EXETER PLANNING COMMISSION
REGULAR MEETING AGENDA

October 15, 2026, 5:30 PM
City Hall, 137 North F Street
Exeter, California 93221

Planning Commissioners
Nancy Becker
Tommy Blackmon
Kirk Gilles
Dave Hails
Phillip Townsend

Notice is hereby given that the Exeter Planning Commission will hold a Regular Meeting on Thursday, October 15, 2026, at 5:30 p.m. in person at Exeter City Hall located at 137 N. F St. in Exeter California, 93221.

Staff Reports related to items on the agenda are available on the City's website at https://cityofexeter.ca.gov/ and available for viewing at City Hall.

5:30 p.m.

A. CALL TO ORDER REGULAR SESSION

B. PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENTS

This is the time for citizens to comment on subject matters that are not on the agenda that are within the jurisdiction of the Exeter Planning Commission. In compliance with public meeting laws, Commissioners cannot discuss topics that are not included on the published agenda. This is also the time for citizens to comment on items listed on the Consent Calendar or to request an item from the Consent Calendar be pulled for discussion purposes. Public comments related to all pulled Consent Calendar Items and all Individual Business or Public Hearing Items that are listed on this agenda will be heard at the time that item is discussed or at a time the Public Hearing is opened for comment.

In fairness to all who wish to speak tonight, 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 Chairperson. Although not required, speakers are asked to begin their comments by stating their name and city of residence.

D. CONSENT CALENDAR

Items listed under the Consent Calendar are considered routine and will be enacted by one motion. There will be no separate discussion of these matters unless a request is made, and

then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

1. Approval of April 16, 2026, Regular Meeting Minutes (pp. 4 – 7)

E. INDIVIDUAL BUSINESS ITEMS

Comments related to Individual Business and Public Hearing Items are limited to three (3) minutes per speaker, for a maximum of 30 minutes per item. The Chair may reasonably limit or extend the public comment period to preserve the Council's interest in conducting efficient, orderly meetings.

1. Consider Adoption of **Resolution No. 2026-07**, a Resolution of the Planning Commission of the City of Exeter Approving Site Plan Review Application No. 2026-03 for the Construction of a Dutch Bros Coffee Shop with Dual drive-through Lanes and a Walk-up Service Window, Located at the Southeast Corner of Jacob Place and W. Visalia Road (APN: 133-280-021) (pp. 8 – 26)
   Presented by Teslla Ramirez and Joshua McDonnell, Contract City Planners

F. CITY ADMINISTRATOR/DEPARTMENT COMMENTS

G. REGULAR 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 outside of City Hall 137 N. F St. Exeter CA 93221 on October 12, 2026, and online on the City of Exeter website.

_____
Francesca Nevarez, 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 prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting and/or provision of an appropriate alternative format of the agenda and documents in the agenda packet. (28 CFR 35.102-35. 104 ADA Title II).

Materials related to an item on this Agenda submitted to the legislative body after distribution of the agenda packet are available for public inspection at City of Exeter, Administration Office 100 N. C St., Exeter CA 93221 during normal business hours.

EXETER PLANNING COMMISSION
SPECIAL MEETING AGENDA
ACTION MINUTES

June 25, 2026, 5:30 PM
City Hall, 137 North F Street
Exeter, California 93221

Planning Commissioners
Nancy Becker
Tommy Blackmon
Kirk Gilles
Dave Hails
Phillip Townsend

Notice is hereby given that the Exeter Planning Commission will hold a Regular Meeting on Thursday, June 25, 2026, at 5:30 p.m. in person at Exeter City Hall located at 137 N. F St. in Exeter California, 93221.

Staff Reports related to items on the agenda are available on the City's website at https://cityofexeter.ca.gov/ and available for viewing at City Hall.

5:30 p.m.

A. CALL TO ORDER REGULAR SESSION
Chair Hails called the regular session to order at 5:30 p.m.

B. PLEDGE OF ALLEGIANCE
Led by Chair Hails.

C. PUBLIC COMMENTS
No public comments were presented.

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

1. Approval of April 16, 2026, Regular Meeting Minutes (pp. 4 – 5)

Motion to Approve Consent Calendar							
1st	2nd	Result	GILLES	BECKER	HAILS	TOWNSEND	BLACKMON
BLACKMON	BECKER	(5-0)	AYE	AYE	AYE	AYE	AYE

E. INDIVIDUAL BUSINESS ITEMS

Comments related to Individual Business and Public Hearing Items are limited to three (3) minutes per speaker, for a maximum of 30 minutes per item. The Chair may reasonably limit or extend the public comment period to preserve the Commissions interest in conducting efficient, orderly meetings.

1. Public Hearing to consider:
    a. Adoption of **Resolution 2026-04**, A Resolution of the Planning Commission of the City of Exeter, Recommending Adoption of the 2023-2031 Exeter Housing Element;
    b. Adoption of **Resolution 2026-05**, A Resolution of the Planning Commission of the City of Exeter, Recommending the Re-Zone and Re-Designation of Assessor Parcel Numbers 133-072-042, 135-190-063, 135-190-039, 135-190-037 , 135-190-038 to RM1.5 and High Density Residential, and 133-080-053 to RM-3 and Medium Density Residential and the establishment of Chapter 17.59, "By-Right Approvals" in the Zoning Ordinance; and
    c. Adoption of **Resolution 2026-06**, A Resolution of the Planning Commission of the City of Exeter, Recommending Adoption of a Zoning Text Amendment to Revise Section 17.18-03 to Allow Emergency Shelters as a Permitted Use in the R-M Zoning District (pp. 6 – 300).
    Presented by Josh McDonnell, City Planner

City Administrator spoke about identified conflicts of interests in Items 1.a., 1.b., and 1.c.

City Planner, City Attorney, and City Administrator provided a report for the planning commission and members of the public.

Chair Hails noted for the record that Item 1.b. would be discussed first.

Due to conflicts of interest, Vice Chair Becker and Commissioner Blackmon recused themselves from discussion and voting on Item 1.b. and stepped down from the dais for the duration of the item.

Chair Hails opened the public hearing for Item 1.b. at 6:08 p.m.

Public comment was received from Chris Tantau, who discussed the impact of the proposed rezoning on his property and expressed support for the alternative site presented by staff.

Public comment was received from David Griggs, who inquired about potential future rezoning proposals in the vicinity of his business, Jack Griggs.

Public comment was received from Tommy Blackmon, who expressed concerns regarding the proposed rezoning.

Public hearing was closed at 6:26 p.m.

Motion to Adopt Resolution 2026-05, A Resolution of the Planning Commission of the City of Exeter, Recommending the Re-Zone and Re-Designation of Assessor Parcel Numbers 133-072-042, 135-190-063, 135-190-039, 135-190-037, 135-190-038 to RM1.5 and High Density Residential, and 133-080-053 to RM-3 and Medium Density Residential and the establishment of Chapter 17.59, "By-Right Approvals" in the Zoning Ordinance.							
1st	2nd	Result	GILLES	BECKER	HAILS	TOWNSEND	BLACKMON
GILLES	TOWNSEND	(3-0, with Vice Chair Becker and Commissioner Blackmon abstaining)	AYE	ABSTAIN	AYE	AYE	ABSTAIN

The next item discussed was Item 1.c.

Due to a conflict of interest, Chair Hails recused himself from discussion and voting on Item 1.c. and stepped down from the dais for the duration of the item. Due to conflicts of interest involving Item 1.c., Vice Chair Becker and Commissioner Blackmon remained recused and off the dais. As their recusals resulted in a lack of quorum, the City Clerk conducted a random drawing to determine which commissioner would rejoin the dais to establish a quorum. Vice Chair Becker was selected and subsequently returned to the dais to participate in consideration of the item.

City Planner and City Administrator provided a report for the planning commission and members of the public.

Vice Chair opened the public hearing at 6:44 p.m.

Public comment was received from Dave Hails, who expressed support for the proposed item.

Public comment was received from Chris Tantau, who expressed disagreement with the previous decision.

Vice Chair closed the public hearing at 6:46 p.m.

Motion to Adopt Resolution 2026-06, A Resolution of the Planning Commission of the City of Exeter, Recommending Adoption of a Zoning Text Amendment to Revise Section 17.18-03 to Allow Emergency Shelters as a Permitted Use in the R-M Zoning District.							
1st	2nd	Result	GILLES	BECKER	HAILS	TOWNSEND	BLACKMON
TOWNSEND	GILLES	(3-0 with	AYE	AYE	ABSTAIN	AYE	ABSTAIN

		Commissioners Hails and Blackmon abstaining)					

The next item discussed was Item 1.a.

Chair Hails and Commissioner Blackmon returned to the dias.

City Planner and City Administrator provided a report for the planning commission and members of the public.

Chair opened the public hearing at 6:51 p.m.

Public comment was received from Chris Tantau, who stated his intention to attend the next City Council meeting to address the actions taken by the Planning Commission during the meeting.

Chair closed the public hearing at 6:52 p.m.

Motion to Adopt Resolution 2026-04, A Resolution of the Planning Commission of the City of Exeter, Recommending Adoption of the 2023-2031 Exeter Housing Element.							
1st	2nd	Result	GILLES	BECKER	HAILS	TOWNSEND	BLACKMON
GILLES	BECKER	(4-1)	AYE	AYE	AYE	AYE	NAY

F. CITY ADMINISTRATOR/DEPARTMENT COMMENTS

City Administrator and planning provided department comments.

G. REGULAR MEETING ADJOURNMENT

Chair adjourned the meeting at 7:20 p.m.

_____

Francesca Nevarez, City Clerk

Agenda Item Staff Report

Agenda Item Number: **E.1.**

Meeting Date:
October 15, 2026

Wording for Agenda:
Consider Adoption of Resolution No. 2026-07, a Resolution of the Planning Commission of the City of Exeter Approving Site Plan Review Application No. 2026-03 for the Construction of a Dutch Bros Coffee Shop with Dual drive-through Lanes and a Walk-up Service Window, Located at the Southeast Corner of Jacob Place and W. Visalia Road (APN: 133-280-021).

Submitting Department:
Planning Department

Contact Name:
Teslla Ramirez, Contract City Planner
Joshua McDonnell, Contract City Planner

For action by:
☒Planning Commission

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

Review:
City Administrator
(Initials Required)

J.R.

Department Recommendation:
Staff recommends that the Planning Commission approve Resolution No. 2026-07 approving Site Plan Review (SPR) No. 2026-03 to establish a Dutch Bros coffee shop at the southeast corner of Jacob Place and W. Visalia Road in the Neighborhood Commercial (CN) Zone District.

Summary:
Site Plan Review Application No. 2026-03 was submitted by 5th Street Development LLC requesting approval for the construction of an approximately 1,025-square-foot Dutch Bros coffee shop with dual drive-through lanes and a walk-up service window. The proposed development would be located on an approximately 25,155-square-foot vacant site within the Neighborhood Commercial (CN) zoning district. The proposed development is a permitted use in the CN district, subject to Planning Commission approval through Site Plan Review.

Background:
The subject site is located at the southeast corner of Jacob Place and W. Visalia Road (APN: 133-280-021) and consists of approximately 25,155 square feet (0.58 acres) of vacant land. The property is situated along the south side of W. Visalia Road, immediately west of the existing Dollar General store, and is proposed to be developed with a Dutch Bros coffee shop.

The subject property is located within the Neighborhood Commercial (CN) zoning district and is surrounded by a mix of residential and commercial development, as well as vacant land. Existing single-family residences are located north of W. Visalia Road, an existing Dollar General store is located to the east, and vacant land is located to the south and west. The surrounding zoning designations and existing land uses are summarized in Table 1 below.

TABLE 1: ADJACENT LAND USES

	Land Use Designation	Zone District	Existing Land Use
North:	Single Family Residential	R-1-7.5	Existing Single-Family Residences
East:	Neighborhood Commercial	C-N	Existing Dollar General
South:	Multi-Family Residential	RM-1.5	Vacant Land
West:	Neighborhood Commercial	C-N	Vacant Land

Staff Analysis:

Zoning:

The subject site is located within the Neighborhood Commercial (CN) zoning district. The proposed Dutch Bros coffee shop is a commercial service use consistent with the intent of the CN district, which is intended to accommodate retail and service uses that serve the needs of the surrounding community.

The proposed development includes a new coffee shop with dual drive-through lanes and a walk-up service window. The proposed use is permitted within the CN zoning district, subject to Site Plan Review approval and compliance with applicable development standards.

Site Plan Review:

Pursuant to Exeter Municipal Code Section 17.22.040, no development shall be constructed within the Neighborhood Commercial (CN) zoning district without approval of a Site Plan Review in accordance with Chapter 17.56.

The proposed construction of a new Dutch Bros coffee shop constitutes new commercial development and therefore requires Planning Commission approval through the Site Plan Review process.

Project Analysis:

The proposed project consists of the construction of an approximately 1,025-square-foot Dutch Bros coffee shop on an approximately 25,155-square-foot (0.58-acre) site. The development includes dual drive-through lanes, a walk-up service window, off-street parking, masonry trash and recycling enclosure, and associated site improvements.

As shown on the proposed site plan (Exhibit A), the building would be situated toward the eastern portion of the site, adjacent to the existing Dollar General store. The proposed drive-through configuration includes two vehicle stacking lanes along the southern portion of the property. Vehicles would circulate counterclockwise toward the drive-through service window

located along the eastern building façade. An exit bypass lane is also proposed to facilitate on-site circulation and allow vehicles to exit the drive-through area without proceeding through the service window.

Vehicular access to the site would be provided through a new driveway along W. Visalia Road and through the adjacent Dollar General property. The proposed site layout includes internal drive aisles connecting the parking area, drive-through lanes, and access points. The project also includes off-street parking, including designated accessible parking and electric vehicle charging spaces, as illustrated on the proposed site plan.

The proposed building elevations (Exhibit B) incorporate a contemporary architectural design consistent with Dutch Bros' established corporate design standards. The building features blue and gray exterior siding, metal awnings, varying parapet heights, and Dutch Bros signage.

The project was circulated to applicable City departments for review. Comments received from the reviewing departments will be addressed through the Conditions of Approval incorporated into the project.

Findings:

Pursuant to EMC Section 17.54.06, specific findings must be made before approving a site plan review permit and are as follows:

A. That the location of the proposed use is in accordance with the purpose and objectives of this Ordinance and the purposes of the district in which the subject site is located.
    - *The project site is located within the Neighborhood Commercial (CN) zoning district, which is intended to accommodate retail and service uses that serve the daily needs of the surrounding community. The proposed Dutch Bros coffee shop is consistent with the purpose and objectives of the CN district by establishing a new commercial service use along W. Visalia Road, an existing commercial corridor.*

B. That the location of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public interest, health, safety, convenience or welfare, or be materially injurious to properties or improvements in the vicinity.
    - *The proposed development includes dual drive-through lanes, designated vehicle queuing areas, off-street parking, and internal circulation improvements designed to accommodate customer traffic within the project site. The project is located along an existing commercial corridor and will be subject to Conditions of Approval addressing landscaping and other applicable site improvements to ensure compatibility with surrounding properties and protect public health, safety, and welfare.*

C. That the proposed use will not have a significant impact on the environment.
    - *The proposed project qualifies for a categorical exemption under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (Class 3 – New Construction or Conversion of Small Structures), as it involves the*

construction of an approximately 1,025-square-foot commercial building on vacant land within the Neighborhood Commercial (CN) zoning district. Subject to confirmation that the applicable exemption criteria are satisfied and no exceptions apply, the project would not result in significant environmental impacts.

D. That the proposed use will comply with applicable provisions contained in this Ordinance.
   - *The proposed development has been reviewed for consistency with applicable zoning and development standards, including building setbacks, off-street parking, landscaping, site access, and vehicle circulation. The project includes designated drive-through lanes, parking areas, and associated site improvements designed to accommodate the proposed commercial use. Compliance with the applicable provisions of the Exeter Municipal Code will be ensured through the approved site plans and Conditions of Approval.*

E. That the proposed use is consistent with the Exeter General Plan.
   - *The proposed Dutch Bros coffee shop would establish a new commercial service use along W. Visalia Road, an existing commercial corridor. The development would provide additional commercial services to the surrounding community and support the City's objectives for commercial development. The proposed use is consistent with the commercial character of the surrounding area and General plan.*

F. That the site for the proposed use is adequate in size, shape and location to accommodate the use for which it is proposed.
   - *The subject site consists of approximately 25,155 square feet of vacant commercial land and is of sufficient size and configuration to accommodate the proposed coffee shop, including dual drive-through lanes, vehicle stacking, and on-site circulation. The proposed layout is designed to accommodate vehicle access, parking, and associated site improvements.*

Environmental Review (CEQA):
The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (Class 3: New Construction or Conversion of Small Structures), which includes the construction of small commercial buildings. The proposed project involves the construction of an approximately 1,025-square-foot Dutch Bros coffee shop on a vacant commercial site.

Fiscal Impact:
There is no fiscal impact associated with this item.

Prior Planning Commission Actions:
No prior actions have been taken by the Planning Commission or City Council related to this application.

Attachments:

- Exhibit A: Site Plan
- Exhibit B: Exterior Elevations
- Resolution No. 2026-07

Recommended motion to be made by the Planning Commission:
I move to adopt Resolution No. 2026-07, finding the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 and approving Site Plan Review Application No. 2026-03 for the construction of an approximately 1,025-square-foot Dutch Bros coffee shop with dual drive-through lanes and a walk-up service window, located at the southeast corner of Jacob Place and W. Visalia Road (APN: 133-280-021), subject to the Conditions of Approval.

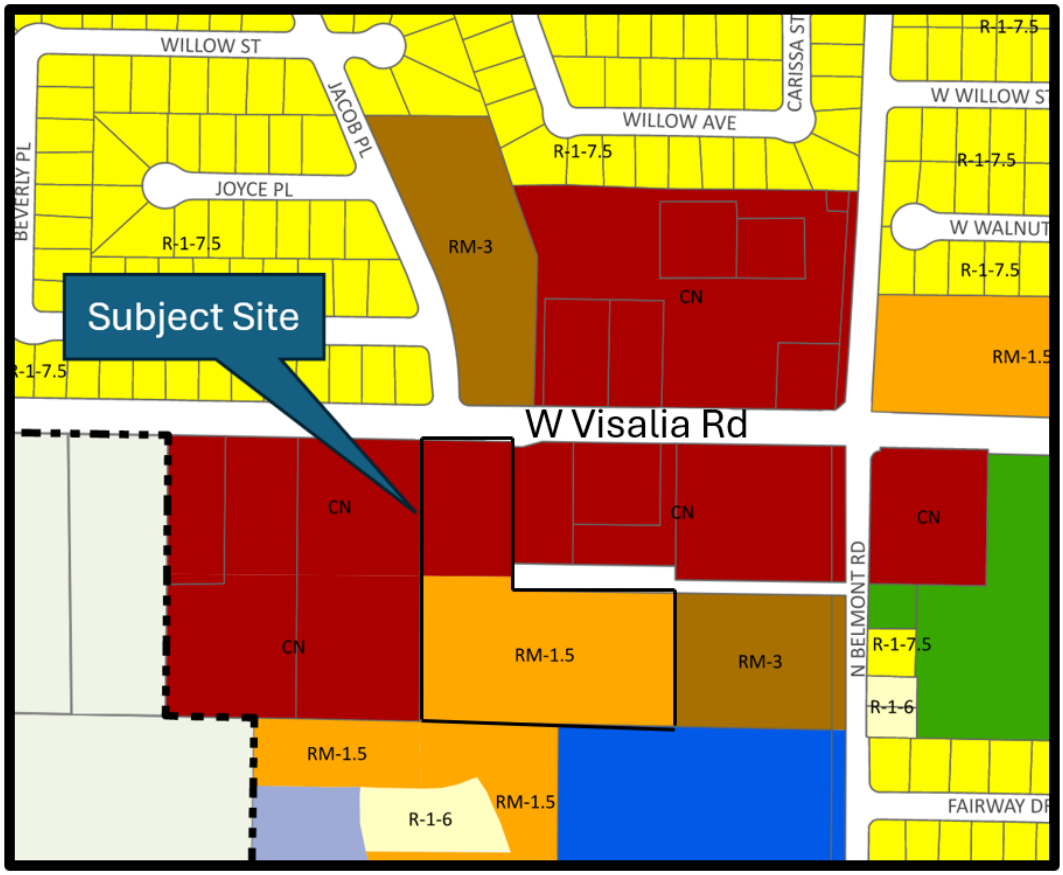
Project Location Map:

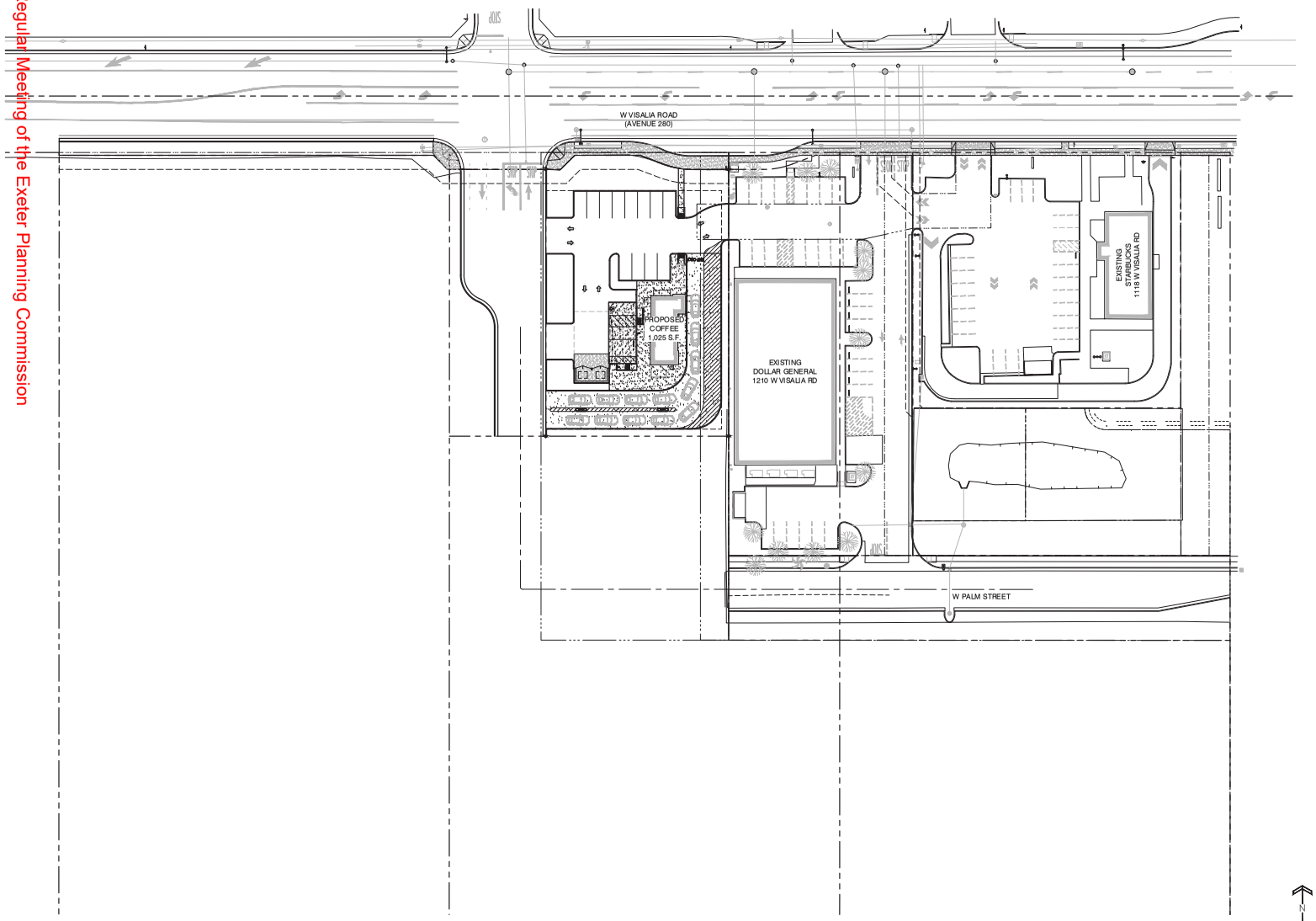


Street View:



Zoning Map:


WILLOW ST
JACOB PL
BEVERLY PL
JOYCE PL
R-1-7.5
WILLOW AVE
CARISSA ST
R-1-7.5
W WILLOW ST
R-1-7.5
W WALNUT
R-1-7.5
RM-3
CN
Subject Site
RM-1.5
W Visalia Rd
CN
CN
CN
CN
N BELMONT RD
RM-1.5
RM-3
R-1-7.5
R-1-6
RM-1.5
RM-1.5
R-1-6
FAIRWAY DR



PROJECT DATA

PARCEL DATA

A.P.N.:	133-280-021
ZONING:	CN (NEIGHBORHOOD COMMERCIAL)
PROPOSED LAND AREA	(±0.58 ACRES) ±25,155 S.F.

BUILDING DATA

GROSS BUILDING AREA:	±1,025 S.F.
CONSTRUCTION TYPE:	V-B
BUILDING OCCUPANCY TYPE:	B (BUSINESS)
FIRE SPRINKLERS:	NO
FIRE ALARM:	NO
NUMBER OF STORIES:	1
ACTUAL BUILDING HEIGHT:	22'-6"

PARKING DATA

TOTAL REQUIRED VEHICLE PARKING STALLS REQUIRED BY ZONING ORDINANCE

RESTAURANT (1 STALL PER 100 S.F. OF GROSS FLOOR AREA)	
1,025 S.F. / 100 S.F.	11
TOTAL REQUIRED VEHICLE PARKING STALLS:	11

TOTAL PROVIDED VEHICLE PARKING STALLS

STANDARD	11
VAN ACCESSIBLE:	1
EV CAPABLE:	4
STANDARD EVCS:	1
VAN ACCESSIBLE EVCS:	1
TOTAL PROVIDED VEHICLE PARKING STALLS:	16

CALGREEN BICYCLE PARKING REQUIREMENTS

SHORT-TERM BICYCLE PARKING: (20% OF PEAK DAILY VISITORS) (PER CAL GREEN SECTION 5.106.4.1.1, 2-BIKE MIN.)	XX X .20 = XX
LONG-TERM BICYCLE PARKING: (10% OF THE TENANT-OCCUPANTS; EMPLOYEES) (PER CAL GREEN SECTION 5.106.4.1.2, 1-BIKE MIN.)	XX x .10 = XX

CENTERLINE DESIGN, LLC
PLANNING • DESIGN • CONSULTING
1645 SHAW AVENUE, SUITE #101
CLOVIS, CALIFORNIA 93611
559-298-3060 (OFFICE)

PROJECT
PROPOSED SITE SCHEMATIC PLANS FOR:
W VISALIA RD & JACOBS PLACE
EXETER, CALIFORNIA 93221

STATUS

Current Release Date	
09-17-26	Planning Submittal
--	Plan Check Submittal
--	

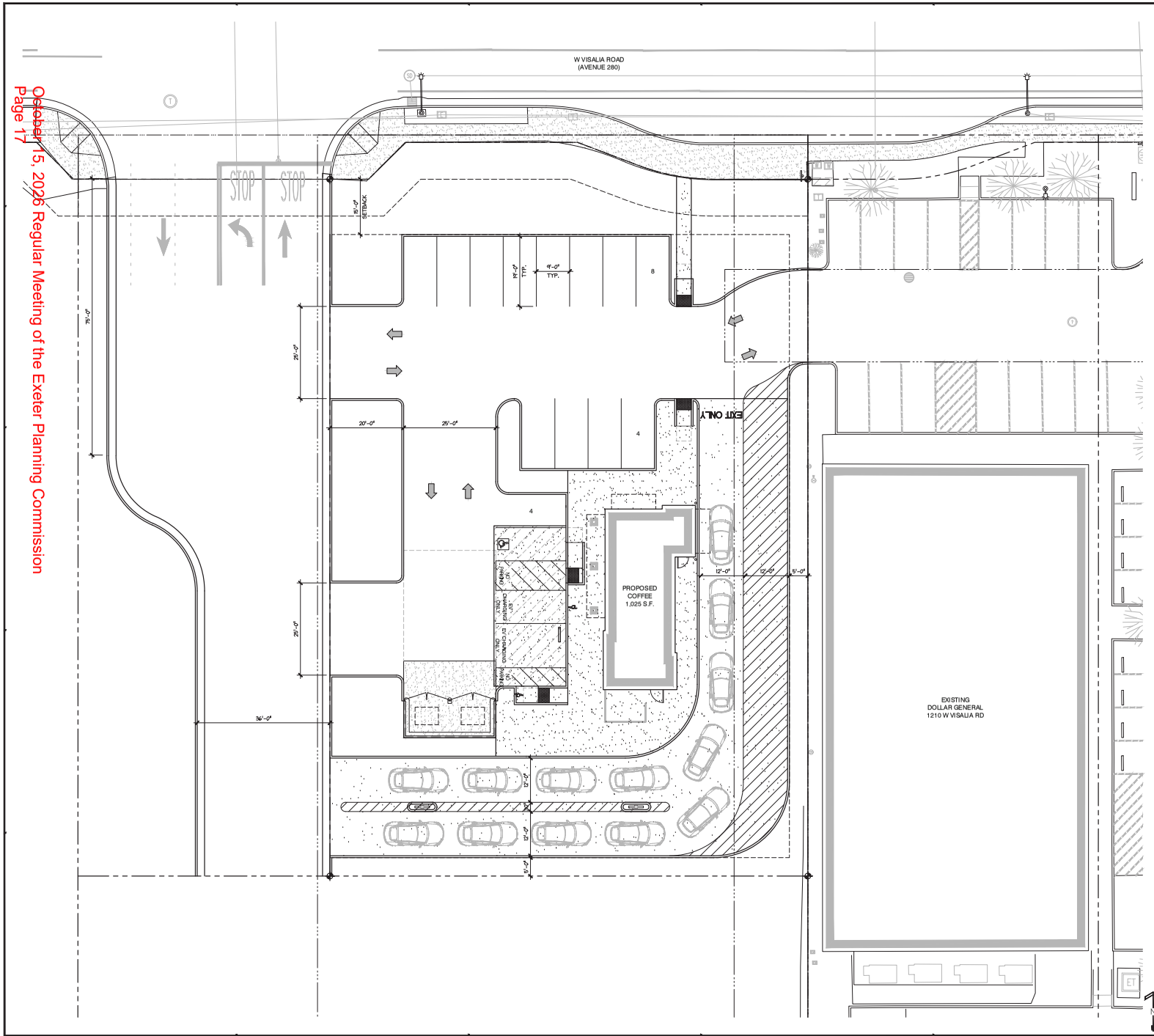
REVISIONS

IDENTIFICATION

Scale	
1" = 30'-0"	Project Coordinator
CHRIS HARD	Project No.
25-108	Sheet
A-0.0	

ALL IDEAS, DESIGNS, AND PLANS ARE OWNED BY AND ARE PROPERTY OF CENTERLINE DESIGN, LLC AND/OR CONSULTANTS. THESE IDEAS, DESIGNS, AND PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COPYRIGHT LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THESE IDEAS, DESIGNS, AND PLANS MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF CENTERLINE DESIGN, LLC AND/OR CONSULTANTS.

OVERALL PROPOSED SITE PLAN - SCHEME 2.0



PROJECT DATA

PARCEL DATA

A.P.N.:	133-280-021
ZONING:	CN (NEIGHBORHOOD COMMERCIAL)
PROPOSED LAND AREA	(±0.58 ACRES) ±25,155 S.F.

BUILDING DATA

GROSS BUILDING AREA:	±1,025 S.F.
CONSTRUCTION TYPE:	V-B
BUILDING OCCUPANCY TYPE:	B (BUSINESS)
FIRE SPRINKLERS:	NO
FIRE ALARM:	NO
NUMBER OF STORIES:	1
ACTUAL BUILDING HEIGHT:	22'-6"

PARKING DATA

TOTAL REQUIRED VEHICLE PARKING STALLS REQUIRED BY ZONING ORDINANCE

RESTAURANT (1 STALL PER 100 S.F. OF GROSS FLOOR AREA) 1,025 S.F. / 100 S.F.	11
TOTAL REQUIRED VEHICLE PARKING STALLS:	11

TOTAL PROVIDED VEHICLE PARKING STALLS

STANDARD	11
VAN ACCESSIBLE:	1
EV CAPABLE:	4
STANDARD EVCS:	1
VAN ACCESSIBLE EVCS:	1
TOTAL PROVIDED VEHICLE PARKING STALLS:	16

CALGREEN BICYCLE PARKING REQUIREMENTS

SHORT-TERM BICYCLE PARKING: (20% OF PEAK DAILY VISITORS) (PER CAL GREEN SECTION 5.106.4.1.1, 2-BIKE MIN.)	XX X .20 = XX
LONG-TERM BICYCLE PARKING: (10% OF THE TENANT-OCCUPANTS; EMPLOYEES) (PER CAL GREEN SECTION 5.106.4.1.2, 1-BIKE MIN.)	XX x .10 = XX

CENTERLINE DESIGN, LLC
PLANNING • DESIGN • CONSULTING
1645 SHAW AVENUE, SUITE #101
CLOVIS, CALIFORNIA 93611
559-298-3060 (OFFICE)

PROJECT
PROPOSED SITE SCHEMATIC PLANS FOR:
W VISALIA RD & JACOBS PLACE
EXETER, CALIFORNIA 93221

STATUS

Current Release Date	
09-17-26	Planning Submittal
--	Plan Check Submittal
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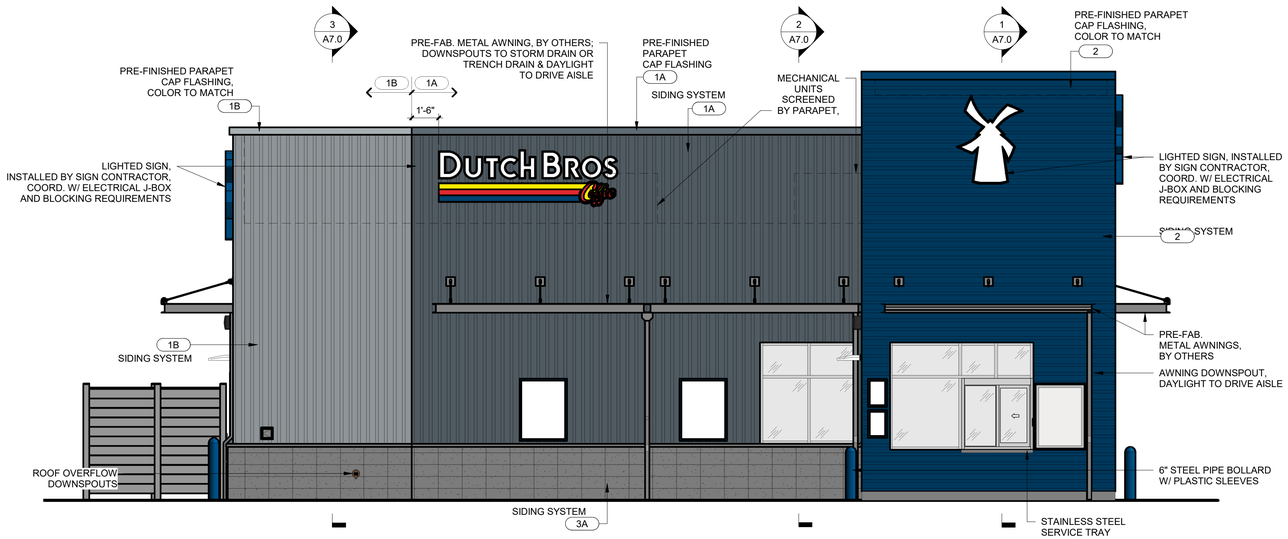
REVISIONS

IDENTIFICATION

Scale	1" = 10'-0"
Project Coordinator	CHRIS HARD
Project No.	25-108
Sheet	A-0.0

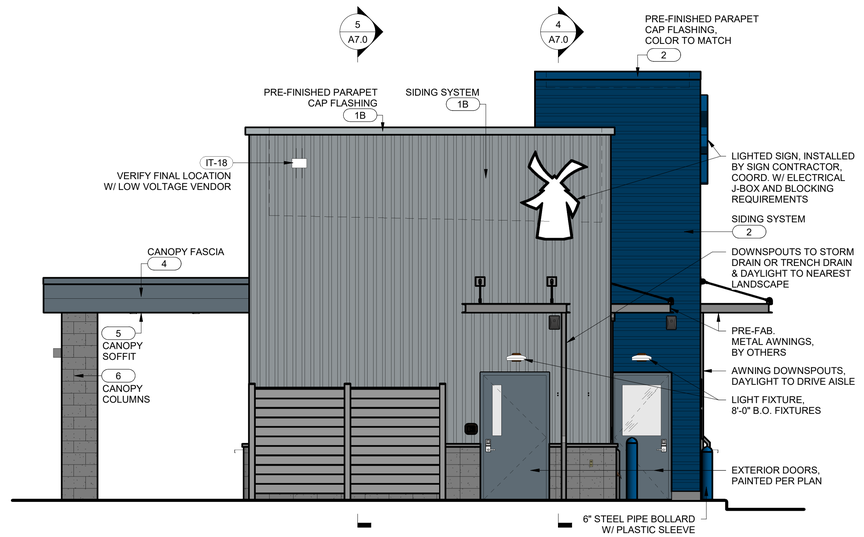
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PROPOSED SITE PLAN - SCHEME 2.0



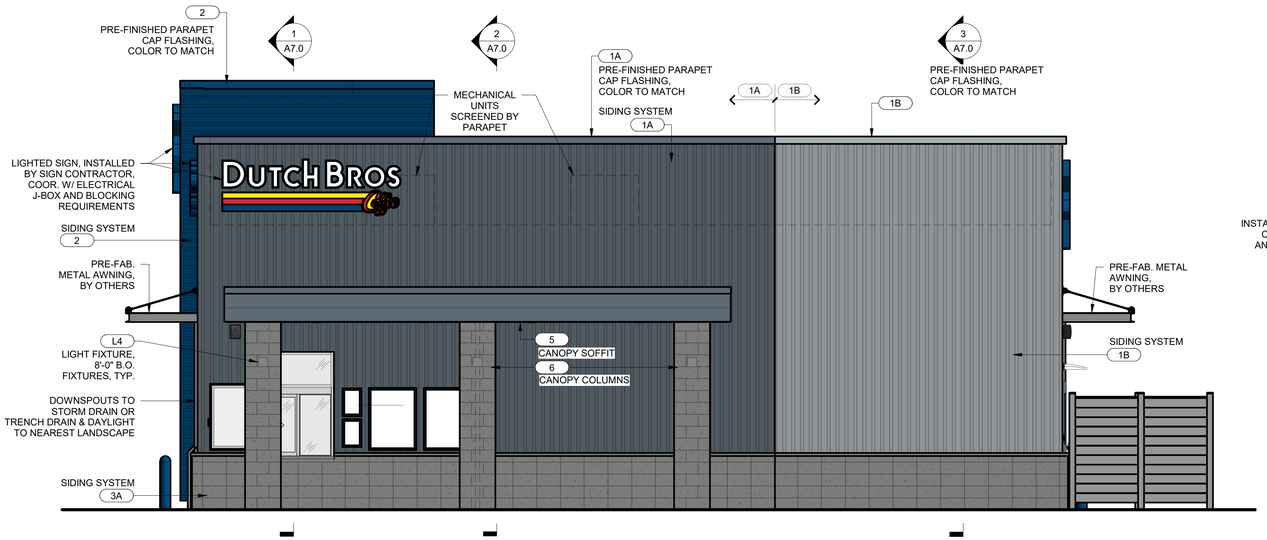
4 LEFT ELEVATION - DRIVE-THRU WINDOW

1/4" = 1'-0"



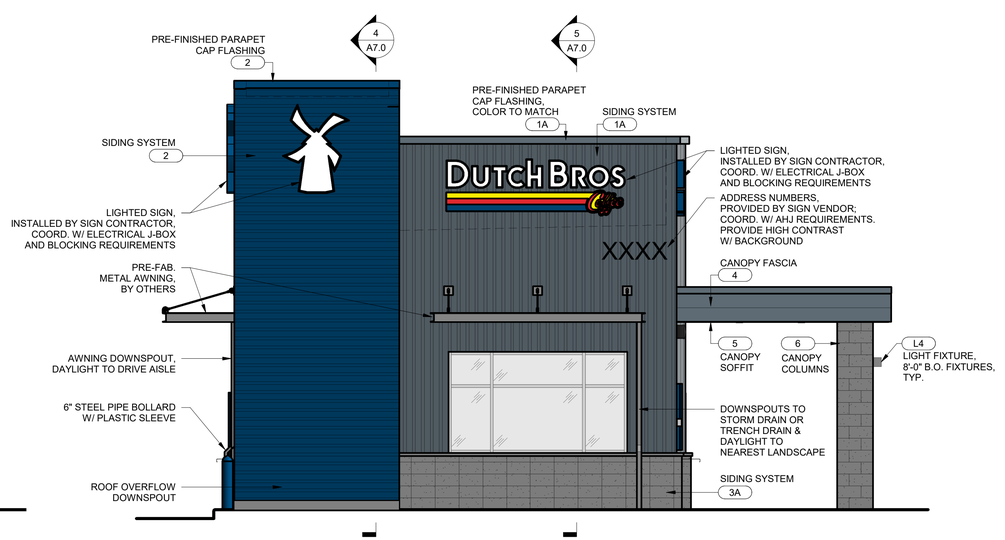
3 REAR ELEVATION

1/4" = 1'-0"



2 RIGHT ELEVATION - WALK-UP WINDOW

1/4" = 1'-0"



1 FRONT ELEVATION

1/4" = 1'-0"

"The name DUTCH BROS, and all associated logos, distinctive designs, exterior, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed to DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws."

SARGENTI
5310 E.HIGH STREET SUITE 350
PHOENIX, AZ 85054
T| 480.448.8250
WWW.SARGARCH.COM

DB2550SQ-A1

Project No: STXXXX

Dutch Bros Coffee - New Freestanding Store

Project Address
Everytown, USA
For Dutch Bros Coffee
1930 W. Rio Salado Parkway
Tempe, AZ 85281

ISSUED FOR
PROTOTYPE RELEASE:
04.15.2025

REV:	DATE:	DESCRIPTION:

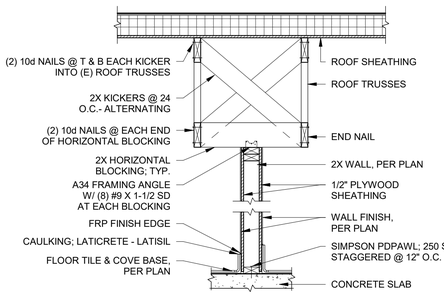
SHEET NAME:

BUILDING ELEVATIONS - COLOR

SHEET NUMBER:

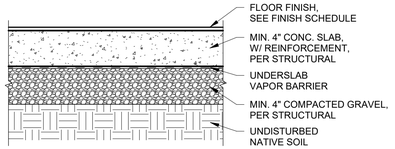
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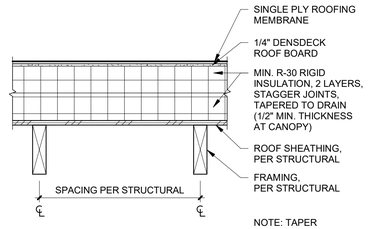
9 TOP/ BOTTOM OF WALL BRACING

3/4" = 1'-0"



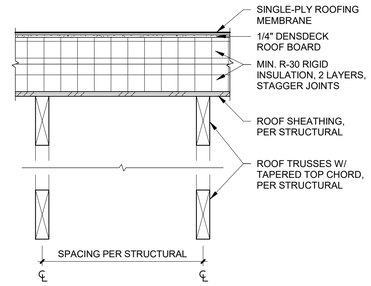
8 BUILDING CONCRETE SLAB

1 1/2" = 1'-0"



7 ROOF ASSEMBLY - JOISTS

1 1/2" = 1'-0"

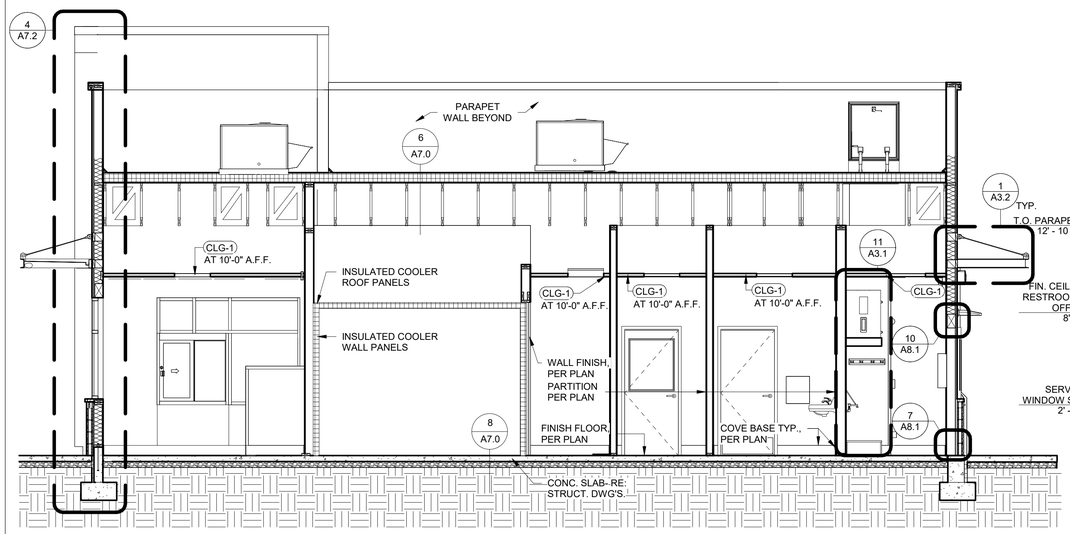


6 ROOF ASSEMBLY - TRUSSES

1 1/2" = 1'-0"

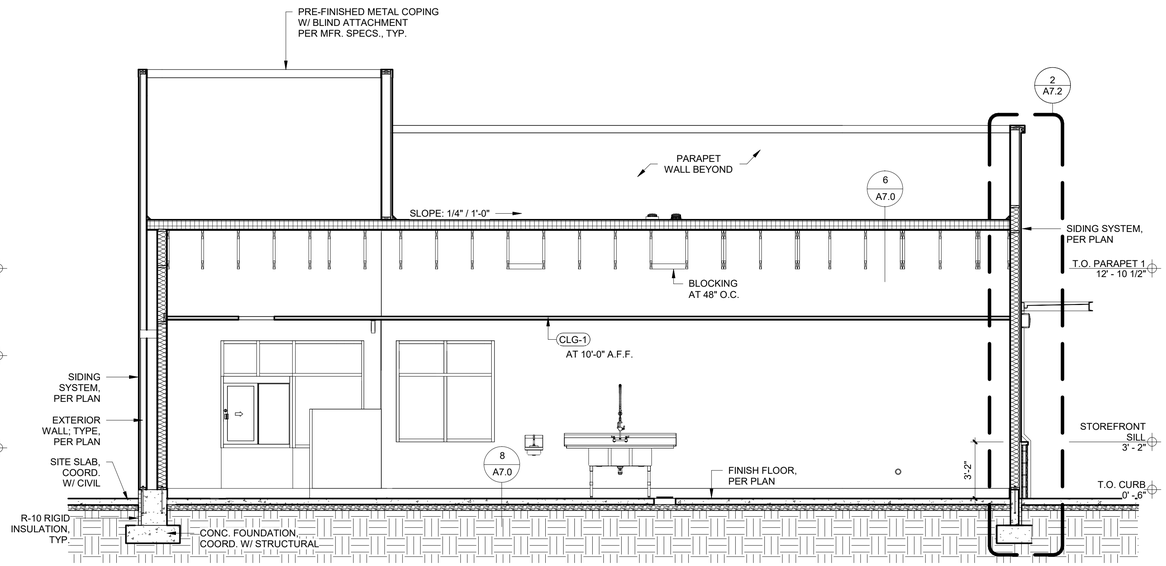
GENERAL NOTES:

1. COORDINATE WITH STRUCTURAL DRAWINGS FOR SIZES, CONNECTION DETAILS OF WOOD FRAMING, POSTS, JOISTS, GIRDERS, WOOD DECKING AND OTHER STRUCTURAL COMPONENTS.
2. COORDINATE WITH STRUCTURAL DRAWINGS FOR REINFORCEMENT OF CONCRETE SLABS, FOOTINGS, FOUNDATIONS, AND WALL TYPES.
3. COORDINATE WINDOW TYPES WITH FLOOR PLANS AND FRAME TYPES. PROVIDE BITUMINOUS DAMPROOFING ON ALL EXTERIOR WALLS BELOW GRADE LEVEL AS INDICATED IN THE SPECIFICATIONS.
4. AIR BARRIER JOINTS AND SEAMS SHALL BE SEALED, INCLUDING SEALING TRANSITIONS IN PLACES AND CHANGES IN MATERIALS. THE JOINTS AND SEALS SHALL BE SECURELY INSTALLED IN OR ON THE JOINT FOR ITS ENTIRE LENGTH SO AS NOT TO DISLODGE, LOOSEN OR OTHERWISE IMPAIR ITS ABILITY TO RESIST POSITIVE AND NEGATIVE PRESSURE FROM WIND, STACK EFFECT AND MECHANICAL VENTILATION.
5. PENETRATIONS FOR THE AIR BARRIER SHALL BE CAULKED, GASKETED OR OTHERWISE SEALED IN A MANNER COMPATIBLE WITH THE CONSTRUCTION MATERIALS AND LOCATION.



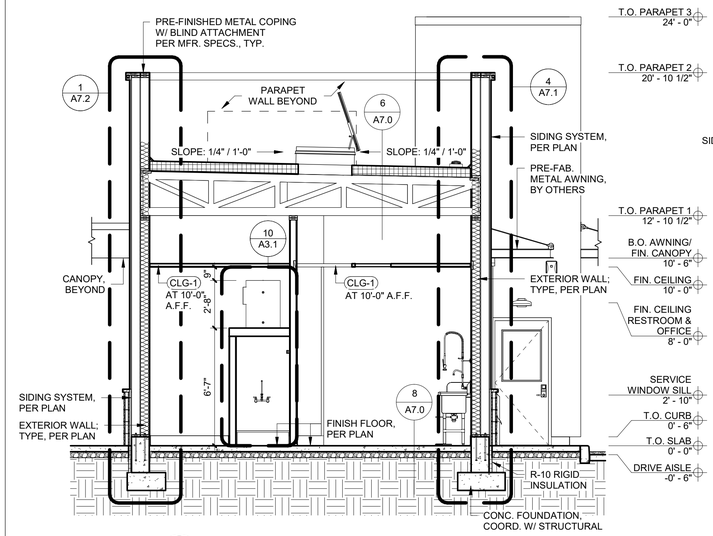
5 BUILDING SECTION 5

1/4" = 1'-0"



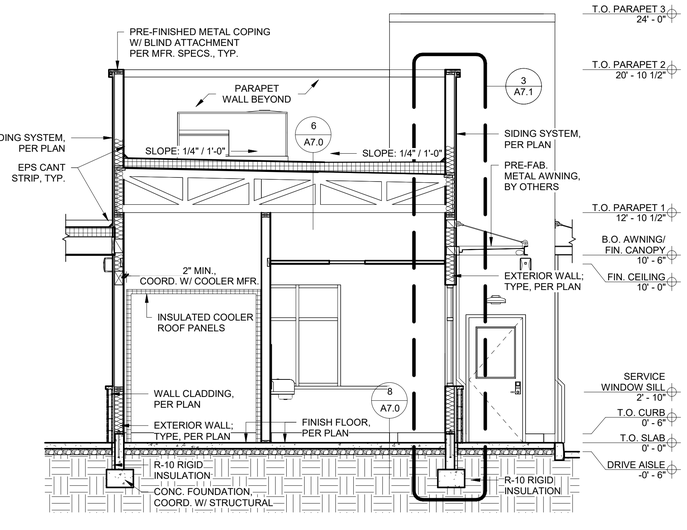
4 BUILDING SECTION 4

1/4" = 1'-0"



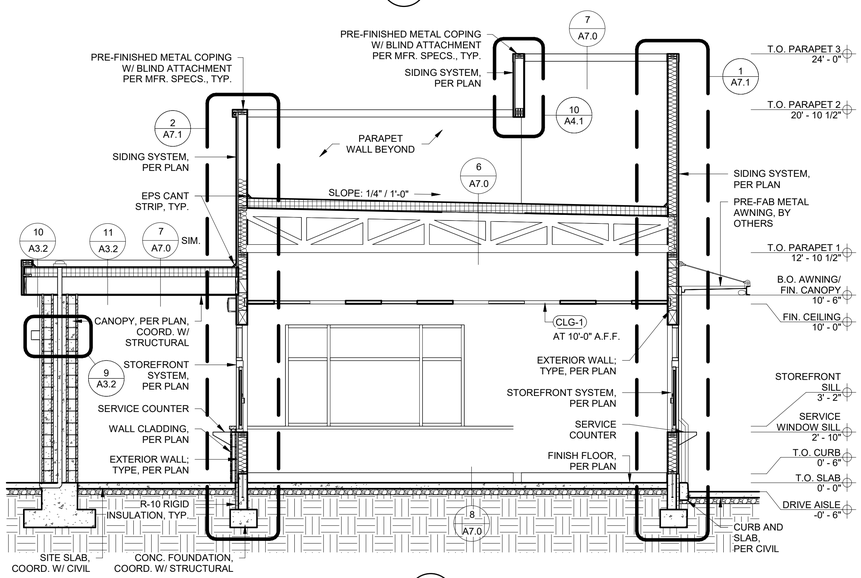
3 BUILDING SECTION 3

1/4" = 1'-0"



2 BUILDING SECTION 2

1/4" = 1'-0"



1 BUILDING SECTION 1

1/4" = 1'-0"

"The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, and/or linked to, including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed to Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed to Dutch Bros., and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws."

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SARGENTI
5310 E.HIGH STREET SUITE 350
PHOENIX, AZ 85054
T| 480.448.8250
WWW.SARGARCH.COM

DB25500SQ-A1

Project No: STXXXX

Dutch Bros Coffee - New Freestanding Store

Project Address
Everytown, USA
For Dutch Bros Coffee
1930 W. Rio Salado Parkway
Tempe, AZ 85281

ISSUED FOR PROTOTYPE RELEASE: 04.15.2025

REV:	DATE:	DESCRIPTION:

SHEET NAME:

BUILDING SECTIONS

SHEET NUMBER:

A7.0

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RESOLUTION NO. 2026-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EXETER APPROVING SITE PLAN REVIEW APPLICATION NO. 2026-03 FOR THE CONSTRUCTION OF A DUTCH BROS COFFEE SHOP WITH DUAL DRIVE-THROUGH LANES AND A WALK-UP SERVICE WINDOW AT THE SOUTHEAST CORNER OF JACOB PLACE AND W. VISALIA ROAD (APN: 133-280-021).

WHEREAS, 5th Street Development LLC ("Applicant") submitted Site Plan Review Application No. 2026-03 requesting approval to construct an approximately 1,025-square-foot Dutch Bros coffee shop with dual drive-through lanes and a walk-up service window at the southeast corner of Jacob Place and W. Visalia Road (APN: 133-280-021); and

WHEREAS, the proposed development site consists of approximately 25,155 square feet (0.58 acres) of vacant land located within the Neighborhood Commercial (CN) zoning district; and

WHEREAS, the proposed project consists of the construction of a new Dutch Bros coffee shop with dual drive-through lanes, a walk-up service window, off-street parking, a trash enclosure, and associated site improvements; and

WHEREAS, pursuant to Exeter Municipal Code Section 17.22.040, the proposed development requires approval of a Site Plan Review application by the Planning Commission; and

WHEREAS, staff reviewed Site Plan Review Application No. 2026-03 for consistency with the applicable provisions of the Exeter Municipal Code and the Exeter General Plan; and

WHEREAS, pursuant to Exeter Municipal Code Section 17.54.050, the Site Plan Review Committee reviewed the project and provided a recommendation to the Planning Commission; and

WHEREAS, the Planning Commission held a duly noticed meeting on October 15, 2026, received the staff report and related information, and considered all testimony and evidence presented regarding Site Plan Review Application No. 2026-03; and

WHEREAS, the Planning Commission reviewed the required findings for approval pursuant to Exeter Municipal Code Section 17.54.060 and determined that the findings can be made for Site Plan Review Application No. 2026-03.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Exeter hereby finds the proposed project categorically exempt from the California Environmental

Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (Class 3 – New Construction or Conversion of Small Structures).

BE IT FURTHER RESOLVED, that the Planning Commission finds Site Plan Review Application No. 2026-03 satisfies the required findings for approval pursuant to Exeter Municipal Code Section 17.54.060, as follows:

a) That the location of the proposed use is in accordance with the purpose and objectives of this Ordinance and the purposes of the district in which the subject site is located.

b) That the location of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public interest, health, safety, convenience or welfare, or be materially injurious to properties or improvements in the vicinity.

c) That the proposed use will not have a significant impact on the environment.

d) That the proposed use will comply with applicable provisions contained in this Ordinance.

e) That the proposed use is consistent with the Exeter General Plan.

f) That the site for the proposed use is adequate in size, shape and location to accommodate the use for which it is proposed.

BE IT FURTHER RESOLVED, that the Planning Commission of the City of Exeter hereby approves Site Plan Review Application No. 2026-03 for the construction of an approximately 1,025-square-foot Dutch Bros coffee shop with dual drive-through lanes and a walk-up service window at the southeast corner of Jacob Place and W. Visalia Road (APN: 133-280-021), subject to the following Conditions of Approval:

Engineering Comments:

1. The building site is a portion of title Parcel B (APNs 133-280-021 and 133-280-015); process a tentative parcel map and record the parcel map before a building permit is issued (Gov. Code 66426, 66428, 66499.34; EMC 16.32.030, 16.32.061, 16.32.110).
2. Record reciprocal access, circulation, drainage and utility easements over the remainder parcel (the west drive) with the parcel map, and show the limits of every access easement, including the Dollar General connection at the northeast corner, on the site plan (EMC 16.32.050(G), 16.32.090; Zoning Ord. 17.54.04(E)(6)).
3. Provide the Reciprocal Easement Agreement (Instr. 2014-45691) and the Grant of Easement and Declaration of Restrictions (Instr. 97-44344, amended and

restated by Instr. 2014-45690) and show that they grant the new parcel the right to use the Dollar General drive aisles, or record the amendment that does (EMC 16.32.050(G); title commitment items 13 and 15).

4. Reconcile the assessor parcel numbers (133-280-021 on the plan; 133-280-020 and 133-280-021 on the application; 133-280-020, 133-280-015 and 133-280-021 in the title commitment) and the site area (+/- 1 acre on the application against 0.58 acre on the plan) so the application, the site plan and the parcel map describe the same land (Zoning Ord. 17.54.04(E)(1); EMC 16.32.050(H), (M)).
5. File the tentative parcel map with this site plan review so that the parcel lines, easements and improvements are conditioned together, and before any grading begins (EMC 16.32.030, 16.32.080, 16.32.090).
6. Dimension the proposed parcel lines and reconcile the parcel area; the corner markers scale about 130 ft by 189 ft (about 24,500 SF) against the 25,155 SF labeled (Zoning Ord. 17.54.04(E)(1); EMC 16.32.050(C)).
7. Show and label as existing the W. Visalia Road centerline, right-of-way line and width, curb, gutter, sidewalk and parkway widths, the curb return west of the parcel, the storm drain manhole, street light, utility boxes and water meters in the parkway, the sewer manhole at Jacob Place, and any overhead lines (Zoning Ord. 17.54.04(E)(10); EMC 16.32.050(E), (F)).
8. The 36 ft west drive (about 60 ft at the W. Visalia Road throat) lies on the remainder parcel and serves all three openings on the west parcel line; identify it as a public street or a private drive, label the access easement and its width if private, and show its paving section, curbing and drainage (Zoning Ord. 17.54.04(E)(6); EMC 16.32.050(F), (G)).
9. Dimension the offset between the west drive centerline and the Jacob Place centerline; the City Engineer requires the drive to align with Jacob Place so that it operates as the fourth leg of that intersection under the raised median planned for W. Visalia Road (Std C-20; ST-15 Note 1; ST-6 Note 10).
10. The County's Avenue 280 Segment 3 widening (4Creeks 35 percent plans dated June 24, 2026) ends just west of Jacob Place and the City's planned section for W. Visalia Road carries a raised median with left-turn pockets, so left-turn access at the west drive depends on the median opening and pocket design at the Jacob Place intersection, which the City Engineer approves (Std ST-15 Note 1, ST-6 Note 10).
11. Design the west drive approach as a curb-return major commercial approach, 36 ft minimum two-way width on an arterial, with a 6 ft sidewalk and detectable warnings across it; the 60 ft throat drawn exceeds the 41 ft maximum of Std C-14 and C-15 and the 35 ft maximum of C-20 and is not approved as drawn, so narrow it or submit the approach design for City Engineer approval under C-17 or C-19 (Std C-14 Note 2, C-15, C-17, C-19, C-20).
12. The City Engineer will not approve a drive approach on the parcel's own 130 ft W. Visalia Road frontage, which cannot meet the C-20 intersection and driveway spacing on an arterial, and no vehicle shall cross the existing curb, gutter or sidewalk without an approved approach; all construction and permanent access

is through the west drive and the Dollar General connection (Std C-20 table and Note 6).

13. Curb, gutter and sidewalk exist along the W. Visalia Road frontage; show them with widths, cross slopes, grates and obstructions, and replace any section that is damaged, off grade or does not meet City standard or CBC 11B, with final inspection withheld until complete (EMC 12.08.010(A), (D), 12.08.040; Std C-12).
14. Submit a preliminary grading and drainage plan prepared by a civil engineer showing existing and proposed grades, a finished floor at least 18 in above the nearest W. Visalia Road top of curb, flow arrows, the overflow route and the point of discharge (Zoning Ord. 17.54.04(E)(11), 17.66.08; EMC 15.04.060).
15. The site drains to the existing City 12 in storm drain in W. Visalia Road, which discharges south to an outfall at the City's basin easement on the parent parcel (Instr. 2014-61597), under a storm drain connection permit; submit the basin and pipe as-built or survey, a tributary area map and calculations showing capacity for the 2-year design flow and the 10-year, 10-day retention volume of the added area (EMC 13.32.050, 13.32.090; SDMP App. A; Std SD-2).
16. The project creates about 20,000 SF of new impervious surface on the parcel, plus the west drive, and is a Regulated Project under the Phase II MS4 permit; provide source control measures and low impact development treatment sized to the 85th percentile 24-hour storm, with the treatment footprint on the plan and the maintenance responsibility stated (Order 2013-0001-DWQ E.12.c, E.12.d, E.12.e, E.12.h).
17. State the total disturbed area including the west drive, utility trenches, frontage work and staging, and whether the work is part of a larger common plan of development or sale of the remainder; where either reaches 1 acre, obtain Construction General Permit coverage and provide the WDID before grading (Order 2022-0057-DWQ).
18. The 25 ft aisles provide 25 ft of back-up where 27 ft is the minimum; widen the aisles to 27 ft (Zoning Ord. 17.68.04(B)).
19. The parking table lists 16 stalls and 15 are drawn (8 in the north row, 4 east of the aisle, 3 in the west rank); correct the table and dimension every stall and aisle (Zoning Ord. 17.54.04(E)(5)).
20. Provide a queuing analysis showing the peak-hour vehicles stacked in each drive-through lane and that the queue is contained within the lanes without blocking the parking aisles, the accessible stall, the trash enclosure, the walk, the west drive or W. Visalia Road (Zoning Ord. 17.54.04(E)(5), (6), 17.68.04(B)).
21. The drive-through exit and bypass lane discharge into the east-west aisle at the Dollar General connection and the 4 stalls east of the aisle; show the merge geometry, stop control and signing so that exiting vehicles, Dollar General traffic and vehicles backing from those stalls do not conflict (Zoning Ord. 17.68.01, 17.68.04(B), (F)).
22. W. Visalia Road is a designated truck route; provide turning templates for an SU-30 delivery truck and the City refuse truck through the west drive, the site and the Dollar General connection, including the approach to the trash enclosure,

whose gates open north into the 25 ft aisle, without encroaching on stalls or landscape curbs (EMC 10.36.010(A); Zoning Ord. 17.68.04(N)(3); Std M-10 Notes 12 and 13).

23. Show the existing water main in W. Visalia Road with its size, any existing hydrant along the frontage and the two meter boxes at the northeast corner, and the proposed domestic and irrigation services with meter sizes at the property line and backflow protection as the hazard requires (EMC 13.08.050, 13.52.020, 13.52.030; Std W-1, W-2, W-11).
24. Connect a 4 in or 6 in lateral sized per the plumbing code, with a property line cleanout, to the existing 8 in sewer main in W. Visalia Road under a connection permit, and show the lateral invert, depth, estimated average and peak flows, and the stamped S on the curb (EMC 13.16.010(B); Std SS-7, SS-8; 2024 Sanitary Sewer Master Plan App. B).
25. Show the SCE, AT&T and gas routing, transformer and pedestal locations, and the SCE easement (Instr. 2006-54405), and relocate any facility that conflicts with the building or drive-through before construction (EMC 16.16.200, 16.32.050(G)).
26. The required fire flow is determined by the Tulare County Fire Department; provide a current fire flow test or an accepted hydraulic analysis at the nearest hydrant, and the number and location of hydrants serving the parcel are determined by the City Engineer and the Fire Department (CFC App. B and C; EMC 16.36.120(D), (G); Std G-1 Water Note 3).
27. Show the surrounding area for 100 ft from each boundary with the existing streets and property lines, the utility services and points of connection, and the street dedication and improvements proposed (Zoning Ord. 17.54.04(C), (E)(10); EMC 16.32.050(F), (K), (L)).
28. Complete the west drive, the Dollar General connection, the frontage work and the utility connections to the City Engineer's approval before occupancy (EMC 12.08.040, 16.36.090; Zoning Ord. 17.54.08).

Fire Comments:

29. Add appropriate fire lane striping to site plan.

Building Comments:

30. Proposed project presented is a proposed Dutch Bros Coffee. Plans and specifications prepared by licensed California design professionals will be required. Plans will need to show conformance with the adopted 2025 California codes. Special attention to the Ca. Green code and Ca Energy code. Commissioning per Ca. Energy Code section 120.8. This will need to be included in the submittal documents. EV charging will need to be provided per Ca. Green Code section 5.105.5.
31. At time of application submittal, the plans shall have the City of Exeter Planning approval stamp with their conditions of approval on the cover sheet.

32. Application can be submitted through the Tulare County online portal or in person. In person submittals must be electronic with the plans on a thumb drive or other acceptable electronic file.

Planning Comments:

33. The applicant shall obtain all required building permits prior to commencement of construction. All construction shall comply with applicable codes and regulations.
34. Any proposed signage shall comply with applicable provisions of the Exeter Municipal Code and shall require a separate sign permit.
35. The drive-through lane shall be maintained to ensure safe vehicle circulation and adequate vehicle queuing at all times.
36. Any future modifications or expansions to the approved project shall be subject to review and approval in accordance with applicable provisions of the Exeter Municipal Code.
37. The drive-through lane and surrounding area shall be maintained in a clean and orderly condition, free of debris, litter, and hazards at all times.
38. Landscaping: A landscaping and irrigation plan will be required.
39. Fences, Walls, and Hedges: Please identify the location and proposed height of any fences, walls, or hedges on the plans. These will need to comply with the applicable height and location requirements of Section 17.22.060.
40. Trash Enclosure: All trash enclosures must be surrounded by a six-foot solid block wall and covered by a trellis system. The area surrounding the enclosure must be landscaped, and the enclosure gate must be constructed of metal.
41. The applicant shall obtain all required permits and approvals from the Tulare County Environmental Health Division prior to commencing operation of the coffee shop.
42. The project shall comply with all applicable provisions of the Exeter Municipal Code.

PASSED AND ADOPTED by the Planning Commission of the City of Exeter this 15th day of October, 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Dave Hails, Chair

ATTEST:

_____
Francesca Nevarez, City Clerk