

City of Exeter Agenda Item Transmittal

Meeting Date: February 26, 2019

Agenda Item Number: 11

Wording for Agenda: Adopt Resolution 2019-04 approving Conditional Use Permit 2018-02, AT&T Mono Pole on golf course property.

Submitting Department: Planning
Contact Name: Greg Collings
Phone Number: (559) 734-2737
Email: greg@weplancities.com

Department Recommendation:

That the City Council adopt Resolution 2019-04 approving Conditional Use Permit 2018-02 subject to the following conditions:

1. The applicant shall amend the site plan to show the following:
 - a. Three coastal redwoods shall be planted around the lease site, one on the north, the south and the east.
 - b. The 6-foot chain-link fence that surrounds the AT&T facility shall be fitted with green slats.
2. The applicant shall secure a building permit for the AT&T mono pole facility from the Tulare County Building Department
3. Where the access road to the AT&T mono pole facility site intersects with Visalia Road, the applicant shall install rock to ensure that dirt from construction equipment and ongoing truck traffic is not carried out onto Visalia Road.

Summary:

A conditional use permit application for a proposed AT&T Mono Pole facility site was received for property situated on the west end of the Exeter Golf Course, adjacent to the Rite Aid parking lot and just south of Visalia Road. The applicant wishes to install a 100-foot pine camouflaged mono pole that will be surrounded by a 30 foot by 35 foot equipment area enclosed with a 6-foot chain-link fence. Equipment supporting the operation of the AT&T facility will be ground mounted and will include: a back-up generator, a walk-in cabinet, and assorted other features including fiber cables, surge protectors, GPS unit, and other assorted improvements required for a telecommunications facility.

The subject property is zoned Open Space (O). The O zone permits tele-communication facilities subject to a conditional use permit.

The Planning Commission held a public hearing on Conditional Use Permit 2018-02 at their January 17, 2019, meeting. The Commission accepted public testimony both for and against. Upon the conclusion of the public hearing the Commission directed questions to planning staff

For action by:

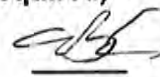
☒ City Council

Regular Session:

☐ Consent Calendar
☒ Regular Item
☐ Public Hearing

Review:

**City Administrator
(Initials Required)**



regarding issues such as aesthetics, access to the site, and construction of the facility. With the conclusion of staff's responses to Commission questions, the Commission adopted Resolution 2019-01 by a 4-1 vote (Zigler voting no) recommending approval of Conditional Use Permit 2018-02 to the City Council.

Background:

The Site Plan Review Committee reviewed the proposed AT&T Mono Pole facility site plan on December 20, 2018. The Committee's comments focused on several distinct areas of concern – aesthetics, play on the golf course and impact on surrounding land uses, including the golf course.

The site measures 30 feet by 35 feet and will be surrounded by a 6-foot chain-link fence, which will be fitted with green slats, similar to the adjacent Rite Aid fence. Two ground-mounted structures will be constructed inside the fence as well as the 100-foot mono-pole that will be camouflaged to look like an evergreen tree. The fenced site will back up to the golf course's western property line.

Items discussed by the Site Plan Review Committee were:

Aesthetics

The 100-foot mono pole will be taller than all surrounding buildings and structures and most trees. The location of the tower and its associated ground equipment will not obstruct the view of any residents in the immediate neighborhood given it will be installed immediately east of the Rite Aid parking lot. Further, it will not obstruct the view of persons playing golf who are driving towards the hole nearest this facility. The pole and proposed trees will line the west side of the fairway that leads to the nearby green.

The AT&T mono pole site is proposed to be located in an area of the golf course where sand is currently stored.

Play on the Exeter Golf Course

The mono pole and its associated ground-mounted improvements will not disrupt the play of persons playing the adjacent hole. The fence line around the mono pole will be 100 feet from the centerline of the adjacent fairway. So long as persons playing the adjacent fairway do not severely "slice" or "hook" their drives the AT&T facility should not impede the play of golfers on this hole.

View from Residences

The mono pole and its associated ground-mounted improvements will not obstruct the view of any nearby residents. The nearest residence is 230 feet south and west of the pole site.

Site Design

The unmanned telecommunications facility will occupy a 30-foot by 35-foot site that will be enclosed by a 6-foot chain-linked fence that is topped with three strands of barbed wire. The fence will enclose a 100-foot pine camouflaged mono pole, an enclosed back-up generator, a walk-in cabinet, and assorted other features including fiber cables, surge protectors, GPS unit, and other assorted improvements required for a telecommunications facility.

Access to the facility will be provided by an access road that stems from Visalia Road. Adjacent to the access road a utility easement will be recorded. Where the access road intersects with

Visalia Road, the applicant will be required to lay rock at the entrance to ensure that dirt is not tracked on Visalia Road.

BACKGROUND INFORMATION

BACKGROUND

Applicant: AT&T
525 Market Street
San Francisco, Ca. 94105

Location: The property is located 130 feet south of Visalia Road on the west end of the Exeter Golf Course just east of one of Rite Aid's parking lots. The property is located in the southwest quadrant of Exeter.



Request: The applicant is requesting a conditional use permit to construct an unmanned telecommunications facility, which will contain the following:

1. A 30-foot by 35-foot fenced enclosure.
2. A 100-foot pine camouflaged mono tower
3. Backup generator
4. Walk in cabinet
5. Assorted support communication equipment including fiber cables, surge protectors, GPS and electrical panels.

The site measures 30 feet by 35 feet, containing 1,050 square feet.

Zone: The zoning is open space (O). Development standards for this district are as follows:

Minimum lot size: no limitation
Minimum lot width: no limitation
Minimum lot depth: no limitation
Parking: one stall for every 350 sq. ft. of building area
Sign: See Sign Ordinance
Front yard setback: 15 feet
Rear yard setback: no limitation
Side yard setback: no limitation

Gen. Plan: The Land Use Element designates the subject site open space. The Circulation Element designates Visalia Road as an arterial roadway and Belmont Road as a collector roadway. Visalia Road will have a right-of-way of 84 feet with a landscaped median.

Land Use: The subject site is currently free of structures. Surrounding land uses are as follows:

North: golf course
South: golf course
East: golf course
West: Rite Aid parking lot

Infrast: Sewer and water lines are available to the site; however, storm water will be required to be retained on-site in a basin in the southeast corner of the site surrounded by a 6-foot chain-link fence

CEQA: The proposed project is categorically exempt under the California Environmental Quality Act.

Fiscal Impact: None.

Prior Council/Board Actions: On January 17, 2019, the Planning Commission approved Resolution 2019-01 recommending approval of Conditional Use Permit 2018-02 for the AT&T Mono Pole to the City Council.

Attachments: Planning Commission Resolution 2019-01
Proposed City Council Resolution 2019-04
AT&T Site Plan
Mono Pole Rendering

Recommended motion to be made by Council/Board: I move to Adopt Resolution 2019-04, as presented.

RESOLUTION 2019-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EXETER APPROVING SITE PLAN REVIEW 18-02, AT&T TOWER

WHEREAS, AT & T, 525 Market Street, San Francisco, Ca. 94105 has applied for a conditional use permit for an unmanned telecommunications facility on property that is located 130 feet south of Visalia Road on the west end of the Exeter Golf Course just east of one of Rite Aid's parking lots, and

WHEREAS, the property is located in the southwest quadrant of Exeter. The APN is 135-030-042, containing 1,050 square feet, and

WHEREAS, AT & T is wishing to construct a telecommunications facility on a 30-foot by 35-foot enclosed site. The enclosure will contain a 100-foot mono pine tower, a backup generator, a walk-in cabinet, and an assortment of related improvements such as a GPS, electrical panels, fiber cables and surge protectors, 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, and

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 conditional use permit will not have a significant impact on the environment and is categorically exempt under CEQA.
2. The proposed use is consistent with the Exeter General Plan, Land Use Element, which designates the property as open space.
3. The proposed use is consistent with the Exeter Zoning Ordinance, Open Space (O) Zone District.
4. The telecommunications facility will not have an adverse impact on the health, safety or welfare on the community or immediate neighborhood.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Conditional Use Permit 18-02, AT & T, and the Commission also accepts and approves the site plan and elevation drawings as submitted, subject to the following conditions.

1. The applicant shall amend the site plan to show the following:
 - a. Three coastal redwoods shall be planted around the lease site, one on the north, the south and the east.
 - b. The 6-foot chain-link fence that surrounds the AT & T facility shall be fitted with green slats.
2. The applicant shall secure a building permit for the AT & T mono pole facility from the Tulare County Building Department
3. The applicant shall comply with the conditions of the City Engineer (see Exhibit A).

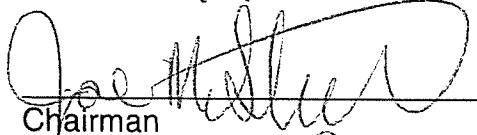
The foregoing resolution was adopted upon a motion of Commissioner Whitmire, second by Commissioner Bonner at a regular meeting of the Exeter Planning Commission on January 17, 2019, by the following roll call vote:

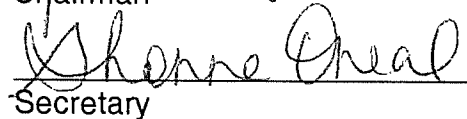
AYES: 4 Whitmire, Bonner; Tyler; and Stewart

NOES: 1 Zigler

ABSTAIN: n/a

ABSENT: n/a


Chairman


Secretary

RESOLUTION 2019-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EXETER APPROVING CONDITIONAL USE PERMIT 2018-02, AT&T

WHEREAS, AT&T, 525 Market Street, San Francisco, Ca. 94105 has applied for a conditional use permit for an unmanned telecommunications facility on property that is located 130 feet south of Visalia Road on the west end of the Exeter Golf Course just east of one of Rite Aid's parking lots, and

WHEREAS, the property is located in the southwest quadrant of Exeter. The APN is 135-030-042, containing 1,050 square feet, and

WHEREAS, AT & T is wishing to construct a telecommunications facility on a 30-foot by 35-foot enclosed site. The enclosure will contain a 100-foot mono pole disguised as a pine tree, a backup generator, a walk-in cabinet, and an assortment of related improvements such as a GPS, electrical panels, fiber cables and surge protectors, 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 held a public hearing on Conditional Use Permit 2018-02, reviewed the information contained in the staff report, received testimony both for and against, and recommended approval of Conditional Use Permit 2018-02 to the Exeter City Council

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

1. The conditional use permit will not have a significant impact on the environment and is categorically exempt under CEQA.
2. The proposed use is consistent with the Exeter General Plan, Land Use Element, which designates the property as open space.
3. The proposed use is consistent with the Exeter Zoning Ordinance, Open Space (O) Zone District.
4. The telecommunications facility will not have an adverse impact on the health, safety or welfare on the community or immediate neighborhood.

BE IT FURTHER RESOLVED that the City Council hereby approves Conditional Use Permit 18-02, AT&T, subject to the following conditions.

1. The applicant shall amend the site plan to show the following:
 - a. Three coastal redwoods shall be planted around the lease site, one on the north, the south and the east.
 - b. The 6-foot chain-link fence that surrounds the AT & T facility shall be fitted with green slats.
2. The applicant shall secure a building permit for the AT & T mono pole facility from the Tulare County Building Department
3. Where the access road to the AT & T mono pole facility site intersects with Visalia Road, the applicant shall install rock to ensure that dirt from construction equipment and trucks is not carried out onto Visalia Road.

PASSED, ADOPTED AND APPROVED this 26th day of February 2019 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

MAYOR

ATTEST:

CITY CLERK, Shonna Oneal





at&

SITE NUMBER: CVL06464
SITE NAME: EXETER-GOLF COURSE

APN: 135-030-042 OFF OF W VISALLIA ROAD,
EXETER, CA 93221
JURISDICTION: CITY OF EXETER

PROJECT DESCRIPTION

PROJECT INFORMATION

PROJECT TEAM

SHEET INDEX

REV

[illegible]

Property Information	Project Owner:
Site Name: Everitt-Cat House	EVERITT TRAILER CO. COLOS
Site Number: CYS04544	EVERITT, CA 92021
Search Ring: Everitt	CONTACT: Steve Matus
	email: matusp@everitt.com
	cell: 619.517.0130
FMA: 1642202	Power Agency:
Site Address: 40N. 125000000 of W Nevada Road	SOUTHERN CALIFORNIA Edison Co
Everitt, CA 92021	1201 S. F ST
	EVERITT, CA 92021
A.P.N. Number: 125-000-042	pe: 660.555-0555
Control Size:	
Proposed Use: TELECOMMUNICATIONS FACILITY	Telephone Agency:
Landowner: CITY OF EVERITT	ANY CALIFORNIA
Location: N 33° 17' 42.8703S 296.9501	500 MARKET STREET
Upland, W 119° 05' 10.272' E 119.125376	SAN FRANCISCO, CA 94105
	pe: 415.391.0225
Prepared Division: 2855 FT	

Agilent Professional
4411 HOLLYHURST
901 ESCROW PARKWAY, #600N
SAN JOSE, CA 95128
email: info@agilent.com
tel: (408) 953-7170

Property Development
3000 E. SHORE WEST/ST. MC
SUITE 200
1000 BUCKINGHAM AVE. N.W.
DALLAS, TX 75203
contact: JUNE 2005
email: cs@jcd.com
tel: (940) 348-0400

Construction Manager
Crescent Network, Inc.
101 E. Broadway and 1st. St. 205
San Jose, CA 95131
email: info@CNCBELL.com
tel: (408) 255-1100

Design Professional
WESTERN AIRPORT, LLC/COM
515 MILL ROAD
SUITE 100
COSTA MESA, CA 92626
email: info@wpa.com
tel: (714) 550-8444

Structural Engineer
STEVE WADSWORTH
21000 SHEFFERLAND ROAD
SUITE 200
IRVINE, CA 92614
email: steve@wswad.com
tel: (949) 720-3030

RF Engineer
WIRELESS DESIGN & RF ENGINEERING
2714 CHURCH STREET
SUITE 2714/200A
IRVINE, CA 92614
tel: (949) 450-6998

7-1	TITLE SHEET
8	
9	LS-1 SITE SURVEY
10	AS-1 OVERALL SITE PLAN
11	AS-2 SITE PLAN
12	ENLARGED EQUIPMENT PLAN
13	ENLARGED ANTENNA PLAN & DETAILS
14	ELEVATIONS
15	ELEVATIONS
16	EMERGENCY BACKUP GENERATOR SPECS
17	
18	POWER SINGLE LINE DIAGRAM & PANEL SCHEDULE & DETAILS
19	

CODE COMPLIANCE

VICINITY MAP

DIRECTIONS FROM AT&T

SPECIAL INSPECTIONS

APPROVALS

GENERAL CONTRACTOR NOTES

OCCUPANCY AND CONSTRUCTION TYPE

TABLED ACCESS REQUIREMENTS



PREPARED FOR
at&t

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PROJECT NO. <i>Engr. Guller</i>
DRAWN BY: <i>T. LAW</i>
CHECKED BY: <i>T. LAW</i>

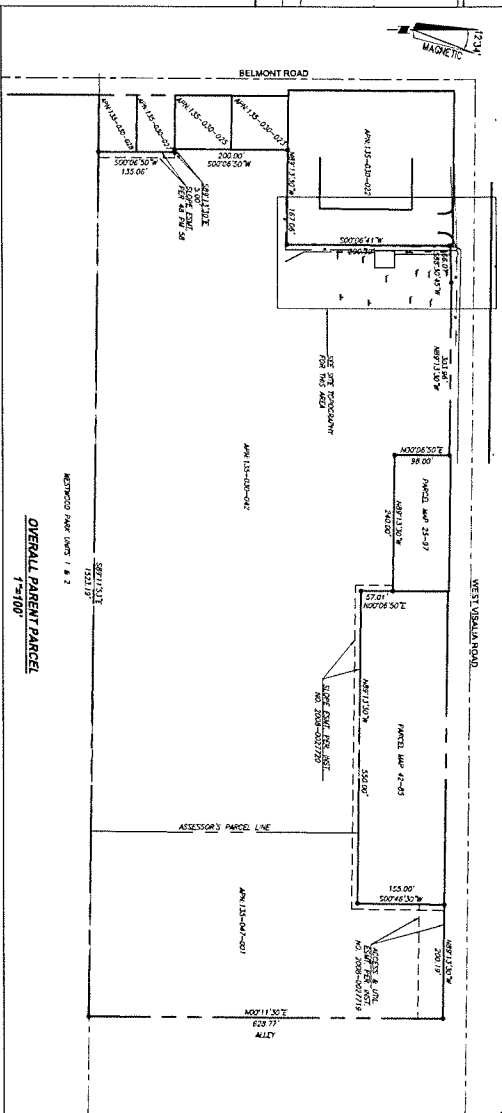
NOV	DATE	DESCRIPTION
A	11/27/18	NOV 27 SUBMITTAL
B	12/03/18	NOV 27 SUBMITTAL

It is a violation of law for any person to knowingly obstruct or attempt to obstruct the collection of a licensed professional discipline, or alter the record.

TITLE SHEET



800-227-2601



TITLE NOTES

THE INFORMATION IN THIS REPORT IS NOT INTENDED TO BE USED TO MAKE A DECISION ABOUT THE APPROPRIATENESS OF A PARTICULAR INVESTMENT OR TO PROVIDE A BASIS FOR A DECISION TO INVEST OR NOT TO INVEST. THE INFORMATION IS NOT INTENDED TO BE USED TO MAKE A DECISION ABOUT THE APPROPRIATENESS OF A PARTICULAR INVESTMENT OR TO PROVIDE A BASIS FOR A DECISION TO INVEST OR NOT TO INVEST. THE INFORMATION IS NOT INTENDED TO BE USED TO MAKE A DECISION ABOUT THE APPROPRIATENESS OF A PARTICULAR INVESTMENT OR TO PROVIDE A BASIS FOR A DECISION TO INVEST OR NOT TO INVEST.

GEODETIC LOCATION

[illegible]

LEGAL DESCRIPTION

PARENT PARCELS

THE PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 15 SOUTH, RANGE 10 EAST, RANGE 10 EAST AND SECTION 16, NORTH EASTLY 1/4, RANGE 10 EAST, AS SHOWN ON MAPS OF 1902, 1904 AND 1905, AS WELL AS RECORDS IN BOOK 40 OF PUBLIC LANDS, PAGE 10, PLANNED COUNTY RECORDS.

EXCEPTING THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 15 SOUTH, RANGE 10 EAST, PLANNED COUNTY RECORDS OF THE STATE OF CALIFORNIA, RECORDED MAY 31, 2012, IN INSTRUMENT NO. 2012040421, OFFICIAL RECORDS.

2012040421 AND 13474071

ON JANUARY 25, 2012, 13474071 AND 13474071

PLEASE REPLY

[illegible]

SURVEY NOTES

1. ALL CHARGES AND CREDITS ARE TO BE LISTED IN THE EXTENSION AND MAY BE
[PLEASE WRITE OTHERS HERE]

2. ALL REQUESTS REGARDING THE INFORMATION ON BEEN KEPT FROM RECORD
DATA IN THE FIRST AROUND PARTY

3. DATE OF FIELD REPORT AND IN 2018

4. PLEASE ABOUT THE REPORT AND DATA SHOULD BE PROVIDED BY PERSONALITY
FOR THE INFORMATION OF THE DATA PROVIDED BY OTHERS. ANY DISCUSSION FOR
OTHER PROJECTS SHOULD BE PROVIDED IN AND REPORT WHICH ARE PART OF
THE TITLE PROJECTS MAY OR MAY NOT HAVE BEEN AROUND. THANK YOU. SEND.

5. IS ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR AROUND ON THE ITEMS
AND IS NOT A AROUND PARTY

LEGEND

[illegible]

ISSUE STATUS	
DATE	DESCRIPTION

TIMOTHY SCHAD, L.
10699 ROUND VALLEY RD
GRASS VALLEY, CA. 95945
PHONE: (530) 271-7477
TIM@INITIALPOINT.CO



AT&T



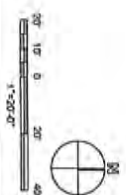
CVL06464
"DT EXETER"
510 W. VISALIA ROAD
EXETER, CA. 93221
TULARE COUNTY
APN: 135-030-042 &
135-047-001

SHEET TITLE:

RTTY SUBVAT

151



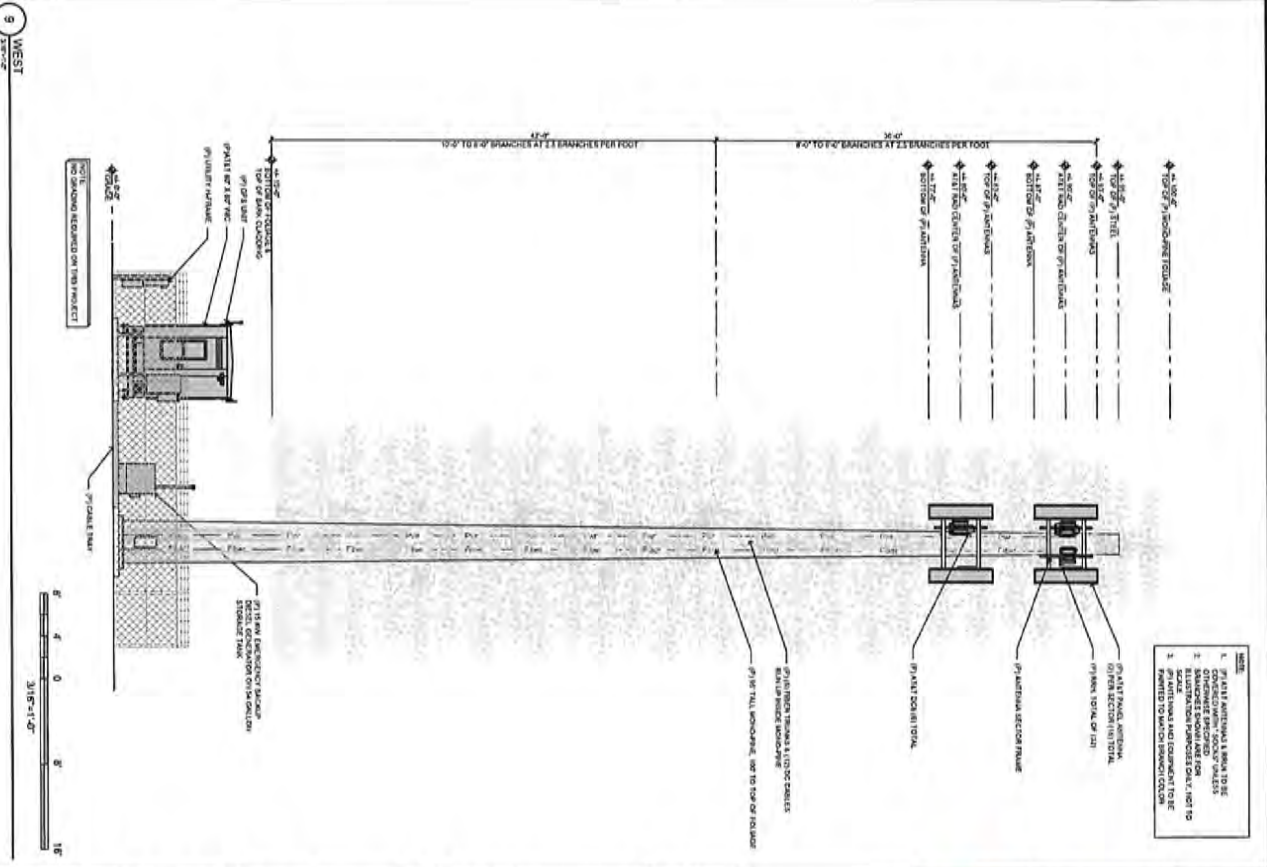




- | | |
|------------------------------|--|
| CONCRETE | |
| CORRECTION METHOD | |
| AC FINISH OVER CONCRETE BASE | |
| NATIVE GRASS | |

ALIST SITE NO. CNE000484
PROJECT NO. ERM-Submarine
DRAWN BY T. LAW
CHECKED BY T. LAW

CVL06464
APRIL 135-030-042 OFF OF
WY VITALIA ROAD
EUREKA, CA 95521



NOTE:

1. PLAST ANTENNAS & SHAFT TO BE COINTEGRATED WITH "SOCKET" UNLESS OTHERWISE SPECIFIED
2. DIMENSIONS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE
3. IF ANTENNAS AND EQUIPMENT TO BE MOUNTED TO ALUMINUM BRACKET, CO. 6061

1. JY KAT ANTENNAS & BOMBS TO BE CONSIDERED "NON-SOCIAL" UNLESS OTHERWISE SPECIFIED
2. SNAKES SHOULD HAVE NO ILLUSTRATION PURPOSES ONLY, NOT TO SCALE
3. JY ARTIFACTS AND EQUIPMENT TO BE PRINTED TO MATCH SNAKE COLOR

AT&T SEC ID:
CVL06464
APT# 135-030-042 OFF OF
W VISCALIA ROAD
ESSELB, CA 93221

Sherris 2 Sherris Winery
5500 WEBCOKE ROAD #102
MACTACONQUA, NY 11796

PREPARED FOR

 at&t

4001 Executive Parkway
San Ramon, California 94583

1003

ATTN: SITE NO. CVEL00464
PROJECT NO. <u>Estimote</u> <u>Gar course</u>
DRAWN BY: T. LAY
CHECKED BY: T. LAY

[illegible]

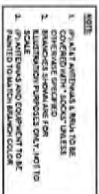
Licensee

It is a violation of Law 100-262 for any person, unit, or entity that acts under the direction of a licensed professional, to commit, to allow, or to be involved in any document.

Received For
100% ZD Submittal
08/18/16

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-4.1



City of Exeter Agenda Item Transmittal

Meeting Date: February 26, 2019

Agenda Item Number: 12

Wording for Agenda: Public Hearing - Introduction of Ordinance 688, An Ordinance of the City of Exeter, State of California, Amending Ordinance No. 246, The Exeter Zoning Ordinance, Amending Chapter 24: Central Commercial (CC) District, and Chapter 72, Definitions; and Adopt Resolution 2019-05 approving Conditional Use Permit 18-03, BMT Properties.

Submitting Department: Planning
Contact Name: Greg Collings
Phone Number: (559) 734-2737
Email: greg@weplancities.com

For action by:

☒ City Council

Regular Session:

☐ Consent Calendar

☒ Regular Item

☒ Public Hearing

Review:

**City Administrator
(Initials Required)**



Department Recommendation:

1. That the Exeter City Council approve Zoning Ordinance Amendment 2018-01 and introduce Ordinance No. 688, adding breweries to the conditional use list of Chapter 24, CC (Central Commercial) district, and adding the term "Brewery" to Chapter 72: Definitions, of the Exeter Zoning Ordinance. Chapters 24 and 72 of the Exeter Zoning Ordinance will read as follows:

Chapter 24: Central Commercial (CC) District

24.03 Conditional Uses

K. Brewery

Chapter 72: Definitions

BREWERY: A business where beer brewing or other alcoholic beverages are manufactured. Said brewing or beverage manufacturing may be a part of a larger restaurant. May also include beer brewing as part of a microbrewery and other beverage tasting facilities.

2. That the Exeter City Council Adopt Resolution 2019-05 approving Conditional Use Permit 18-03, BMT Properties, subject to the following conditions.
 - A. The applicant shall secure a business license from the city of Exeter.
 - B. Any signage shall be reviewed and approved by the city planner.
 - C. The address of the establishment shall be fixed to the front of the building in numbers that are at least four inches tall.
 - D. Any improvements to the interior of the building will require that the applicant secure a building permit from the Tulare County Building Department.
 - E. The applicant shall secure an alcohol license from ABC (Alcoholic Beverage Commission) should alcoholic beverages be served at the site.

Summary:

A conditional use permit application for a brewery was received for a property located at 130 North E Street in Exeter. The applicant wishes to brew beer within a portion of the now vacant Exeter Sun building. The applicant will brew beer for wholesale consumption only. On-site consumption is not proposed at this time. The applicant has indicated that the processing of the beer will take place in a 10-gallon brew pot.

The subject property is zoned CC (central commercial). Currently the CC zone does not permit, even with a conditional use permit, a brewery. This amendment to the Zoning Ordinance would permit (with a conditional use permit) breweries to be located in the CC district (downtown). Further, the definition of breweries would be added to Chapter 72, Definitions, of the Zoning Ordinance.

The Planning Commission held a public hearing on the zoning ordinance amendment and conditional use permit at their January 17, 2019, meeting. The Commission accepted public testimony both for and against. Upon the conclusion of the public hearing the Commission directed questions to planning staff regarding issues such as odor, public access, parking and signage. With the conclusion of staff's responses to Commission questions, the Commission unanimously adopted Resolution 2019-02 recommending approval of Zoning Ordinance Amendment 2018-01 and Resolution 2019-03 approving Conditional Use Permit 2018-03 to the City Council.

Background:

Locating breweries in downtowns is a significant trend occurring in cities throughout the country – Visalia, Kingsburg, Fresno, Denver, Portland, etc. This facility would lend itself well to downtown Exeter given that the applicant wishes to sell his beer to local retailers. Further, if the brewing operation is successful, a tasting room could be the next step and from there potentially a full-service brewery that serves food (e.g. Brewbakers in Visalia). By securing a conditional use permit, all of these future uses could be permitted, however, the applicant would need to return to the Commission if additional improvements were proposed and/or the operation would sell beer to the public, either as a tasting room or a full-service restaurant that sells beer.

The zoning ordinance amendment detailed above allows persons to potentially use their CC property for a brewery so long as they secure a conditional use permit and comply with other requirements such as off-street parking, fencing, lighting, noise attenuation and hours of operation.

BACKGROUND INFORMATION

Applicant: BMT Properties
1577 W. Visalia Road
Exeter, Ca. 93221

Location: The subject building is located on the west side of North E Street in Exeter. The address is 130 North E Street.

Request: The applicant is requesting a conditional use permit to establish and operate a brewery in a building located at 130 North E Street (a portion of the old Exeter Sun building). The applicant is wishing to brew small

batches of beer for wholesale. Only the owner (brewer) will occupy the premises.

Site: The site has 25 feet of frontage along E Street and a depth of 150 feet. There are four existing parking stalls in the front of the building and a loading/delivery area at the rear of the building, off an existing alley.



Land Use: Presently, the subject property contains a 1,050 square foot building and a 12-foot by 13-foot outdoor storage area (enclosed by a chain-link fence).



Surrounding land uses are as follows:

north: driveway and beer tavern

south: bookkeeping office and retail

east: offices, karate facility and retail

west: alley and city offices, fire station and restaurants

Zone: The subject site is zoned CC (professional office). This zone district permits offices, single and multi-family dwellings, and certain kinds of public buildings. With a conditional use permit, antique, bed and breakfast, beauty and barber shops and small retail stores are permitted. The applicant for the brewery is requesting that breweries be added to the conditional use list of the CC district. Development standards for this district are as follows:

Minimum lot size: 6000 square feet

Minimum lot width: 60 feet

Minimum lot depth: 100 feet

Parking: One stall for every four seats.

Sign: see Sign Ordinance

Front yard setback: 15 feet

Rear yard setback: 10 feet

Side yard setback: 5 feet

Gen. Plan: The subject site is designated for central commercial by the Exeter Downtown Specific Plan and the Land Use Element of the Exeter General Plan.

Infrast: Sewer and water are available to the subject site from the rear of the property.

CEQA: The proposed project is categorically exempt under the California Environmental Quality Act.

Fiscal Impact: Minimal cost will be incurred to codify the proposed Ordinance in the Municipal Code.

Prior Council/Board Actions: On January 17, 2019, the Planning Commission approved Resolution 2019-02 recommending the Zoning Ordinance amendment and approval of the Conditional Use Permit 18-03 for BMT Properties.

Attachments: Planning Commission Resolution 2019-02 and 2019-03
Site Location
Proposed Ordinance 688
Proposed Resolution 2019-05

Recommended motion to be made by Council/Board: I move to:

1.) Approve and give first reading of Ordinance 688, An Ordinance of the City of Exeter, State of California, Amending Ordinance No. 246, The Exeter Zoning Ordinance, Amending Chapter 24: Central Commercial (CC) District, and Chapter 72, Definitions, read by title only, and waive further reading in full and

2) Adopt Resolution 2019-05, as presented.

RESOLUTION NO. 2019-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EXETER AMENDING CHAPTERS 24, CC ZONE (CENTRAL COMMERCIAL) AND CHAPTER 72, DEFINITIONS

WHEREAS, the City Council of Exeter adopted a new zoning ordinance in 2012 replacing Exeter's 1965 Ordinance, and

WHEREAS, from time to time the Exeter Zoning Ordinance requires amending because the text of the Ordinance requires a revision or property within Exeter requires a reclassification from one zone to another, and

WHEREAS, a property owner in Exeter who owns/controls property at 130 North E Street and whose property is zoned to the CC district wishes to use said property for a brewery,

WHEREAS, the CC district currently does not permit breweries on property zone,

WHEREAS, staff has determined that under certain conditions property zoned to the CC district could be appropriate for breweries but for this type of use to be considered the Exeter Zoning Ordinance must be amended,

WHEREAS, a public hearing notice was published ten (10) days prior to the Planning Commission's meeting on January 17, 2019, and

WHEREAS, the Planning Department has prepared a staff report on this zoning ordinance amendment, and

WHEREAS, the Planning Commission reviewed the planning department's staff report and accepted public testimony.

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

1. The zoning ordinance amendment will not have an adverse impact on the public's health, safety or welfare.
2. Breweries are appropriate for certain CC properties subject to a conditional use permit.
3. Conditions applied to a brewery use for properties zoned to the CC zone should provide reasonable mitigation of potential conflicts with adjacent properties including conflicts associated with, but not limited to, parking, lighting and noise.

BE IT FURTHER RESOLVED that the Planning Commission hereby recommends approval of Zoning Ordinance Amendment 18-01 to the Exeter City Council. Said Amendment reads as follows:

Chapter 24: Central Commercial (CC) District

24.03 Conditional Uses

K. Brewery

Chapter 72: Definitions

BREWERY: A business where beer brewing or other alcoholic beverages are manufactured. Said brewing or beverage manufacturing may be a part of a larger restaurant. May also include beer brewing as part of a microbrewery and other beverage tasting facilities.

The foregoing resolution was adopted upon a motion of Commissioner Zigler, second by Commissioner Bonner at a regular meeting of the Exeter Planning Commission on January 17, 2019, by the following roll call vote:

AYES: 5 Zigler; Bonner; Whitmire; Tyler; and Stewart

NOES: na

ABSTAIN: na

ABSENT: na

[Signature]
Chairman

[Signature]
Secretary

RESOLUTION NO. 2019-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EXETER APPROVING CONDITIONAL USE PERMIT 18-02, BMT PROPERTIES

WHEREAS, a conditional use permit request has been submitted by BMT Properties, for a brewery on property that is zoned CC (central commercial), located at 130 North E Street in Exeter, and

WHEREAS, the proposed request has been processed consistent with Chapter 17.48, Conditional Use Permit, of the Exeter Zoning Ordinance, 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 held a public hearing on Conditional Use Permit 18-01, took public testimony both for and against, reviewed the information contained in the staff report and site plan, and

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:

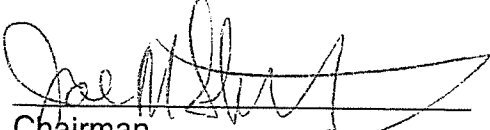
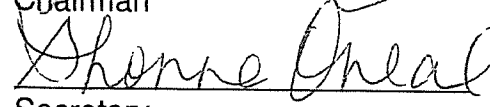
1. The use permit will not have a significant impact on the environment and is categorically exempt under CEQA.
2. The proposed use is consistent with the Exeter General Plan, Land Use Element, and the Exeter Zoning Ordinance.
3. The project will not have an adverse impact on the health, safety or welfare of the community or immediate neighborhood.

BE IT FURTHER RESOLVED that the Planning Commission hereby recommends approval of Conditional Use Permit 18-02 to the City Council subject to the following conditions.

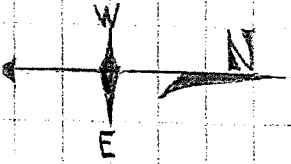
- A. The applicant shall secure a business license from the city of Exeter.
- B. Any signage shall be reviewed and approved by the city planner.
- C. The address of the establishment shall be fixed to the front of the building in numbers that are at least four inches tall.
- D. Any improvements to the interior of the building will require that the applicant secure a building permit from the Tulare County Building Department.
- E. The applicant shall secure an alcohol license from ABC (Alcoholic Beverage Commission) should alcoholic beverages be served at the site.

The foregoing resolution was adopted upon a motion of Commission member Bonner, second by Commission member Tyler at a regular meeting of the Exeter Planning Commission on January 17, 2019, by the following roll call vote:

AYES: 5 Bonner; Tyler; Whitmire; Zigler; and Stewart
NOES: 0 n/a
ABSTAIN: n/a
ABSENT: n/a


Chairman

Secretary

← ALLEY →



120 N. E St.

130 N. E St.

132 N. E St.

13'-2" HEIGHT

13'-2" HEIGHT

12'
OPEN AIR
STORAGE
15'-6"

BREWERY

LOADING/DELIVERY
AREA

5' CHAIN LINK
FENCE

WALK WAY/DRIVE WAY

25'

24'-6"

- 70W LIGHTING
- 5'x3' SIGN

3' 43 2' PLANTER

9' 9' 9' 9'

PARKING LOT

52'

SIDEWALK

← E St →

← ALLEY →

530 PM

1/17/19



120 N.E St.

130 N.E St.

132 N.E St.

13'-2" HEIGHT

BREWERY

LOADING/DELIVERY AREA

5' CHAIN LINK FENCE

13'-2" HEIGHT

OPEN AIR STORAGE

15'-6"

13'

WALK WAY / DRIVE WAY

44'

25'

24'-6"

3' 3" 2' PLANTER

9' 9' 9' 9'

PARKING LOT

52'

70W LIGHTING
5'x3' SIGN

SIDE WALK

← E St. →

ORDINANCE NO. 688

**AN ORDINANCE OF THE CITY OF EXETER, STATE OF CALIFORNIA,
AMENDING ORDINANCE NO. 246, THE EXETER ZONING ORDINANCE,
AMENDING CHAPTER 24: CENTRAL COMMERCIAL (CC) DISTRICT,
AND CHAPTER 72, DEFINITIONS**

THE CITY COUNCIL OF THE CITY OF EXETER DOES ORDAIN AS FOLLOWS:

Section 1. Ordinance No. 246 of the City of Exeter is hereby amended as follows:

Chapter 24: Central Commercial (CC) District

24.03 Conditional Uses

K. Brewery

Chapter 72: Definitions

BREWERY: A business where beer brewing or other alcoholic beverages are manufactured. Said brewing or beverage manufacturing may be a part of a larger restaurant. May also include beer brewing as part of a microbrewery and other beverage tasting facilities.

Section 2. All ordinances and parts thereof of the City of Exeter in conflict herewith are hereby repealed.

Section 3. This ordinance shall take effect thirty (30) days after passage. Prior to the expiration of fifteen (15) days from the passage hereof this Ordinance shall be published once in a local paper of general circulation and delivered within Exeter, together with the names of the members of the City Council voting for and against this matter.

The foregoing ordinance was passed and adopted by the City Council of the City of Exeter on a motion of Council Member _____, seconded by Council Member _____, at a regular meeting held on _____, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Mayor

ATTEST:

City Clerk

PASSED, ADOPTED AND APPROVED this 26th day of February 2019 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

MAYOR

ATTEST:

CITY CLERK, Shonna Oneal

RESOLUTION 2019-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EXETER APPROVING CONDITIONAL USE PERMIT 2018-03, BMT PROPERTIES

WHEREAS, a conditional use permit request has been submitted by BMT Properties, for a brewery on property that is zoned CC (central commercial), located at 130 North E Street in Exeter, and

WHEREAS, the proposed request has been processed consistent with Chapter 17.48, Conditional Use Permit, of the Exeter Zoning Ordinance, 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 held a public hearing on Conditional Use Permit 2018-03, took public testimony both for and against, reviewed the information contained in the staff report and site plan, and recommended approval of Conditional Use Permit 2018-03, subject to conditions, to the Exeter City Council.

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

1. The use permit will not have a significant impact on the environment and is categorically exempt under CEQA.
2. The proposed use is consistent with the Exeter General Plan, Land Use Element, and the Exeter Zoning Ordinance.
3. The project will not have an adverse impact on the health, safety or welfare of the community or immediate neighborhood.

BE IT FURTHER RESOLVED that the City Council hereby approves Conditional Use Permit 2018-03 subject to the following conditions.

- A. The applicant shall secure a business license from the city of Exeter.
- B. Any signage shall be reviewed and approved by the city planner.
- C. The address of the establishment shall be fixed to the front of the building in numbers that are at least four inches tall.
- D. Any improvements to the interior of the building will require that the applicant secure a building permit from the Tulare County Building Department.
- E. The applicant shall secure an alcohol license from ABC (Alcoholic Beverage Commission) should alcoholic beverages be served at the site.

//

City of Exeter Agenda Item Transmittal

Meeting Date: February 26, 2019

Agenda Item Number: 13

Wording for Agenda: Receive the Fiscal Year 2017/18 Financial Audit for the City of Exeter, review the financial condition of the City and transfer up to \$130,000 of Measure R Local funds to close out the Transit Fund.

Submitting Department: Finance
Contact Name: Chris Tavarez, Finance Director
Phone Number: 592-2755
Email: ctavarez@exetercityhall.com

For action by:
☒ City Council

Regular Session:
☐ Consent Calendar
☒ Regular Item
☐ Public Hearing

Review:

**City Administrator
(Initials Required)**



Department Recommendation:

That City Council receive the Fiscal Year 2017/18 Financial Audit for the year ended June 30, 2018, provide remarks as appropriate, review the financial condition of the City and transfer up to \$130,000 of Measure R Local funds to close out the Transit Fund. State law requires the City of Exeter to prepare audited financial statements for each fiscal year. The City received an Unqualified Opinion (clean) in relation to the 2017/18 Financial Statements.

Staff recommends that City Council:

- Provide feedback on the financial policy report card for the City as of June 30, 2018
- Authorize up to \$130,000 from Measure R Local funds be used to close out the non-active Transit Fund and payoff all final obligations for Transit
- Affirm the City's commitment to assign sufficient resources to combat fraud and mitigate the impact of having limited staff by continued development of policies and procedures

Summary:

Staff recommends that City Council receive the Fiscal Year 2017/18 Financial Audit for the year ended June 30, 2018, provide remarks as appropriate, review the financial condition of the City and transfer up to \$130,000 of Measure R Local funds to close out the Transit Fund. State law requires The City of Exeter to prepare audited financial statements for each fiscal year. The City received an Unqualified Opinion (clean) in relation to the 2017/18 Financial Statements.

It is recommended City Council:

- Provide feedback on the financial policy report card for the City as of June 30, 2018
- Authorize up to \$130,000 from Measure R Local Funds be used to close out the non-active Transit Fund and payoff all final obligations for Transit

- Affirm that the City will assign sufficient resources to combat fraud and to mitigate the impact of having an internal control weakness due to limited staff and support continued development of policies and procedures.

The 2016/17 audit identified a weakness in Internal Control over City finances because one person may have complete control over a particular process. For 2017/18 there were no audit internal control weaknesses identified by the audit. Finance staff has implemented steps to mitigate those weaknesses. Finance has cross trained personnel and developed more formal procedures for covering financial transaction processes to mitigate any weaknesses in internal control. It is recommended that City Council affirm its commitment to have adequate finance staff and resources in order to mitigate potential for fraud.

At the beginning of 2018, Council approved financial policies that have, and should continue to, improve the City's financial condition. This report reviews and provides a status on the policies as of June 30, 2018 as follows:

2017/18 Fiscal Year REPORT CARD

Financial Policy	Policy Achieved?	Action
Balanced Budget	No	Expected 2018/19
Budget Reserve 10%	No	Working towards
One-time revenues towards reserves or one-time use	No	Expected 2018/19
Enterprise Rates should cover operations and capital needs	Unknown	Working towards
Investment Policy keep cash liquid and safe	Yes	Pass
Debt sparingly used	Yes	Pass
Annual Audit timely (within 180 days of the end of the fiscal year)	Yes	Ongoing effort

Although the financial policies were not developed until midway through the 2017/2018 fiscal year some improvement was realized by the end of that fiscal year. Of the City's seven financial policies, for the period ending June 30, 2018, three were achieved. The Enterprise Fund rates marked "Unknown" has indications of weakness due to low capital expenditures in comparison to depreciation expense. Work is in progress on all of the Enterprise Funds to accurately assess appropriate maintenance and capital improvement project schedules to determine whether the rates are adequate or are in need of adjustment.

With these policies in place staff will work with Council to improve the City's financial condition, specifically improving the General Fund's condition as well as all other funds.

The 2018/19 fiscal year will reflect a full year of the City operating under City Council's adopted 2018 Financial Policies shown in this report. By consistently striving to meet the City's financial policies, the City's financial condition should improve. Below is the anticipated report card at the end of the 2018/2019 fiscal year.

2018/19 Fiscal Year Anticipated REPORT CARD

Financial Policy	Policy Achieved? (anticipated)	Action (anticipated)
Balanced Budget	Yes	Pass
Budget Reserve 10% (unable to contribute towards for 16/17)	No	Working towards
One-time revenues towards reserves or one-time use	Yes	Ongoing
Enterprise Rates should cover operations and capital needs	Unknown	Working towards
Investment Policy keep cash liquid and safe	Yes	Pass
Debt sparingly	Yes	Pass
Annual Audit timely (within 180 days of the end of the fiscal year)	Yes	Pass

Background Discussion:

State law requires the City to prepare audited financial statements for each fiscal year. The attached 2017/18 audited financial statements meets this requirement. The City's auditors, Rogers, Anderson, Malody and Scott, LLP (RAMS) have audited the City's financial statements for the fiscal year ended June 30, 2018, dated January 2, 2019 and was substantially completed within 180 days of the end of the fiscal year.

- The Auditors have issued an unqualified (clean) opinion.
- The financial condition of the City was steady and similar to the financial condition of the City from the prior fiscal year 2016/17. Primary revenues saw growth over the prior fiscal year as did expenditures in several areas.
- Improving the financial condition of the City continues as Staff and Council strive to follow the City's financial policies established at the beginning of 2018.

The City issues copies of the audited financial statements to financial institutions for use in evaluating the City's financial position, as well as to the City Council, City Management, interested citizens and the public. The City's 2017/18 statements will be available on the City's web site.

2017/18 Report Card Discussion

This fiscal year was the first year in which City Council established the discussed Financial Policies. The 2017/18 budget was developed without them in place, however, the City Council had taken informal steps to address them and formalized the policies midway through the fiscal year. The 2017/18 year reflects the beginning of formalized steps to improve the City's financial position.

The General Fund has seen minimal growth over the last few years. Concentrated financial efforts need to continue to improve the fund balance and build reserves which City Council has indicated is important (minimum goal of 10% reserve). The City must continue to strive to achieve City Council fiscal year 2018/19 budget goals of having an efficient and well run organization and address infrastructure needs that have been deferred in past years. Pension cost increases quickly use up additional resources; however, the City has taken steps effective 2018/19 to reduce costs that will help offset those increased costs. Future salary increases and other operational needs continue to rise as well.

Table 1, Government Funds Financial Results, 2017-18, shows the outlook of the City's governmental funds. The main concern in these funds is the General Fund, it has minimal growth and as of June 30, 2018 had a reserve of approximately 3% of the General Fund's expenditures. This is well below the minimum goal of 10% reserve set by City Council. It is important to establish a reserve for the General Fund to enable the City to better prepare for on-going and future financial challenges.

Table 1:

Governmental Fund Financial Results, 2017-18
(In Thousands)

Governmental:

<u>Fund</u>	<u>Net Income</u>	<u>Available</u>	<u>Growing</u>	<u>Comment</u>
	<u>(Loss)</u>	<u>Fund Balance</u>		
General Fund	100.7	146.7	yes	Minimal growth, Vehicle Replacement released in 16/17
CDBG/HOME				
BIP Grants	245.6	981.4	yes	Restricted Funds: Revenues from loan payoffs and payments.
Transportation and Other				Restricted Funds: Non-Major Funds include Measure R, Transportation and Gas Tax. Combined net income of \$505 thousand and fund balances of \$2.4 million.
Funds	505.7	2,401.4	yes	
	852.0	3,529.5		

Revenues in the General Fund for the 2017/18 fiscal year revenues generally met or were close to budget. There was a small increase in Sales Tax revenues and other revenues also saw minimal increases. Property Tax revenues, in contrast, are the most stable revenue source for the City and saw modest growth.

Enterprise (Business) Revenues

Table 2, Business Type Fund Financial Results, 2017/18 shows results of the City's utilities. Fees for the City's enterprise funds which maintain the operations and fund infrastructure needs are steady. The three major enterprise funds Water, Sewer and Sanitation saw an increase in revenues. Although all three funds had a 3% increase in rates, the fees for services are based off of demand and service provided so the actual percentage varies but trended up.

- Water Fund is in a positive and stable condition with a net position change of \$88,978, unrestricted balance of \$144,000 available for discretionary use.
- Sewer Fund is in a net positive position with a net position increase of \$154,756 (Sewer) with a negative unrestricted balance of (\$142,000). This negative position was anticipated and is due to the Sludge Drying Bed Capital project completed in 2017/18.
- Water and Sewer Fund rates may need to be adjusted to meet ongoing and future operational and capital improvement needs. Planning is being done in order to assess appropriate capital investment levels and corresponding rates. There are indications that both the Water and Sewer systems need more capital investment as demonstrated by a high number of water leaks and higher than acceptable lift station repairs.
- The Sanitation (Trash/Refuse) Fund had a net gain of \$69,339 and a deficit fund balance of (\$104,000). City Council has directed Alley Repair funding to be reduced until this Fund Balance is in a positive position.
- Transit Fund: this fund is no longer active, Visalia Transit has fully taken over operations for the City of Exeter. It is recommended that the Fund be closed out with up to \$130,000 from Measure R Local Funding, which is available for transportation purposes at Council's discretion.

Table 2:
Business Type Funds Financial Results, 2017-18
(In Thousands)

Fund	Available			
	Net Income	Cash less		
	(Loss)	Restricted	Growing	
Water	88.9	144.0	yes	Restricted cash includes \$499k Impact Fees, \$323k for Capital Improvements
Sewer	154.7	(142.0)	yes	Restricted cash includes \$70k Impact Fees
Sanitation	69.3	(104.0)	yes	This fund saw a \$2,000 loss adding to a deficit fund balance. Services for Street Sweeping and Alley Repair will need to be adjusted to improve fund balance.
Transit	0.0	(130.0)	no	Sale of two Transit Buses was completed August 2018, this fund will be closed out in 2018/19 fiscal year
Enterprise sub-total	\$ 312.9	(232.0)		
Internal Service	(16.1)	159.0	no	This fund will not typically grow. Costs are recovered from Operating Departments/Divisions for pay for liability, workers comp and health insurance costs.
	<u>\$ 296.8</u>	<u>(73.0)</u>	*	

* Note: Business-activity fund equity includes fixed assets which are not expendable resources. As a result, net available cash shown. Governmental funds do not include debt nor fixed assets. As a result, Fund Balance is shown.

Staff believes that ongoing efforts to study enterprise rates and look at alternate General Fund sources of revenue, such as a potential Local Sales Tax Measure, are important to make sure the City has a strong financial standing going into the future. The City has made strides toward cost reductions, however, some costs continue to increase and generally outpace the growth of revenues.

Fiscal Impact: No actions required at this meeting, but policies and actions discussed in this item should make long term positive financial impacts to the City.

Prior Council/Board Actions: None

Attachments: 2017/18 Financial Audit Report

Recommended motion to be made by Council/Board:

Receive report and consider staff's recommended actions:

- Provide feedback on the financial policy report card for the City as of June 30, 2018
- Authorize up to \$130,000 from Measure R Local Funds be used to close out the non-active Transit Fund and payoff all final obligations for Transit
- Affirm that the City will continue to assign sufficient resources to combat fraud and to mitigate the impact of having limited staff and support continued development of policies and procedures.

City of Exeter Agenda Item Transmittal

Meeting Date: February 26, 2019

Agenda Item Number: 14

Wording for Agenda: Request by Councilmember Frankie Alves for Council consideration of a future agenda item to consider allowing a medical consultation clinic that may prescribe cannabis to patients to locate within the City of Exeter.

Submitting Department: Administration
Contact Name: Frankie Alves
Phone Number: (559) 592-9244
Email: adam@exetercityhall.com

Department Recommendation:

Councilmember Frankie Alves requests Council approve placing an item on a future City Council agenda to discuss consideration of allowing a medical consultation clinic that may prescribe cannabis to patients to locate within the City of Exeter.

Summary/Background:

Council Member Alves has been approached by a local physician regarding allowance of a medical consultation clinic that may prescribe cannabis to patients to locate within the City of Exeter. The clinic would not intend to produce or sale cannabis at the medical consultation clinic.

Fiscal Impact: Minor costs to modify and codify Ordinance changes.

Prior Council/Board Actions: None

Alternatives: To not approve the request to consider this matter at an upcoming Council meeting. This alternative would not have staff effort or fiscal impacts.

Attachments: None

For action by:

☒ City Council

Regular Session:

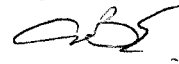
☐ Consent Calendar

☒ Regular Item

☐ Public Hearing

Review:

**City Administrator
(Initials Required)**



Recommended motion to be made by Council/Board: I move to approve the request by Councilmember Frankie Alves for Council to consider allowing a medical consultation clinic that may prescribe cannabis to patients to locate within the City of Exeter at a future meeting.