved subject to the following conditions:

General:

1. 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.
2. All plans submitted for plan review/permit will be required to be stamped and signed by a California Registered Design Professional (RDP). Further, the applicant shall submit a landscaping/irrigation plan to the city planner for review and approval.

Planning:

3. A landscaping and irrigation plan shall be submitted to the city planner for review and approval.
4. All signage shall be submitted to the city planner for review and approval.

Engineering:

5. Show entire property boundary with dimensions.
6. Show all adjacent streets including existing and proposed improvements, such as curb, gutter, drive approaches, sidewalk, transit/bus stops, etc
7. Show existing on-site structures and improvements on the site, such as buildings, wells, septic tanks, fences, driveways, etc., and note if they are to remain, removed, relocated or demolished.
8. Show existing structures and improvements adjacent to the site.
9. Show location and proposed size of all City water and sanitary sewer services to serve the project per City Standards. City mains to be used for this project are located here: Water: 8" in 3rd Street.; Sewer: 8" in 3rd Street.
10. Show proposed on-site fire hydrants per Fire Department requirements.
11. Show proposed disposal of storm runoff: On-site basin required per City Standards.
12. Submit on-site grading and improvement plans and off-site improvement plans detailing all proposed work. On-site and off-site improvement plans to be prepared and signed by registered civil engineer. Project architect may prepare and sign on-site improvement plans. All improvements shall be in accordance with City Standards and Specifications, as well as all applicable federal, State and local regulations.
13. City encroachment permit required which shall include an approved traffic control plan.
14. All public streets within project limits and across project frontage shall be improved to their full width, subject to available right-of-way, in accordance with City policies, standards and specifications.
15. Install street striping as required by the City Engineer. On-site parking, signing, and striping per City Standards, State requirements, and ADA accessibility requirements.
16. Install sidewalk: 5' SW per City of Exeter Standards.
17. Install V-Gutter along 3rd Street per City of Exeter Standards.
18. Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any phase of the development.
19. Grading and drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by a registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: Directed to a permanent on-site basin per City Standards.
20. Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
21. Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air Pollution Control District's Regulation VIII. Copies of any required permits will be provided to the City of Exeter.
22. The project may be subject to the San Joaquin Valley Air Pollution Control District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City of Exeter.
23. If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit will be provided to the City of Exeter.
24. Additional Comments: Provide refuse container enclosure. Enclosure shall comply with City Standards. City Standard Street light (x3) required at East property line.
25. Provide hydraulic calculations for permanent on-site storage.

Public Works:

26. 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.
27. 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:

28. Need 20' fire lane access to the rear of the property. (as discussed, accessing from the sides is accepted as long as the fire department can reach the rear access doors within 150' from the fire engine)
29. Fire apparatus will need to reach minimum of 150' to all sides of the buildings.
30. Need to confirm all city fire hydrants in the area are operable.
31. All Title 24 Codes applicable.

PASSED, APPROVED AND ADOPTED this 20th day of June 2024.

AYES:

NOES:

ABSTAIN:

ABSENT:

Pamela Whitmire, Chairman

ATTEST:

Francesca Quintana, City Clerk

**City of Exeter
Agenda Item Transmittal**

Meeting Date: June 20, 2024

Agenda Item Number: **D.2.**

Wording for Agenda: Adoption of Resolution 2024-03, A Resolution of the Planning Commission of the City of Exeter, approving an application for a General Plan Amendment and Zone Change, a site plan permit, and a lot line adjustment for a proposed 6,018 square foot lot for Exeter Baptist Church, located on the corner of West Palm Street and North G Street (APNs 135-110-018 and 135-110-019).

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

For action by:
 Planning Commission

Regular Session:
 Consent Calendar
 Regular Item
 Public Hearing

Review:

**City Administrator
(Initials Required)**



Department Recommendation: That the Planning Commission pass Resolution 2024-03 approving GP Amendment/Zone Change 2024-01, Site Plan Review 2024-03, and Lot Line Adjustment 2024-01, Exeter Baptist Church, subject to the following conditions:

Engineering:

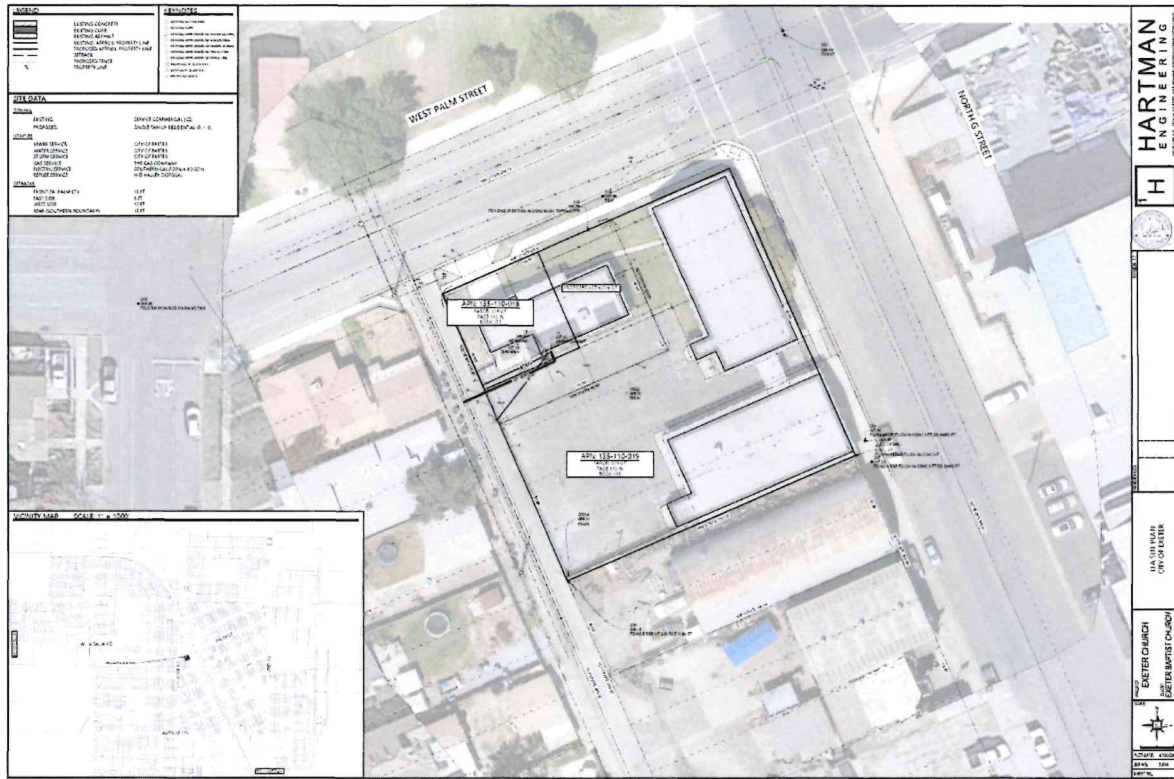
1. Abandon existing wells per Code; a building permit is required. If applicable or encountered
2. Remove existing irrigation lines and dispose off-site. If applicable or encountered.
3. Remove existing leach fields and septic tanks. If applicable or encountered.
4. Additional Comments: No comments on LLA. Applicant will need to submit the following:
 - Preliminary Title Report
 - Closures
 - Legal Description
 - And New Deeds to approve LLA

Summary/Background:

The applicant has submitted a request to rezone and re-designate a 0.57-acre parcel, located on the corner of West Palm Street and North G Street (Map 1 is an aerial photo of the site) from "Service Commercial" on the land use map of the Exeter General Plan to "Single Family Residential", and rezone the site from CS (Service Commercial) to R-1-6 (Single Family Residential).

The purpose of the request is to allow the applicant to sell the single-family home on the site of Exeter Baptist Church to the congregation's pastor to occupy. Currently, the site is a legal non-conforming use which does not allow for any changes or upgrades to be made to the single-family home that currently occupies the parcel and serves as part of the church. Due to churches being a permitted use in the R-1-6 district, staff recommended that the change in zoning and an amendment to the General Plan be made in order to allow for the property to conform to the standards of the R-1-6 district so changes and upgrades can be made to the property, if necessary.

In terms of the proposed lot line adjustment, the existing lot with the single-family home occupying it (APN 135-110-018) is currently 2,449 square feet and has the current lot line situated directly through the middle of the home. The applicant is proposing an adjustment to 6,018 square feet, thereby modifying the property lines of the single-family home to make it saleable and more consistent with the R-1-6 setback standards.



Exeter Baptist Church site plan shows a proposed 6,018 square foot lot.

The subject site is zoned to the Service Commercial district (CS) and the land use element of the general plan designates the site for service commercial. The applicant has proposed the subject site be changed to the Single-family Residential (R-1-6) zoning classification and to "Single Family Residential" for the land use element of the General Plan. Churches and single-family homes are permitted in the R-1-6 district.

The Site Plan Committee reviewed GP Amendment/Zone Change 2024-01, Site Plan 2024-03, and Lot Line Adjustment 2024-01 in May of this year. Overall, the site plan and proposed amendment to the General Plan did not raise any concerns. Therefore, Staff believes this request is appropriate and should be granted.

Conclusion:

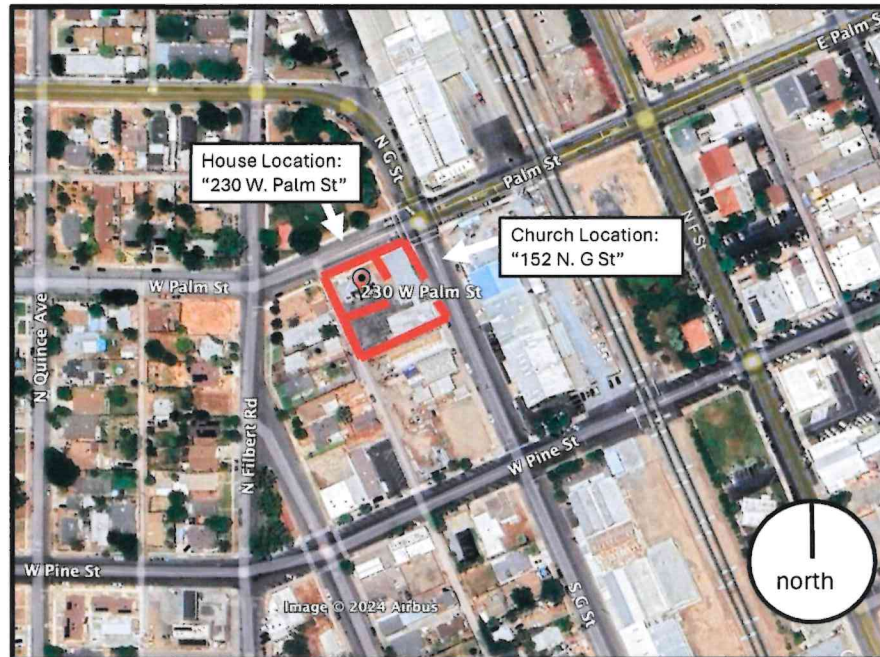
The site plan committee recommends that the Planning Commission approve GP Amendment/Zone Change 2024-01, Site Plan 2024-03, and Lot Line Adjustment 2024-01 subject to the conditions listed above. These conditions will ensure that the proposed use operates in a manner that is safe for the public. Additionally, the zone change will facilitate a land use (a single-family dwelling) that is less intense in nature than commercial uses that are

permitted in the Service Commercial zone. Further, the project will be consistent with surrounding residential uses that are currently to the west of the site.

Background:

Applicant: Chris Canada on behalf of Exeter Baptist Church, 230 W. Palm St and 152 N. G St, Exeter, CA 93221

Location: Corner of West Palm Street and North G Street. The APN is 135-110-018 and 135-110-019



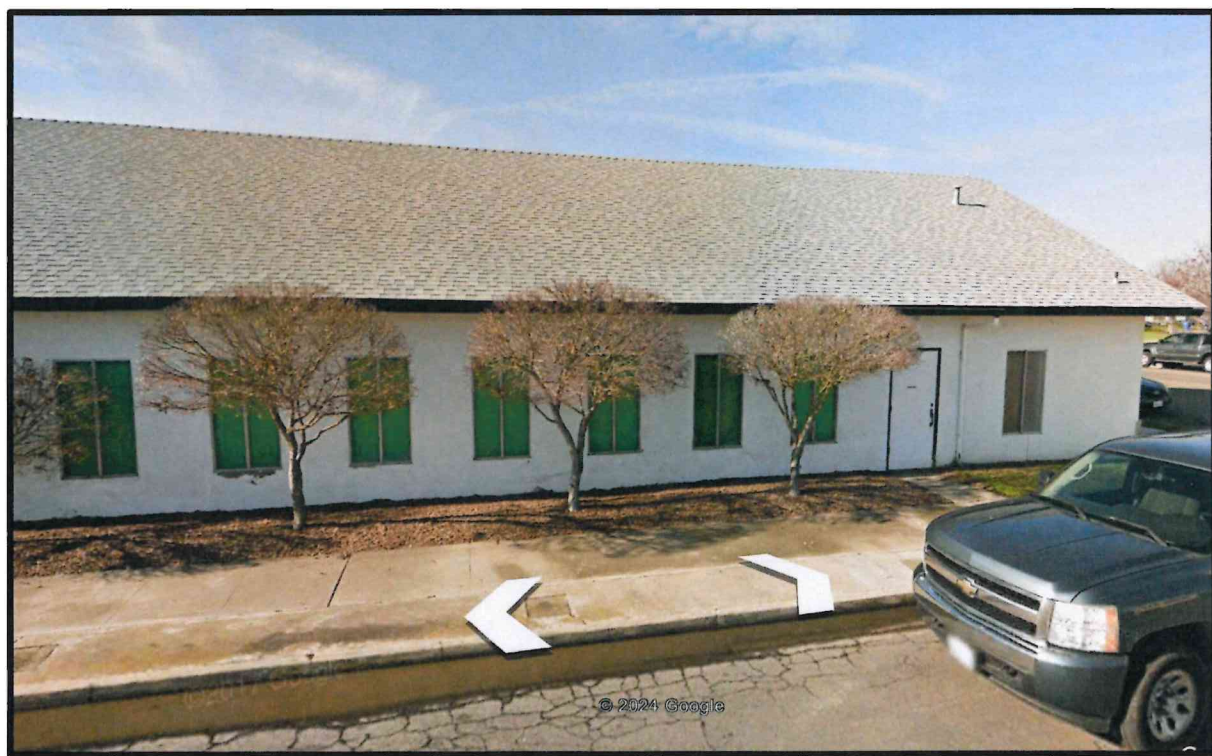
An aerial view of the subject site. To the west are single-family homes, to the north is a park, and to the east and west are industrial and commercial uses.

Request: The applicant is requesting approval of a General Plan land use amendment to change the land use designation for the parcel at the subject site from “Service Commercial” to “Single Family Residential” and to change the zoning from CS (Service Commercial) to R-1-6 (Single-family Residential).

Access: West Palm Street and North G Street. G Street is designated as a collector roadway while Palm is designated as an arterial roadway – each roadway features one travel lane and one parking lane in each direction, along with curbs, gutters and sidewalks. Additionally, a bike path is featured on Palm Street.



A view of the single-family home on 230 W Palm Street looking south on Palm.



A view of Exeter Baptist Church located at 152 N G Street looking west on G.

Infrastructure: Storm water runoff for the site is directed to the existing gutter system that exists at the corner of West Palm and North G Street. The site is also currently connected to the city's sewer and water system.

Recommended motion to be made by Commission: I move to adopt Resolution 2024-03, A Resolution of the Planning Commission of the City of Exeter approving GP Amendment/Zone Change 2024-01, Site Plan Review 2024-03, and Lot Line Adjustment 2024-01, Exeter Baptist Church, subject to conditions as presented.

RESOLUTION 2024-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EXETER APPROVING GENERAL PLAN AMENDMENT/ZONE CHANGE 2024-01, SITE PLAN REVIEW 2024-03, AND LOT LINE ADJUSTMENT 2024-01, EXETER BAPTIST CHURCH

WHEREAS, an application for a General Plan Amendment and Zone Change was submitted by Chris Canada on behalf of Exeter Baptist Church, 230 W. Palm St. and 152 N. G St., Exeter, CA 93221, located on the corner of West Palm Street and North G Street. The Assessor Parcel Number of the site is 135-110-018 and 133-110-019; and

WHEREAS, the applicant's specific requests include:

- **General Plan Amendment 2024-01** to change the Exeter General Plan's land use designation of the site from "Service Commercial" to "Single Family Residential".
- **Zone Change 2024-01** to change the zoning of the site from CS (Service Commercial) to R-1-6 (Single Family Residential).

WHEREAS, property owners within 300 feet of the subject site were notified of the meeting and a public hearing notice was published ten (10) days prior to the Planning Commission's meeting; and

WHEREAS, the Planning Department has prepared a staff report and environmental finding; and

WHEREAS, the Planning Commission held a public hearing on the General Plan Amendment and Zone Change and accepted testimony; and

WHEREAS, the applicant has applied for a site plan permit to modify a lot line for a single-family home that occupies APN 135-110-018 from an existing 2,449 square feet to a proposed 6,018 square feet; and

WHEREAS, the proposed building and on-site improvements are consistent with the development standards of the proposed General Plan amendment designation of "Single Family Residential" and the proposed zone change to the R-1-6 (single-family residential) district; and

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

WHEREAS, the Planning Commission has reviewed the information contained in the staff report, considered public testimony both for and against, and received answers to questions asked of staff.

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 proposed request will not have an adverse impact on the health, safety or welfare of surrounding residents or on the community.
2. The proposed request is consistent with the goals, objectives and policies of the Exeter General Plan.
3. The City prepared a Notice of Exemption, consistent with the requirements of CEQA (California Environmental Quality Act) which found that the proposed project will not have a significant impact on the environment.
4. The property is within Exeter's sewer, water and storm drain service areas.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves GP/Zone Change 2024-01, Site Plan Review 2024-03, and Lot Line Adjustment 2024-01, Exeter Baptist Church, subject to the following conditions:

Engineering:

1. Abandon existing wells per Code; a building permit is required. If applicable or encountered
2. Remove existing irrigation lines and dispose off-site. If applicable or encountered.
3. Remove existing leach fields and septic tanks. If applicable or encountered.
4. Additional Comments: No comments on LLA. Applicant will need to submit the following:
 - a. Preliminary Title Report
 - b. Closures
 - c. Legal Description
 - d. And New Deeds to approve LLA

PASSED, APPROVED AND ADOPTED this 20th day of June 2024.

AYES:
 NOES:
 ABSTAIN:
 ABSENT:

 Pamela Whitmire, Chairman

ATTEST:

 Francesca Quintana, City Clerk