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.

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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.