

EXETER PLANNING COMMISSION SPECIAL MEETING AGENDA

Monday, April 7, 2025 at 5:30 PM
137 North "F" Street, Exeter, California 93221

PLANNING COMMISSIONERS

Pamela Whitmire, Chairman
Jose Lopez, Vice Chair
Nancy Becker
Joe Stewart
Dave Hails

CITY ADMINISTRATOR

Adam Ennis

PUBLIC WORKS DIRECTOR

Vacant

MAYOR

Jacob Johnson

MAYOR PRO TEM

Jeff Wilson

COUNCIL MEMBERS

Vicki Riddle
Frankie Alves
Bobby Lentz

CITY PLANNER

Greg Collins

SENIOR CITY PLANNER

Tom Navarro

CITY ATTORNEY

Julia Lew

PLANNING SECRETARY

Francesca Quintana

5:30 p.m.

A. OPENING CEREMONIES

1. Call to Order
2. Oath of Office of Appointed Planning Commissioner Dave Hails (p. 3)
3. 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. PUBLIC HEARINGS

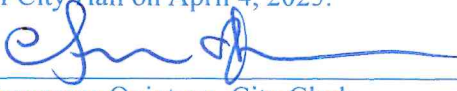
1. Public hearing to consider adoption of Planning Commission **Resolution 2025-01**, A Resolution of the Exeter Planning Commission approving Conditional Use Permit (CUP) No. 2025-01, referring the item to Exeter City Council, to permit the operation of the Checkmat Jiu Jitsu Gym on property located in a CS (Service Commercial) district, located at 410 S F. Street (pp. 4 – 18)
Presented by Tom Navarro, Senior City Planner

D. DIRECTOR'S REPORT

E. MEETING ADJOURNMENT

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

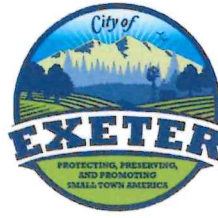
I declare under penalty of perjury that I am employed by the City of Exeter, in the Administrator's Office; and that I posted this Agenda on the bulletin board in the Finance Office and on the bulletin board outside of City Hall on April 4, 2025.



Francesca Quintana, City Clerk

+++++
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 314 W. Firebaugh Ave., Exeter CA during normal business hours.



CERTIFICATE OF APPOINTMENT & OATH OF OFFICE

I, Francesca Quintana, City Clerk of the City of Exeter, State of California, do hereby certify that **DAVE HAILS** was elected to the office of Member, Exeter Planning Commission, by the Exeter City Council on September 10, 2024.

Witness my hand and official seal this 7th day of April 2025.

FRANCESCA QUINTANA, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF TULARE)ss.
CITY OF EXETER)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.)

I, **DAVE HAILS**, do solemnly swear that I will support and defend the Constitution of the United States and the Constitution of the State of California against all enemies, foreign and domestic; that I will bear true faith and allegiance to the Constitution of the United States and the Constitution of the State of California; that I take this obligation freely, without any mental reservation or purpose of evasion; and that I will well and faithfully discharge the duties upon which I am about to enter.

MEMBER, EXETER PLANNING COMMISSION

Subscribed and sworn to before me this _____ day of _____, 2025.

FRANCESCA QUINTANA, CITY CLERK

City of Exeter Agenda Item Transmittal

Meeting Date: April 7, 2025

Agenda Item Number:

C.1.

Wording for Agenda: Public hearing to consider adoption of Planning Commission Resolution 2025-01, A Resolution of the Exeter Planning Commission approving Conditional Use Permit (CUP) No. 2025-01, referring the item to Exeter City Council, to permit the operation of the Checkmat Jiu Jitsu Gym on property located in a CS (Service Commercial) district, located at 410 S F. Street.

Submitting Department: Planning

Contact Name: Tom Navarro, Senior City Planner,
Ellie Krantz, Associate Planner

Phone Number: (559) 802-3052

Email: tomn@4-creeks.com , elliek@4-creeks.com

For action by:

☒ Planning Commission

Regular Session:

☐ Consent Calendar

☐ Regular Item

☒ Public Hearing

Review:

**City Administrator
(Initials Required)**



Department Recommendation:

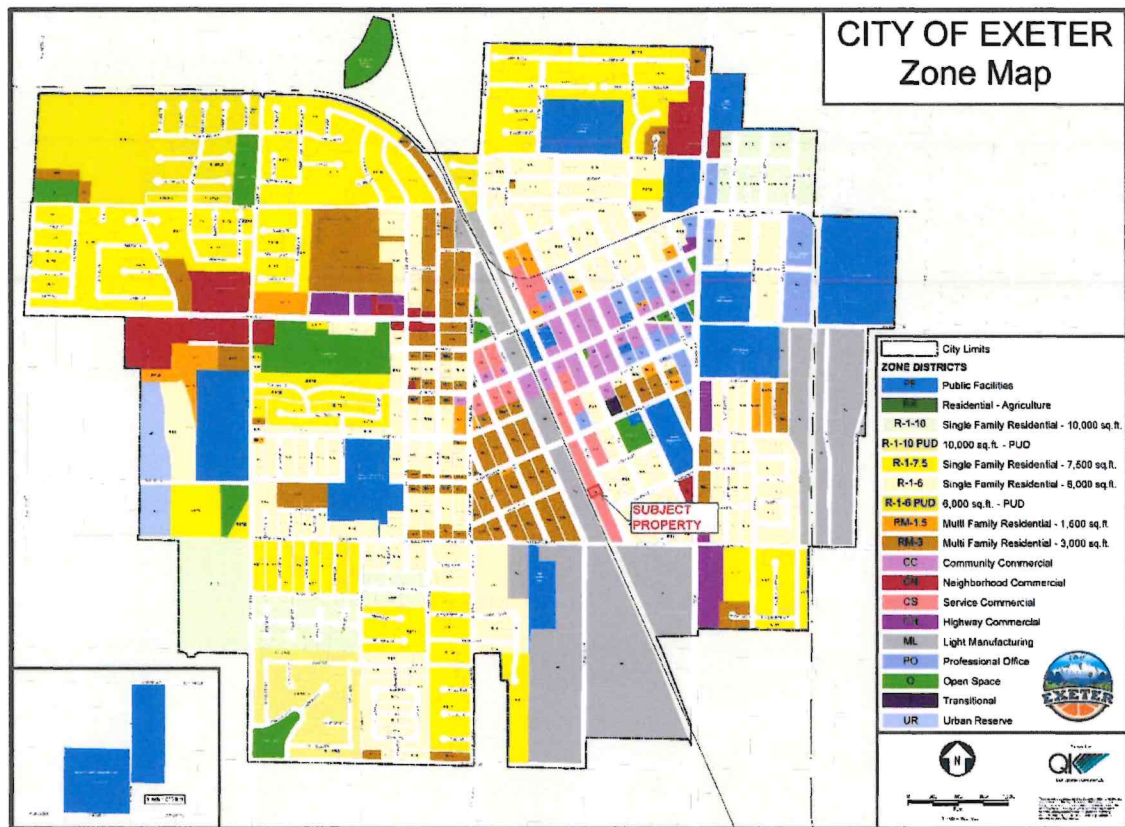
City Staff recommends that the Planning Commission hold a public hearing to consider adoption of Planning Commission Resolution 2025-01, A Resolution of the Exeter Planning Commission approving Conditional Use Permit (CUP) No. 2025-01, referring the item to Exeter City Council, to permit the operation of the Checkmat Jiu Jitsu Gym on property located in a CS (Service Commercial) district, located at 410 S F. Street. This will allow the applicant to operate a martial arts studio on the site.

Summary:

The City has received a request for a Conditional Use Permit for a property zoned "CS" (Service Commercial) located at 410 S. F Street. The applicant is proposing relocation of the existing Checkmat Jiu-Jitsu gym located at 221 S. F Street. The applicant is requesting a Conditional Use Permit to establish a martial arts instruction gym on a parcel currently zoned Service Commercial. Currently, "martial arts studio" is listed as a conditionally permitted use in the "CS" (Service Commercial) district. The proposed location of the Checkmat gym is in close proximity to existing residential dwellings, making this commercial use most amenable for neighbors and the adjacent church and food closet.

Background:

The applicant, Sarah Peltzer, has applied for a Conditional Use Permit to allow operation of the Checkmat Jiu Jitsu gym within the Service Commercial district. The subject property is bounded by property zoned "CS" (Service Commercial) to the north and south. To the east is property zoned "R-1-6" (Single Family Residential — 6,000 sq. ft.). The property is bordered to the west by the Southern Pacific Railroad.



Parking:

The Exeter Zoning Ordinance identifies parking for Dance and Martial Arts Studios at a rate of 1 space per 100 square feet. The existing building includes approximately 5,000 square feet of building space and approximately 1,000 square feet of office space. Typically this would require up to fifty parking spaces. However, the existing building was originally constructed for industrial uses which only required one space per 500 square feet. This would have been compliant at that time requiring only 10 spaces which is shown on the site plan. As currently designed and constructed, there is no space for additional parking on the property. It should be mentioned that a majority of the operating hours for CheckMat comes outside of regular operating hours for the surrounding businesses. Most of the instruction time for CheckMat comes after school hours, during the evening and on weekends when surrounding businesses are closed, with some overlapping in hours during the weekdays. While it is not anticipated that one person for every 100 square feet will be needed, any additional parking will need to utilize on-street parking with exception to residential areas which should be enforced by CheckMat.

Existing Policy:

Under Section 17.26.04 of the current City of Exeter Zoning Ordinance, uses such as the proposed Jiu-Jitsu school are allowed as other uses added by the Planning Director consistent with Chapter 17.02 General Provisions. In July of 2022, a text amendment to Section 17.26.04 of the Exeter Zoning Ordinance to add "Marital arts studio" to the conditionally permitted use list of the "CS" (Service Commercial) district was considered by the Planning Commission. This item was approved by the Planning Commission on July 21, 2022 Adopting Resolution 2022-06

recommending approval of Zoning Ordinance Amendment 2022-05, to the Exeter City Council and is included as Attachment to this staff report.

Interdepartmental Coordination:

An interdepartmental request for review was sent to all required departments and affected agencies for review and any comments and conditions have been incorporated.

Public Participation:

The public hearing was adequately noticed and advertised for the scheduled Planning Commission hearing. The public will have the opportunity to provide comments on this item prior to Planning Commission action.

Environmental Review:

The proposed Jiu-Jitsu gym is Categorically Exempt per CEQA Guidelines Section 15301(a) – Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. This includes Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.

Facts:

- Applicant: Sarah Peltzer
- Location: 410 S. F Street
- Request: The applicant is requesting a conditional use permit to allow for the operation of a martial arts studio within a Service Commercial (CS) district.
- Design: The applicant is not proposing any development other than what is existing on the subject property and will submit the design of their specific project with their application for conditional use permit.
- Use: The subject property is currently developed as a warehouse used by Prollergy Cooperation. The proposed use will be for a Martial Arts Studio.
- Zone: The current zoning is CS (Service Commercial), development standards for this district are as follows:
- Front Yard: 15 feet
- Side Yard: 0 feet
- Rear Yard: 0 feet
- Parking: Based on land use, one stall per 100 sq. ft. of building area
- Gen. Plan: The subject site is designated "Service Commercial" by the Land Use Element.
- Land Use: The site contains a warehouse structure, office, and parking lot used by Prollergy Corporation. Surrounding land uses are as follows:
- North: Warehouse
- South: Vacant
- East: Single family residential

West: Railroad/Vacant

Site: The conditional use permit would apply only to the subject property, APN 135-163-020, 410 S. F Street.

Infrastructure: The subject property is served by water and sewer lines located along F Street, and has curb, gutter, and sidewalk improvements along the public right-of-way along F Street.

Landscaping: There is existing landscaping located along S. F Street within the parking lot.

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

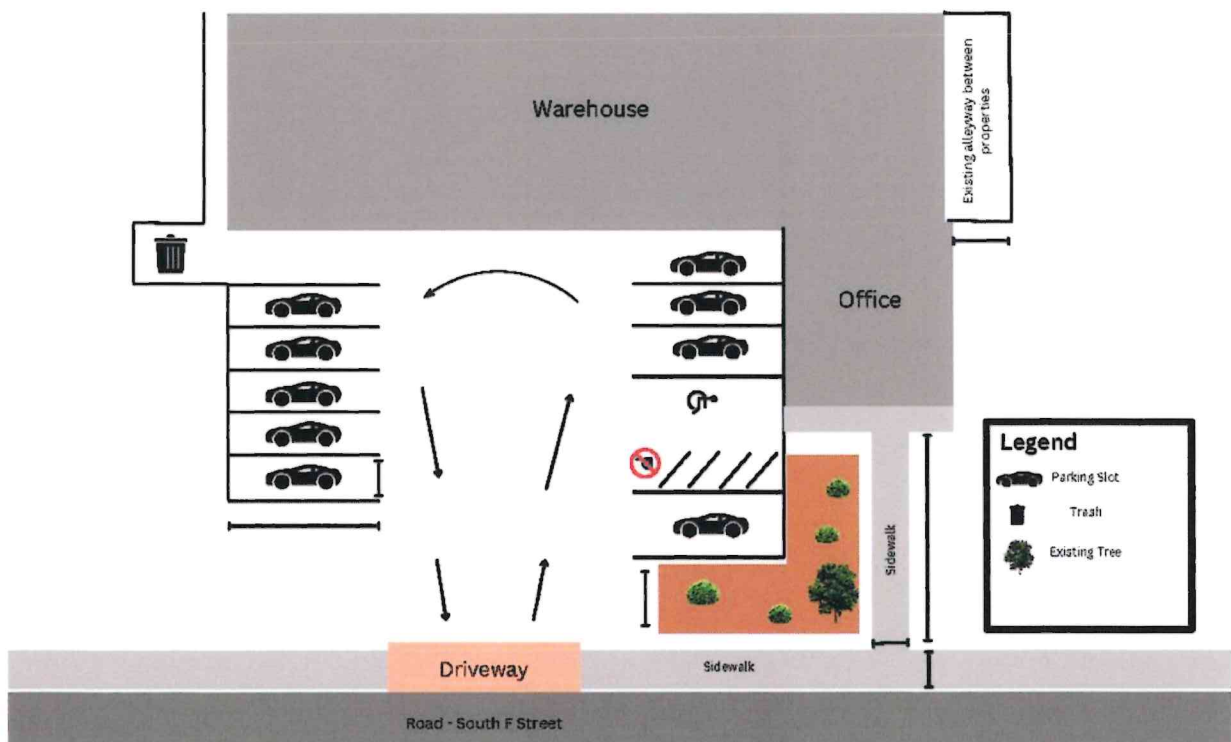
Aerial image of 410 South F. Street:



410 South F. Street (facing West):



Proposed Site Plan:



Fiscal Impact:

None associated with this action.

Prior Council/Board Actions:

None.

Attachments:

- Staff Report Re Zoning Ordinance Amendment 2022-05
- Resolution 2025-01

Recommended motion to be made by Council/Board: I move hold a public hearing to consider adoption of Planning Commission Resolution 2025-01, A Resolution of the Exeter Planning Commission approving Conditional Use Permit (CUP) No. 2025-01, referring the item to Exeter City Council, to permit the operation of the Checkmat Jiu Jitsu Gym on property located in a CS (Service Commercial) district, located at 410 S F. Street.

City of Exeter Agenda Item Transmittal

Date: July 21, 2022

Agenda Item Number: B2

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

Submitting Department: Planning Department
Contact Name and Phone Number: Greg Collins, City Planner
Tristan Suire, Assistant Planner
Phone: 559-734-8737
Email: greg@weplancities.com, tristan@weplancities.com

For action by:

☐ City Council
☒ Planning Comm.

Regular Session:

☐ Consent Calendar
☐ Regular Item
☒ Public Hearing

Review:

**City Administrator
(Initials Required)**

ABR

Department Recommendation:

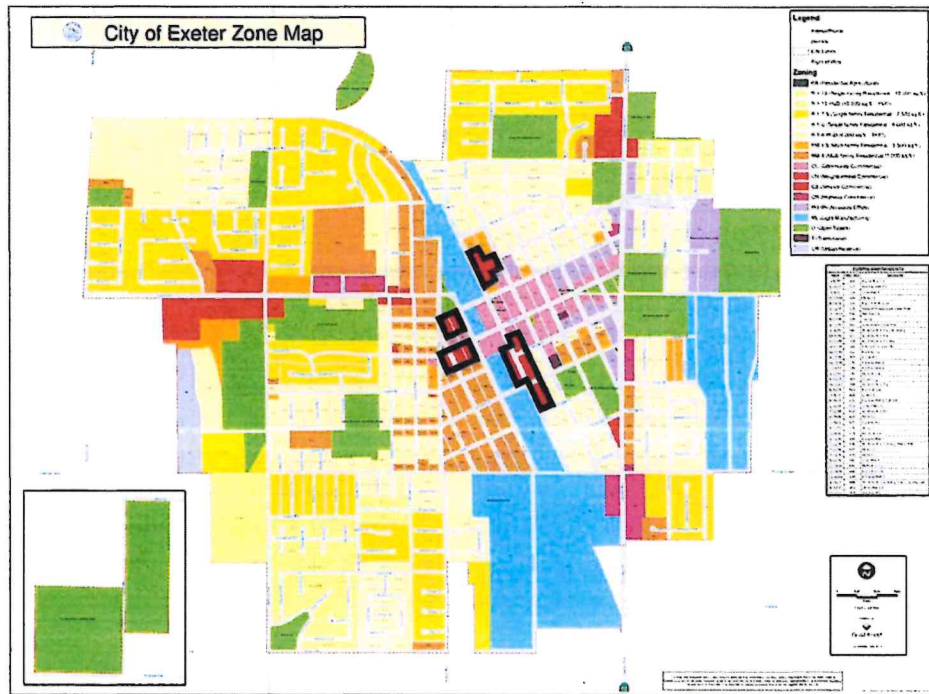
Staff recommends that the Planning Commission adopt Resolution 2022-06 recommending approval of Zoning Ordinance Amendment 2022-05, a text amendment to Section 17.26.04 of the Exeter Municipal Code to add "Martial arts studio" to the conditionally permitted use list of the CS (Service Commercial) district,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

Summary:

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

Background and Discussion:

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



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

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

Conclusion:

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

Facts:

Applicant: Sarah Peltzer and Fabricio Machado

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

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

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



See pictured from F Street facing east:



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

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

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

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

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

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

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

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

Prior Council/Board Actions: N/A

Attachments: Resolution 2022-06.

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

RESOLUTION 2022-06

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

WHEREAS, the City of Exeter (“City”) controls the discretionary review of all uses on the permitted and conditional use lists of Exeter’s zone districts through the Site Plan Review process, pursuant to Chapter 17.54 of the Exeter Municipal Code; and

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

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

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

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

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

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

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

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

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

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

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

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

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

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairperson, Planning Commission

Secretary

RESOLUTION 2025-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EXETER RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 2025-01 TO THE CITY COUNCIL OF THE CITY OF EXETER, PROPOSING A MARTIAL ARTS STUDIO WITHIN THE SERVICE COMMERCIAL (CS) ZONE.

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 Conditional Use Permits are based upon meeting the required municipal code standards, improvement standards, all testimony received during the public hearing, and the discretion of the Planning Commission; and

WHEREAS, Conditional Use Permit No. 2025-01 is a request submitted by Sarah Peltzer to operate the Checkmat Jiu Jitsu gym in the CS (Service Commercial) district. The project site is located at 410 S. F Street, (APN: 135-163-020); and

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

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

WHEREAS, on April 7, 2025, the Planning Commission conducted a regularly scheduled meeting to consider Conditional Use Permit No. 2025-01; and

WHEREAS, a public hearing notice was published in the local paper a minimum of 10 days prior to said public hearing, pursuant to Exeter Municipal Code Sec. 1148.04; and

WHEREAS, the project has been determined exempt from the requirements of the California Environmental Quality Act (CEQA) per categorical exemption 15301(a); 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 the Planning Commission determined the following findings:

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

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Resolution 2025-01 recommending approval of Conditional Use Permit No. 2025-01 to the

Exeter City Council. The foregoing resolution was adopted upon a motion by Commission member _____, seconded by Commission member _____ at a special meeting of the Exeter Planning Commission on April 7, 2025, and carried by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Pamela Whitmire, Chairperson, Planning Commission

Francesca Quintana, Secretary