

EXETER PLANNING COMMISSION
REGULAR MEETING AGENDA
Thursday, May 15, 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

Zachary Boudreaux

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. 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

1. April 7, 2025, Meeting Minutes (pp. 3 – 4)

D. PUBLIC HEARINGS

1. Public hearing to consider adoption of Planning Commission **Resolution 2025-02**, A Resolution of the Exeter Planning Commission recommending Approval of **General Plan Amendment 2025-01** and **Zoning Ordinance Amendment 2025-01** requested by San Joaquin Homes, for properties generally located on the northeast corner of Vine Street and the northerly extension of Elberta Avenue in Exeter, and including;
 - i. Amendment No. 1: A redesignation of 1.45 acres from high density residential to low density residential and reclassification from the RM-3 (multi-family residential, one unit per 3,000 square feet) district to the R-1-6 (single family residential, one unit 6,000 square feet) with a PUD (planned unit development) overlay district.
 - ii. Amendment No. 2: A redesignation of approximately 1.67 acres from low density residential to high density residential and a reclassification from the R-1-

6 (single family residential, one unit 6,000 square feet) PUD (planned unit development) overlay district to the RM-3 (multi-family residential, one unit per 3,000 square feet) district. The RM-3 district will occupy the frontage of Vine Street to a depth of 110 feet and will extend eastward from a proposed 4-acre park in the Fugate Subdivision (pp. 5 – 17)

Presented by Tom Navarro, Contract Senior 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 May 09, 2025.



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



EXETER PLANNING COMMISSION SPECIAL MEETING
ACTION MINUTES

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

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Tom Navarro

CITY ATTORNEY

Julia Lew

PLANNING SECRETARY

Francesca Quintana

A special session of the City of Exeter Planning Commission was held on Monday, April 7, 2025, at 5:30 p.m., in the Exeter City Council Chambers, 137 North F Street in Exeter CA 93221.

COMMISSIONERS PRESENT: Pamela Whitmire, Jose Lopez, Joe Stewart, and Dave Hails.

COMMISSIONERS ABSENT: Nancy Becker.

STAFF PRESENT: Adam Ennis, Francesca Quintana, Christina Arias and Tom Navarro.

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

Chair Whitmire called the session to order at 5:30 p.m. City Clerk took roll noting for the records that Commissioner Becker was absent. City Clerk administered oath of office to new Commissioner Dave Hails.

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.)

Public comment from Sarah Peltzer. Peltzer is the co-owner of Checkmat and thanked the commission for meeting to consider the CUP for her business.

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

Senior City Planner Tom Navarro provided a report for the Commissions review and consideration.

Chair Whitmire opened the public hearing at 5:57 p.m.

Receiving no public comment, Whitmire closed the public hearing at 5:58 p.m.

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, as presented.							
1 st	2 nd	Result	STEWART	LOPEZ	WHITMIRE	HAILS	BECKER
STEWART	LOPEZ	(4-0)	AYE	AYE	AYE	AYE	ABSENT

It was moved by Commissioner Stewart and seconded by Commissioner Lopez to adopt 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, as presented. The motion carried 4-0, noting that Commissioner Becker was absent.

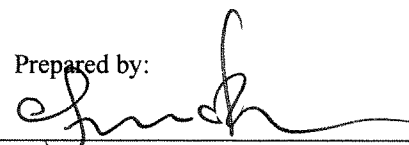
D. DIRECTOR'S REPORT

City Administrator and Contract Senior City Planner provided reports.

E. MEETING ADJOURNMENT

Chair Whitmire adjourned the meeting at 6:19 p.m.

Prepared by:



Francesca Quintana, City Clerk

City of Exeter Agenda Item Transmittal

Meeting Date: May 15, 2025

Agenda Item Number: D.1.

Wording for Agenda: Public hearing to consider adoption of Planning Commission Resolution 2025-02, A Resolution of the Exeter Planning Commission recommending Approval of General Plan Amendment 2025-01 and Zoning Ordinance Amendment 2025-01 requested by San Joaquin Homes, for properties generally located on the northeast corner of Vine Street and the northerly extension of Elberta Avenue in Exeter, and including;

Amendment No. 1: A redesignation of 1.45 acres from high density residential to low density residential and reclassification from the RM-3 (multi-family residential, one unit per 3,000 square feet) district to the R-1-6 (single family residential, one unit 6,000 square feet) with a PUD (planned unit development) overlay district.

Amendment No. 2: A redesignation of approximately 1.67 acres from low density residential to high density residential and a reclassification from the R-1-6 (single family residential, one unit 6,000 square feet) PUD (planned unit development) overlay district to the RM-3 (multi-family residential, one unit per 3,000 square feet) district. The RM-3 district will occupy the frontage of Vine Street to a depth of 110 feet and will extend eastward from a proposed 4-acre park in the Fugate Subdivision.

Submitting Department: Planning
Contact Name: Tom Navarro, Senior City Planner
Phone Number: (559) 802-3052
Email: tomn@4-creeks.com

Department Recommendation:

City Staff recommends that the Planning Commission hold a public hearing to consider adoption of Planning Commission Resolution 2025-01, recommending amendment of the Exeter General Plan and Zoning Ordinance on approximately 3.1 acres that are planned for multi-family development, generally located on the southern third of the project area (see below).

Summary:

The applicant, San Joaquin Homes, is seeking approval of the above-described amendments to match a modified tentative subdivision map that was approved by the Exeter City Council in 2006. Recently, San Joaquin Homes has taken over the Fugate project and has requested a modification in the location of multi-family residential development from parcels that front onto the proposed park/pond to lots that front onto Vine Street. Originally, the Fugate Subdivision contained 13 multi-family residential lots. Under the San Joaquin Homes map this has been reduced to 12 lots (see map below).

For action by:

☒ Planning Commission

Regular Session:

☐ Consent Calendar

☐ Regular Item

☒ Public Hearing

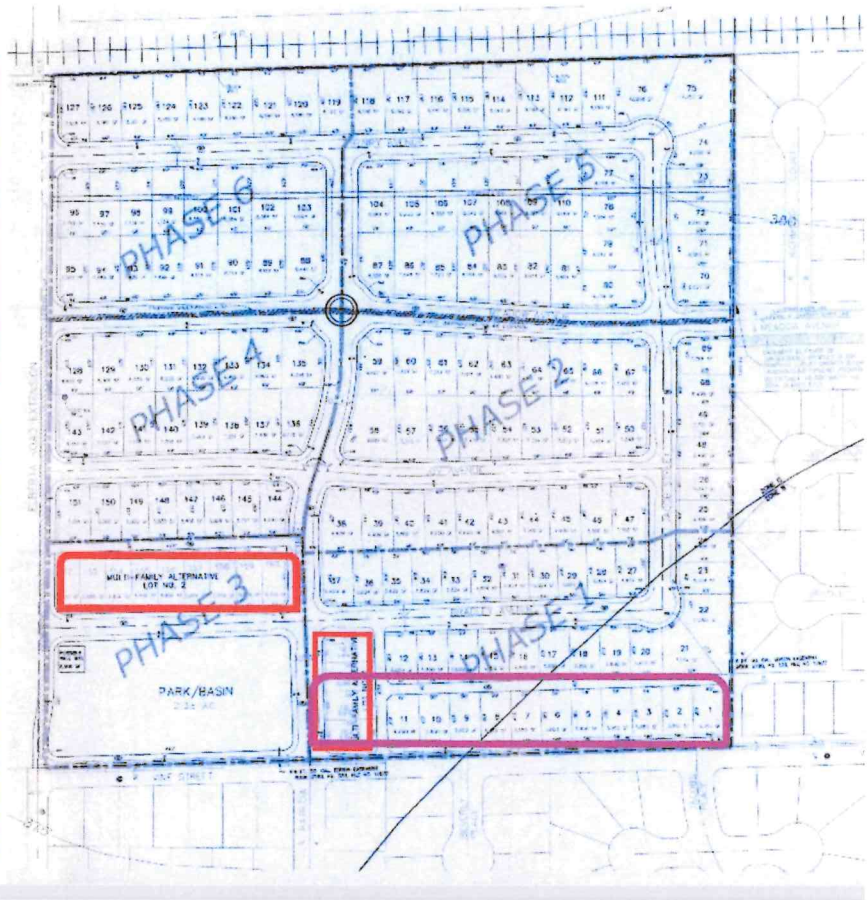
Review:

**City Administrator
(Initials Required)**

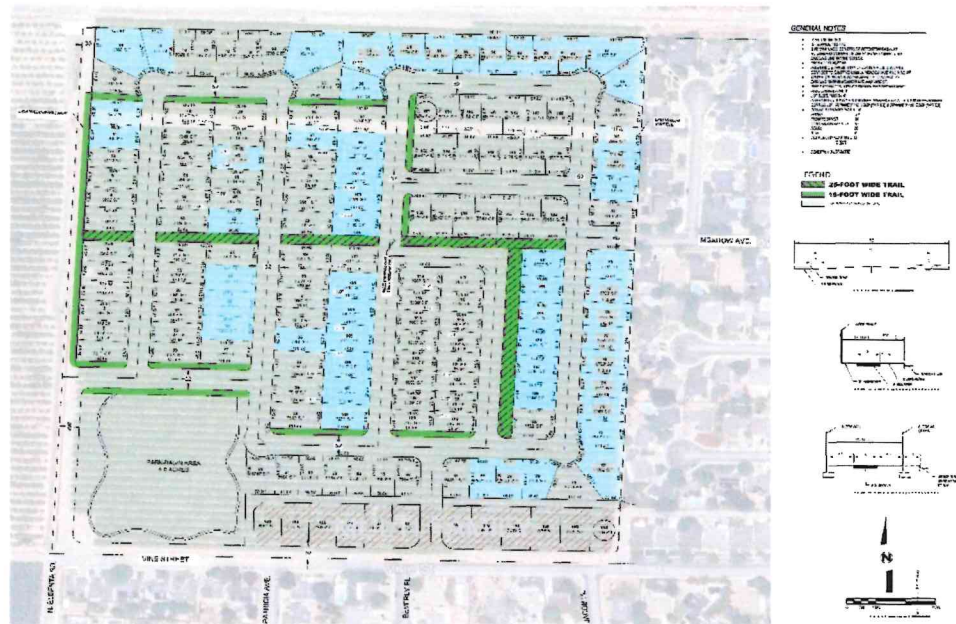


A redesignation of 1.45 acres from high density residential to low density residential and reclassification from the RM-3 (multi-family residential, one unit per 3,000 square feet) district to the R-1-6 (single family residential, one unit 6,000 square feet) with a PUD (planned unit development) overlay district.

A redesignation of approximately 1.67 acres from low density residential to high density residential and a reclassification from the R-1-6 (single family residential, one unit 6,000 square feet) PUD (planned unit development) overlay district to the RM-3 (multi-family residential, one unit per 3,000 square feet) district. The RM-3 district will occupy the frontage of Vine Street to a depth of 110 feet and will extend eastward from a proposed 4-acre park in the Fugate Subdivision.



The number of single-family residential lots has remained relatively the same, as has the circulation layout and the location of the park/pond, which is now larger under this map than the one approved in 2006. Under the new subdivision design a trail system has also been added to the proposed subdivision (see below).



Once these amendments are approved by the Planning Commission and City Council, San Joaquin Homes intends to file a final subdivision map. In addition to constructing the subdivision consistent with the final subdivision map, the construction of the residential dwellings will need to comply with the conditions of the Planned Unit Development overlay zone. These conditions are as follows:

1. The applicant shall submit elevation drawings and plot plans for (1) residential units that will be constructed on corner lots, (2) residential units that will have alley-loaded garages, and (3) examples of other dwelling units that will be constructed throughout the project. These drawings and plot plans shall be reviewed by the Planning Commission prior to the applicant securing building permits.
2. Multi-family development that will be constructed on the subject property shall be required to undergo site plan review, consistent with the Exeter Zoning Ordinance. Said development will also be required to undergo architectural review.
3. Alley-loaded lots, corner lots and lots smaller than 6,000 square feet shall be allowed to deviate from the front, rear and side yard setback standards of the R-1-6 zone district, subject to approval of the city planner.
4. Residential dwellings that have garages that front onto a public street shall be designed so that the garage is generally 10 feet behind the face of the dwelling unit, however, the PUD can allow for variation, ranging from the face of house being even with the garage to setting the garage 10 feet behind the face of the house. Furthermore, all dwelling units shall be encouraged to contain useable porches on the front of the house which are five feet or wider.

As mentioned above, prior to any home construction the Planning Commission will need to review the home elevations.

Background:

Applicant: San Joaquin Homes
Visalia, Ca. 93291

Location: The northeast corner of the extension of Elberta Road and Vine Street in Exeter. APN 138-130-037.



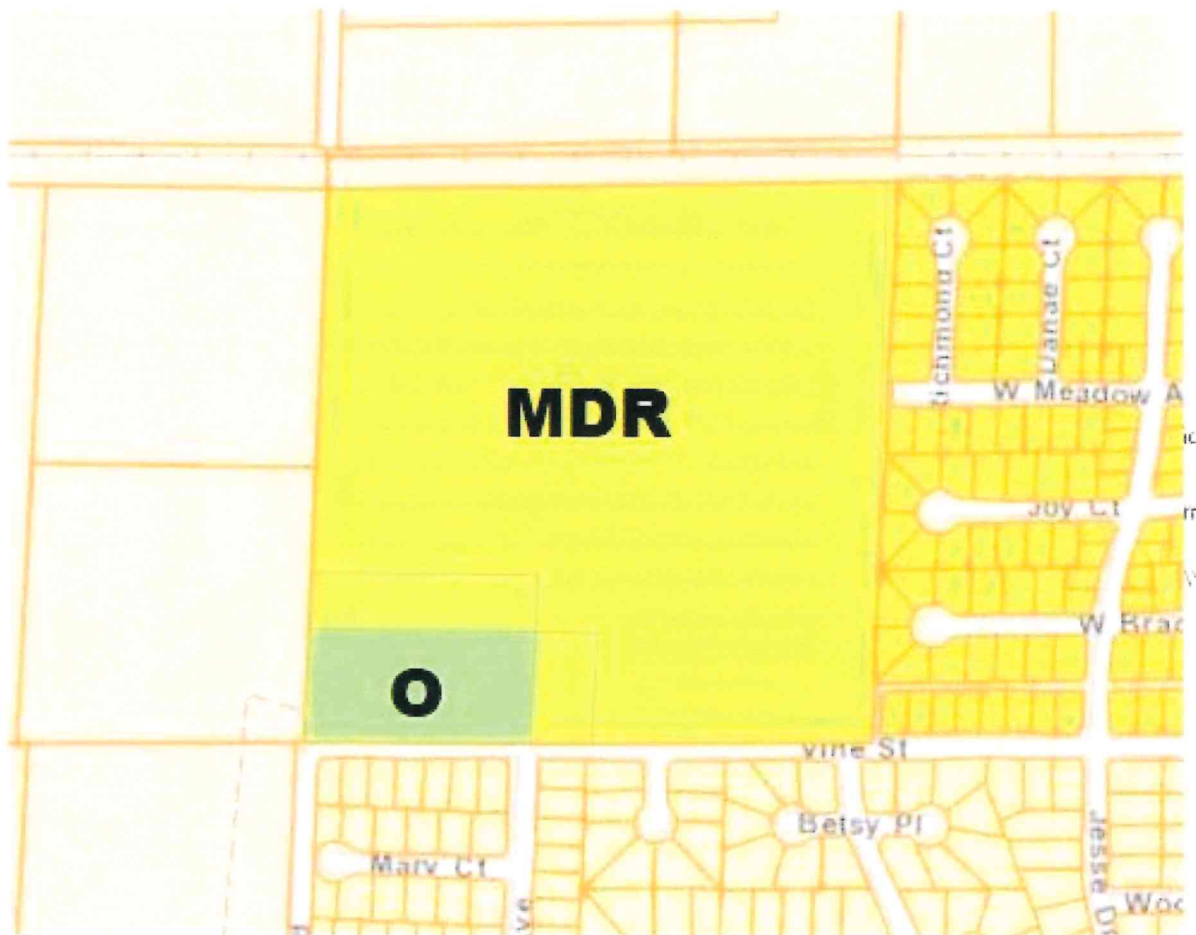
A redesignation of approximately 1.67 acres from low density residential to high density residential and a reclassification from the R-1-6 (single family residential, one unit 6,000 square feet) PUD (planned unit development) overlay district to the RM-3 (multi-family residential, one unit per 3,000 square feet) district. The RM-3 district will occupy the frontage of Vine Street to a depth of 110 feet and will extend eastward from a proposed 4-acre park in the Fugate Subdivision.

Request: Amendments to the Exeter General Plan and Zoning Ordinance that pertain to parcels of land designated for high density residential and zoned to the R-3 (one unit per 3,000 square feet) district. The 13 lots that fall into this category currently surround the proposed park/pond. These lots will be relocated to the Vine Street frontage and will be reduced to 12 lots. The area where these lots currently exist will be redesignated and rezoned to low density residential and the R-1-6 district, respectively.

Access: Vine Street and Elberta Road. Vine is designated as a minor collector while Elberta Road is designated as a local roadway.

Infrastructure: Storm water runoff will be directed to the proposed park/pond located in the southwest corner of the subdivision. The project will connect to the city's sewer and water system. These lines exist in Vine Street and Meadow Avenue. Both of these systems have the capacity to serve the Fugate Subdivision. In addition, a future well is planned for the proposed park area of this phase of the subdivision. While an exact date is not available at this time, the proposed park will provide the land necessary for addressing the future water needs for the city.

General Plan: The subject site is designated to three land use categories – open space (the park), low density residential (single family dwellings) and high density residential (multi-family dwellings).



Zoning: The subject site is zoned to three districts – O (open space) , R-1-6 (single family dwellings) with a PUD overlay and RM-3 (multi-family dwellings) with a PUD overlay.



Land Use: The subject site is currently under agricultural production – citrus. Surrounding land uses are as follows:

North: San Joaquin Railroad, rural residences, and agriculture

South: Single-family dwellings

East: Single-family dwelling

West: Agriculture

Access: Access to the subject property will be from Vine Street, Meadow Avenue, Elberta Road and an alley east of the subject property just north of Vine Street.

Existing Policy:

Section 16.12.050 of the current City of Exeter Municipal Code outlines the Planning Commission role in the review of a proposed subdivision map in relationship to the Subdivision Map Act. This section authorizes the Planning Commission to recommend to the City Council that the Council approve, conditionally approve, or disapprove tentative maps of subdivisions prepared and filed with the city according to the provisions of this title and the Subdivision Map Act.

Section 17.48 of the City of Exeter Municipal Code details the process for Zoning Ordinance Amendments.

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 regularly 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 request is one phase to the original subdivision map approved in 2006. The original 2006 request and all of its phases complied with the City of Exeter General Plan and was approved with a Negative Declaration at that time. The latest phase being proposed now requires a General Plan Amendment and Rezone to relocate the original location of the multi-family land uses. While the densities remain relatively the same overall, the relocation of the uses does require the proposed amendment and rezone.

Pursuant to the California Environmental Quality Act (CEQA), the proposed Land Use Amendment and Rezone are Categorically Exempt per CEQA Guidelines Section 15305 – Minor Alterations in Land Use Limitations. Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density.

Furthermore, no new change in the surrounding area has occurred that would contribute to findings that would be considered significant or represent a major change to the physical environment.

Conclusion:

The above-described Amendments will essentially move the current planned location of the multi-family development that front onto the park/pond to the parcels that front onto Vine Street. This change will move any traffic generated by the multi-family development onto Vine Street rather than onto local roadways that surround the park.

Fiscal Impact:

None associated with this action.

Prior Council/Board Actions:

None.

Attachments:

- Resolution 2025-02

Recommended motion to be made by Council/Board: I move to adopt Planning Commission Resolution 2025-02, A Resolution of the Exeter Planning Commission recommending Approval of General Plan Amendment 2025-01 and Zoning Ordinance Amendment 2025-01 requested by San Joaquin Homes, for properties generally located on the northeast corner of Vine Street and the northerly extension of Elberta Avenue in Exeter, and including;

Amendment No. 1: A redesignation of 1.45 acres from high density residential to low density residential and reclassification from the RM-3 (multi-family residential, one unit per 3,000 square feet) district to the R-1-6 (single family residential, one unit 6,000 square feet) with a PUD (planned unit development) overlay district.

Amendment No. 2: A redesignation of approximately 1.67 acres from low density residential to high density residential and a reclassification from the R-1-6 (single family residential, one unit 6,000 square feet) PUD (planned unit development) overlay district to the RM-3 (multi-family residential, one unit per 3,000 square feet) district. The RM-3 district will occupy the frontage of Vine Street to a depth of 110 feet and will extend eastward from a proposed 4-acre park in the Fugate Subdivision.

RESOLUTION 2025-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EXETER RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT 2025-01 AND ZONING ORDINANCE AMENDMENT 2025-01 REQUESTED BY SAN JOAQUIN HOMES, FOR PROPERTIES GENERALLY LOCATED ON THE NORTHEAST CORNER OF VINE STREET AND THE NORTHERLY EXTENSION OF ELBERTA AVENUE IN EXETER, AND INCLUDING;

AMENDMENT NO. 1: A REDESIGNATION OF 1.45 ACRES FROM HIGH DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL AND RECLASSIFICATION FROM THE RM-3 (MULTI-FAMILY RESIDENTIAL, ONE UNIT PER 3,000 SQUARE FEET) DISTRICT TO THE R-1-6 (SINGLE FAMILY RESIDENTIAL, ONE UNIT 6,000 SQUARE FEET) WITH A PUD (PLANNED UNIT DEVELOPMENT) OVERLAY DISTRICT.

AMENDMENT NO. 2: A REDESIGNATION OF APPROXIMATELY 1.67 ACRES FROM LOW DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL AND A RECLASSIFICATION FROM THE R-1-6 (SINGLE FAMILY RESIDENTIAL, ONE UNIT 6,000 SQUARE FEET) PUD (PLANNED UNIT DEVELOPMENT) OVERLAY DISTRICT TO THE RM-3 (MULTI-FAMILY RESIDENTIAL, ONE UNIT PER 3,000 SQUARE FEET) DISTRICT. THE RM-3 DISTRICT WILL OCCUPY THE FRONTAGE OF VINE STREET TO A DEPTH OF 110 FEET AND WILL EXTEND EASTWARD FROM A PROPOSED 4-ACRE PARK IN THE FUGATE SUBDIVISION.

WHEREAS, a general plan amendment and zoning ordinance amendment has been requested by San Joaquin Homes, 5607 Avenida de los Robles Visalia, California 93291, for properties generally located on the northeast corner of Vine Street and the northerly extension of Elberta Avenue in Exeter, and

WHEREAS, the APN for the subject property is 133-060-008, and

WHEREAS, the applicant wishes to redesignate and reclassify lands that are located north and east of the proposed park/pond, containing 1.45 acres from high density residential to low density residential and from the RM-3 to the R-1-6 district with a PUD (Planned Unit Overlay) (see Exhibit A), and

WHEREAS, the applicant also wishes to redesignate and reclassify lands that front onto Vine Street east of the proposed park/pond, containing 1.6 acres, from low density residential to high density residential and from the R-1-6 district with a PUD (Planned Unit Overlay) to the RM-3 district (see Exhibit A), and

WHEREAS, the total number of lots that will be redesignated and reclassified for multi-family development will remain very similar 12 lots instead of the original 13 lots, and

WHEREAS, the original tentative tract map for Fugate will generally remain unchanged except for the park/pond will be larger at 4.0 acres versus the original 2.3 acres, and a trail system has been added to make the project more pedestrian friendly, and

WHEREAS, the City has prepared the necessary investigations and reports for these Amendments, and

WHEREAS, the modified Fugate project has been reviewed on two occasions by Exeter's Subdivision Review Committee, and

WHEREAS, Exeter's Subdivision Review Committee has made the finding that the current Fugate Subdivision is in substantial compliance with the original Fugate Subdivision adopted in 2006, and

WHEREAS, the Planning Commission held a public hearing on said Amendments on May 15, 2025, took testimony both for and against, and recommended approval of said Amendments to the City Council, and

WHEREAS, said Amendments (the project) is categorically exempt under CEQA using the "common sense" clause, and

WHEREAS, persons within 300 feet of the subject site were notified of the meeting and a public hearing notice was published twenty (20) days prior to the Planning Commission's meeting of May 15, 2025, and

WHEREAS, said Amendments have been processed consistent with the Exeter Zoning Ordinance, Chapter 17.48 Amendments,

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, after considering all the evidence presented, determined the following findings were relevant in evaluating General Plan Amendment 25-01 and Zoning Ordinance Amendment 25-01.

1. The proposed Amendments will not have an adverse impact on the environment and has been deemed categorically exempt under CEQA.
2. The proposed Amendments will not have an adverse impact on the health, safety, or welfare of the nearby neighborhoods or the community at large.
3. The proposed Amendments are deemed in "substantial compliance" with the original Fugate Subdivision design as per the State Subdivision Map Act.
4. The proposed Amendments have been properly advertised to the nearby neighborhoods and the community at large.

BE IT FURTHER RESOLVED that the Planning Commission hereby recommends approval of General Plan Amendment 25-01 and Zoning Ordinance Amendment 25-01 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 May 15, 2025, and carried by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Pamela Whitmire, Chairperson, Planning Commission

Francesca Quintana, Secretary

EXHIBIT A

A redesignation of 1.45 acres from high density residential to low density residential and reclassification from the RM-3 (multi-family residential, one unit per 3,000 square feet) district to the R-1-6 (single family residential, one unit 6,000 square feet) with a PUD (planned unit development) overlay district.

A redesignation of approximately 1.67 acres from low density residential to high density residential and a reclassification from the R-1-6 (single family residential, one unit 6,000 square feet) PUD (planned unit development) overlay district to the RM-3 (multi-family residential, one unit per 3,000 square feet) district. The RM-3 district will occupy the frontage of Vine Street to a depth of 110 feet and will extend eastward from a proposed 4-acre park in the Fugate Subdivision.

