

CITY OF PATTERSON PLANNING COMMISSION AGENDA
REGULAR MEETING
THURSDAY, MAY 12, 2016, AT 7:00 P.M.
City Council Chambers
1 Plaza, Patterson, California

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Planning or Public Works Department at (209) 895-8000. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II]

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ITEMS FROM THE PUBLIC The public wishing to address the Planning Commission on items that do not appear on the agenda may do so; however, the Planning Commission will take no action other than referring the item to Staff for study and analysis and may place the item on a future agenda [Resolution 92-25].

Any member of the audience desiring to address the Planning Commission regarding a matter on the agenda, please raise your hand or step to the podium at the time the item is announced by the Chairperson. In order that all interested parties have an opportunity to speak, any person addressing the Planning Commission will be limited to a maximum of five (5) minutes unless the Chairperson grants a longer period of time.

STATEMENT OF CONFLICT BY COMMISSIONERS

RIGHT TO APPEAL Any person who is dissatisfied with the decision of the Planning Commission, may appeal such action to the City Council within ten (10) business days after action.

CORRESPONDENCE None

INFORMATIONAL ITEMS

1. Fischer launches 'Cool502' to fight Urban Heat
2. Dan Walters: Data Show California's Deepening Housing Crisis
3. Jane Jacobs Believed Cities Should Be Fun – and Changed Urban Planning Forever

CONSENT AGENDA

1. Planning Commission Meeting Minutes of April 28, 2016

AGENDA ITEMS

1. **Public Hearing:** **Conditional Use Permit #16-06 – Little Angels, Dual Language Childcare, 250 E Street, Patterson, APN # 131-007-026**
A public hearing to consider the establishment of a large daycare center (9-14 children) in a single family home at 250 E Street located in the DR, Downtown Residential Zone. The applicant is currently licensed from the State of California for up to eight children. The project is exempt from review under the California Environmental Quality Act.

2. Public Hearing:

Architectural & Site Plan Review #16-02 – Cuts Unlimited Roll Up Security Door, 40 S. 3rd Street, APN# 131-008-015

A public hearing to consider an Architectural & Site Plan Review for the placement of roll up security door at 40 S. 3rd Street. Based on the Downtown Design Guidelines, Planning Commission review is required for placement of this type of screening. Planning Commission will determine whether the design is compatible with the guidelines set out for that area. The project is exempt from review under the California Environmental Quality Act.

(THIS ITEM WAS CONTINUED FROM THE 4-28-16 MEETING)

- **ITEMS FROM COMMISSION**
- **ADJOURNMENT**

Fischer launches 'Cool502' to fight urban heat



James Bruggers, @jbruggers 3:41 p.m. EDT April 25, 2016



(Photo: Frankie Steele/Special to The C-)

Mayor Greg Fischer launched a "Cool502" effort on Monday to fight the city's documented problem with urban heat, saying it will be good for public health, economic development and the bottom line ([/story/tech/science/environment/2016/04/25/study-tackling-louisville-heat-save-lives/83200142/](https://www.courier-journal.com/story/tech/science/environment/2016/04/25/study-tackling-louisville-heat-save-lives/83200142/)).

In releasing the city's first heat management report (https://louisvilleky.gov/sites/default/files/advanced_planning/louisville_heat_mgt_revision_final_prelim.pdf), which provides neighborhood-by-neighborhood guidance, the mayor called on residents and business owners to take steps to improve the livability of Louisville by reducing heat.

The study found sizeable differences in high and low temperatures across Louisville, citing roads, parking lots, dark roofing and lack of trees as among the reasons. Some of the city's poorer neighborhoods are among the hottest.

"We know that too often the ZIP code where you are born can correlate with negative health outcomes," Fischer said Monday. "That's unacceptable. In addition, the added heat causes citizens and businesses to run their air-conditioning longer and higher, which drives up energy costs for citizens and businesses. It also increases pollution, leading to more global warming. It's a vicious cycle."

The Georgia Tech study features an interactive component that allows people to look up their own neighborhoods to identify problems and solutions. It was paid for by private funds, and was commissioned to assess the extent to which the region is warming due to urban development and tree loss.

Georgia Tech regional planning professor Brian Stone Jr., the lead author, said it's the first of its kind for any major American city.

Fischer opened a 60-day public comment period. The study is intended to empower citizens and businesses and guide Louisville government policy decisions in the coming years, he said. It's not intended to be a regulatory document, he added.

But he said his administration is working with Metro Council on a possible tree protection ordinance that would address trees on public property and public rights of ways, and potential changes to the development code that could affect trees on private property.

Metro Councilwoman Angela Leet, R-District, attended the mayor's news conference and said she looks forward to reading it. She said she's not sure what, if any, new ordinances or regulations may be required. These days, she said, "it's good business to be environmentally responsible."

Metro Councilman Bill Hollander, D-9th District, said the report shows that Louisville needs to respond to the problem of urban heat, and a tree protection ordinance would help. Fullscreen

"We will start moving on that recommendation," Hollander said. "We need to look at every way we can map investigate the urban heat island effect."

Stone previously found that Louisville's urban heat island - the difference between city temperatures and surrounding rural areas - was among the fast growing in the country, if not the fastest.

Assumption High School senior Raegan Davis stole the show at the mayor's announcement with her explanation of what she and her classmates are doing to make sure trees on her campus get planted in the right places - so they shadow pavement - and other efforts to cool walls with vegetation. The idea is to help lower temperatures on campus but and educate and motivate the next generation of scientists and political leaders on the importance of the environment, she said to great applause.

After her talk, the mayor said: "We don't have anything to worry about."



Spaghetti Junction as seen in late December 2015 is a big contributor to heat. A new report identifies roads, pavement and waste heat from cars and trucks as contributors to Louisville's excessive urban heat. (Photo: By Michael Clevenger, The Courier)

Reach reporter James Bruggers at 502-582-4645 or at jbruggers@courier-journal.com

How to comment:

Find the report and comment form online at <http://bit.ly/1rcQSdn> (<http://bit.ly/1rcQSdn>).

If you go:

What: Heat study author Brian Stone Jr.

When: 6 p.m. May 16.

Where: Egen Leadership Center, Spalding University, 901 S. Fourth St.

Why tackle heat?

- Heat kills and not just by heat stroke. People with heart, lung and other ailments can suffer severely during heat waves.
- Heat increases maintenance and repair costs for roads and railroad tracks.
- Heat costs homes and businesses money for air conditioning.
- Heat hinders aircraft liftoff performance.
- Excessive heat can cause blackouts and put a strain on drinking water resources.

What can we do?

- Switch to cool roofing materials, especially in industrial and commercial zones. Cool roofs are often white and are highly reflective of solar radiation, and they can save energy and money.
- Explore cool paving options. Porous parking lots that absorb water are cooler than black asphalt. Look for new types of road surfaces that are more reflective as possible alternatives to asphalt.
- Plant trees and maintain trees, especially in residential areas where exposure to heat is greatest.
- Step up efforts to encourage homes and businesses to be more energy efficient.
- Combine strategies for the biggest reduction of heat.
- Consider a combination of regulatory and economic incentive programs to move the community to a cooler future.

Heat island

An urban heat island symposium will examine the topic May 13 from 8:30 a.m.-4:30 p.m. at Jefferson Community & Technical College, Health Sciences Hall auditorium, 110 West Chestnut St. The cost, which includes a buffet lunch, is \$20.

The symposium is sponsored by the Partnership for a Green City, a sustainability collaboration made up of UofL, Louisville Metro Government, Jefferson County Public Schools and JCTC.

Read or Share this story: <http://cjky.it/26oLZ0Y>



MAY 2, 2016 3:01 PM

Dan Walters: Data show California's deepening housing crisis

State has huge backlog of unmet housing needs

Demand-supply housing gap is widening

Poor hit hardest by rising housing costs



Dan Walters

By Dan Walters

dwalters@sacbee.com

Three dry statistical reports issued simultaneously Monday reveal the stark dimensions of California's deepening housing crisis.

A [Census Bureau report](#) says that in 2015, California saw 98,188 permits for new units, up from 83,657 in 2014.

A deeper data dive reveals that during the 11-year period from 2005 to 2015, local governments issued permits for just under 1 million units, but there were wide variations during the period.

In 2005, at the height of the housing boom, California saw 205,000 housing permits issued, but as the bubble burst activity dropped to as low as 35,000 in 2009 before beginning a slow rise.

During the same period, California's population rose by 3.3 million, from 36 million to 39.3 million. The average household size in California is 2.78 persons, which indicates we needed 1.2 million new units during that period, so by those numbers we have a big backlog.

Moreover, even 100,000 new units a year is roughly 25,000 short of what we need for current population growth – not counting the backlog.

But wait, as the television pitchman says, there's even more, as shown in a state Department of Finance report.

While we issue permits for 100,000 units a year, the net gain last year was just 67,110, as thousands of units are demolished or destroyed by fire each year. Over the 2005-2015 period, the net gain was 936,192 or just three-fourths of population-driven demand.

The yawning – and ever-widening – gap between the housing that California needs to keep pace with its modest increases in population and what is actually being produced has driven rents and other housing costs through the roof.

California's rents, averaging \$2,050 for a two-bedroom unit, are about 50 percent above the national average, according to another new report issued Monday, and while they have moderated in recent months, are still among the nation's highest and fastest-increasing.

Three California cities – San Francisco, San Jose and Los Angeles – are among the nation's 10 highest-cost cities, with San Francisco No. 1 at \$4,690 average per month for a two-bedroom unit.

The crisis is particularly acute for the 15 million Californians who live in poverty or what the Public Policy Institute of California calls "near-poverty." It's not uncommon for families in major urban areas to devote well over 50 percent of their meager incomes to shelter.

California politicians talk about the housing crisis constantly. But while offering a few token inducements for new construction, they're unwilling to address the macro issue.

California's housing costs are highest in cities, such as San Francisco, that tend to be politically the most liberal, and local resistance to construction in those cities, in the name of environmental protection, is also the most intense.

Not surprisingly, liberal legislators from those cities are unwilling to make the atmospheric changes, such as overhauling the California Environmental Quality Act, we need to encourage more housing and close the widening gap between demand and supply that keeps costs so high.

So much for helping the poor.

Read more here: <http://www.sacbee.com/news/politics-government/politics-columns-blogs/dan-walters/article75198867.html#storylink=cpy>

Vox

Vox

TWEET

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Jane Jacobs believed cities should be fun — and changed urban planning forever

Updated by Libby Nelson on May 4, 2016, 4:30 p.m. ET 

@libbyanelson



Jane Jacobs had no formal training in urban planning, but she upended the field.

Ron Bull/Toronto Star via Getty Images

When Jane Jacobs

(<http://www.curbed.com/2016/5/4/11583092/jane-jacobs-legacy>) published *The Death and Life of Great American Cities* in 1961, she was a lone voice with no credentials

Vox speaking up against the most powerful ideas in urban planning. Fifty-five years later, on Jacobs's 100th birthday (honored in today's [Google Doodle](http://www.google.com/doodles/jane-jacobs-100th-birthday) (<http://www.google.com/doodles/jane-jacobs-100th-birthday>)), urban dwellers are all living in her vision of the great American city.

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The Death and Life of Great American Cities was a reaction to urban planning movements that wanted to clear entire city blocks and rebuild them, believing beautiful architecture was superior to crowded streets.

Jacobs argued this ignored everything that made cities great: the mixture of shops, offices, and housing that brought people together to live their lives. And her vision triumphed.

How Jacobs left her mark on urban planning



Missy S (<https://www.flickr.com/photos/listenmissy/>)

Jacobs criticized Lincoln Center in particular in some of her work.

Vox Jacobs's book transformed urban planning, throwing out the giant housing projects and sterile plazas that characterized the urban renewal movement in favor of a vision of a bustling, pedestrian-friendly city. TWEET SHARE

After World War II, urban renewal pushed 300,000 people (<http://freakonomics.com/2011/09/30/the-controversial-legacy-of-slum-clearance/>), about half of them black, from their homes nationwide to build new high-rises, civic plazas, and office buildings. The buildings themselves in most cities were influenced by Le Corbusier, a famed Swiss architect who in the early 20th century had called for bulldozing downtowns and building in their place beautiful skyscrapers interspersed with parks.

Le Courbusier saw streets (<http://www.fondationlecorbusier.fr/corbuweb/morpheus.aspx?sysId=13&lrIsObjectId=6159&sysLanguage=en-en&itemPos=2&itemCount=2&sysParentName=Home&sysParentName=> as crowded, noisy, smelly, and unpleasant — a "relic of the centuries, a dislocated organ that can no longer function." People-watching could be amusing, he acknowledged, but it could not compare with "the joy that architecture provokes."

Jacobs saw something different: a "sidewalk ballet" of people interacting with and depending on each other. When she visited Philadelphia with the city's chief planner, she once told the CBC's Eleanor Wachtel (<http://brickmag.com/conversation-jane-jacobs>), the

Vox differences between Jacob's view and the urban planning establishment's were clear:

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First we walked down a street that was just crammed with people, mostly black people, walking on the sidewalks and sitting on the stoops and leaning out of the windows. I think he was taking me on this street to show me what he regarded as a bad part of the city, to contrast it with what he was going to show me next. I liked this street—people were using it and enjoying it and enjoying each other. Then we went over to the parallel street that had just undergone urban renewal. It was filled with very sterile housing projects. The planner was very proud of it, and he urged me to stand at a certain spot to see what a great vista it had. I thought the whole thing was extremely boring—there was nobody on the street. All the time we were there, which was too long for me, I saw only one little boy.

"Will the city be any fun?" is one of the most important questions, she wrote in 1958 in (<http://fortune.com/2011/09/18/downtown-is-for-people-fortune-classic-1958/>) Fortune (<http://fortune.com/2011/09/18/downtown-is-for-people-fortune-classic-1958/>) magazine (<http://fortune.com/2011/09/18/downtown-is-for-people-fortune-classic-1958/>), that a planner can ask:

Where you find the liveliest downtown you will find one with the basic activities to support two shifts of foot

Vox

traffic. By night it is just as busy as it is by day. New York's Fifty-seventh Street is a good example: it works by night because of the apartments and residential hotels nearby; because of Carnegie Hall; because of the music, dance, and drama studios and special motion-picture theatres that have been generated by Carnegie Hall. It works by day because of small office buildings on the street and very large office buildings to the east and west.

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Maybe the best example of the effect Jacobs had is in southwest Washington, DC. In 1946, 23,000 people, most of them black or Jewish, were forced from their homes (<http://www.nbm.org/about-us/publications/blueprints/renewing-urban-renewal.html?referrer=https://www.google.com/>) in the city's southwest quadrant, and federal office buildings and high-rise apartments were built over the old neighborhoods.

Now that area is being redeveloped again. Alongside the older buildings, developers are adding mixed-use projects that brag about being places where residents can live, work, and play (<http://www.wharfdc.com/wharf/>). It's a perfect example of the "two shifts" that Jacobs said characterized a vibrant neighborhood.

Jacobs also fought highway development — and now the federal government says she was right

If *The Death and Life of Great American Cities* was Jacobs's masterpiece, her climactic battle came a few years later.

Vox Robert Moses, the New York City planner, had called for an expressway that would bridge lower Manhattan, plowing through SoHo, the East Village, and the Lower East Side.

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Jacobs was determined not to let this happen. She won. Her fight with Moses has been turned into an opera (<http://www.citylab.com/politics/2015/10/the-robert-moses-vs-jane-jacobs-opera-is-almost-here/411256/>) called *A Marvelous Order*, drawn from a Jacobs passage about the logic under the chaos of urban life: "Under the seeming disorder of the old city, wherever the old city is working successfully, is a marvelous order for maintaining the safety of the streets and the freedom of the city."



And no less than the nation's top transportation official now thinks that the US would be better off if highway development had hewed more closely to Jacobs's vision than to Moses's.

Vox The federal government put up highways in poor urban areas in the 1950s and 1960s, isolating those neighborhoods from the rest of the city or sometimes tearing them down entirely. (Vox's Timothy B. Lee (<http://www.vox.com/2014/12/29/7460557/urban-freeway-slider-maps>) found some maps in December 2014 that demonstrate just how devastating the effects of the freeways were.)

One of those highways isolated the Charlotte, North Carolina, neighborhood where Anthony Foxx, now the federal transportation secretary, lived as a child. And in recent months, he's been arguing that building highways that way was a terrible mistake — one that he hopes federal policy can now reverse, he told the Washington Post (https://www.washingtonpost.com/local/trafficandcommuting-the-legacy-of-highways-rammed-through-poor-neighborhoods/2016/03/28/ffcfb5ae-f2a1-11e5-a61f-e9c95c06edca_story.html) in March.

"We built highways and railways and airports that literally carved up communities, leaving bulldozed homes, broken dreams, and, in fact, sapping many families of the one asset they had: their home," he said in a speech at the Center for American Progress (<https://www.americanprogress.org/issues/race/news/2016/c-home-disappears/>).

Vox One of his complaints about the neighborhood where he grew up, he told the Post, was that it wasn't walkable — one of the things Jacobs prized in urban life.

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Jacobs's career is a triumph of a regular person over experts

Jacobs wasn't trained as an urban planner or an architect. She didn't even have a college degree. She'd trained as a journalist: Her first job was the evening shift at the local morning newspaper in Scranton, Pennsylvania.

But Jacob's lack of traditional expertise worked in her favor. Her theory of how cities worked was based on how she saw people behave, rather than how architects hoped they would behave. (She didn't mince words, either: In 1958, she called these experts

(<http://fortune.com/2011/09/18/downtown-is-for-people-fortune-classic-1958/>) "egocentric children, playing with pretty blocks and shouting "See what I made!"")

Jacobs wanted cities filled with paths for pedestrians rather than broad streets for cars. The most important thing about urban planning, she thought, was how people would live in a city — not how visionaries thought she should live.

She summed up her motivating principles in 1980, in a debate with a developer who quoted visionary city planner Daniel Burnham: "Make no little plans, for they have no magic to stir men's blood."

Vox

"Funny, big plans never stirred women's blood," Jacobs responded, as [Roberta Brandes Gratz recounted in CityLab](#) (<http://www.citylab.com/politics/2011/11/jane-jacobs-and-power-women-planners/502/>) in 2011. "Women have always been willing to consider little plans."

TWEET

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Of course, big, inspirational plans might have put a highway through SoHo, but they also created Central Park. And Jacobs's legacy, similarly, isn't all positive. Her love for old buildings can turn into a fetishization of historic preservation that stops new construction to help keep down housing prices. A belief that the community should get a say in development can turn into NIMBYism that protects existing residents' rights by barring newcomers.

But compared to the high-rise housing projects and sterile plazas of the 1950s and 1960s, Jacobs's vision of a city built around people and everyday life is far more inviting. It's no surprise that planners are still trying to figure out how to build and preserve the urban world she praised.

If you're interested in more, [Curbed](#) (<http://www.curbed.com/2016/5/4/11583092/jane-jacobs-legacy>) has a wonderful collection of articles celebrating Jacobs's life and legacy on her 100th birthday.



TWEET

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How architecture changes for the deaf



Was this article helpful?



Next Up

House Democrats won't say they think they have a shot at a majority — is that a huge mistake?

Why you shouldn't exercise to lose weight, explained with 60+ studies

Why asking black people about "black-on-black crime" misses the point

Want to know why so many Republicans hate Ted Cruz? Read his book.

Think US gun violence is bad? A new study suggests it's even worse than we think.

Vox

How much does the chicken pox vaccine cost? Depends on where you live.

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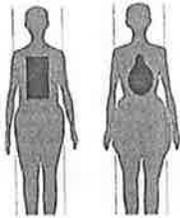
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**CITY OF PATTERSON
PLANNING COMMISSION MINUTES
APRIL 28, 2016**

The Planning Commission regular meeting of April 28, 2016 was called to order by Chairperson West at 7:01 p.m.

SHOWN PRESENT: Chairperson West, Vice Chairperson Applegate, Commissioner Barba, Commissioner Bendix and Commissioner Bingham. Also shown present were City Planner Andrews, Associate Planner Rodriguez, City Attorney Hallinan and Planning Commission Secretary Melo.

ROLL CALL: Chairperson West, Vice Chairperson Applegate, Commissioner Bingham
Commissioner Barba, Commissioner Bendix

EXCUSED: None

ITEMS FROM PUBLIC: None

STATEMENT OF CONFLICT BY COMMISSIONERS: None

CORRESPONDENCE: None

INFORMATIONAL ITEMS: None

CONSENT AGENDA:

Motion to approve Planning Commission meeting minutes of April 14, 2016

Second: Vice Chairperson Applegate

Commissioner Bingham

Motion passed: 4-0-1 vote

ROLL CALL: Commissioner Barba, Commissioner Bingham, Chairperson West, Vice
Chairperson Applegate, Commissioner Bendix

Ayes: Chairperson West, Vice Chairperson Applegate, Commissioner Barba,
Commissioner Bingham

Noes: None

Abstained: Commissioner Bendix

Excused: None

Motion to move the order of agenda moving agenda item #3, Architectural & Site Plan Review #16-02 – Cuts Unlimited Roll Up Security Door to agenda item #1:

Second: Vice Chairperson Applegate
Commissioner Bendix
Motion passed: 5-0 vote

ROLL CALL: Commissioner Barba, Commissioner Bingham, Chairperson West, Vice Chairperson Applegate, Commissioner Bendix
Ayes: Chairperson West, Vice Chairperson Applegate, Commissioner Barba, Commissioner Bingham, Commissioner Bendix
Noes: None
Abstained: None
Excused: None

AGENDA ITEMS:

- 1. Public Hearing: Architectural & Site Plan Review #16-02 – Cuts Unlimited Roll Up Security Door, 40 S. 3rd Street, APN# 131-008-015**
A public hearing to consider an Architectural & Site Plan Review for the placement of roll up security door at 40 S. 3rd Street. Based on the Downtown Design Guidelines, Planning Commission review is required for placement of this type of screening. Planning Commission will determine whether the design is compatible with the guidelines set out for that area. The project is exempt from review under the California Environmental Quality Act.

Associate Planner Rodriguez gave the staff report. She answered questions from the Commission.

Open Public Hearing: 7:06 p.m.

Adrian Garcia, Cuts Unlimited, 40 S. 3rd Street, Patterson

Mr. Garcia stated that he had drawings of the roll up security door to show the Commission. He submitted the drawings to the Commission for review.

Close Public Hearing: 7:08 p.m.

Commissioners discussed the proposed project and asked questions of staff. Commissioners looked at the drawings submitted by the applicant that Mr. Garcia showed them regarding the roll up security door.

Reopen Public Hearing: 7:12 p.m.

Mr. Garcia answered questions from the Commission.

Reclose Public Hearing: 7:16 p.m.

Motion to continue Architectural & Site Plan Review #16-02 to the May 12th Planning Commission meeting:

Second: Vice Chairperson Applegate
Commissioner Bendix
Motion passed: 5-0 vote

ROLL CALL: Commissioner Barba, Commissioner Bingham, Chairperson West, Vice Chairperson Applegate, Commissioner Bendix
Ayes: Chairperson West, Vice Chairperson Applegate, Commissioner Barba, Commissioner Bingham, Commissioner Bendix
Noes: None
Abstained: None
Excused: None

- 2. Public Hearing: Conditional Use Permit #16-05 – Taquería Barajas, 101 E. Las Palmas Avenue, Patterson, APN # 047-033-012**
A public hearing to consider a Conditional Use Permit for the establishment of a mobile food vendor at 101 E. Las Palmas, located in the Industrial Zone. Hours of operation would be from 10:00 a.m. – 10:00 p.m. Monday – Sunday. The project is exempt from review under the California Environmental Quality Act.

Associate Planner Rodriguez gave the staff report. She answered questions from the Commission.

Open Public Hearing: 7:28 p.m.

Elvia & Enrique Barajas, 1344 Cliff Swallow Drive, Patterson

Mrs. Barajas stated that the parking area is in the rear if more parking is needed.

Close Public Hearing: 7:29 p.m.

Commissioners discussed the proposed project and asked questions of staff.

Motion to approve Conditional Use Permit #16-05 with two findings and twelve conditions of approval adding condition #13 to come back in 6 months for a review:

Vice Chairperson Applegate

Conditions of Approval

1. That the mobile food preparation unit shall be equipped with a fully charged fire extinguisher in good condition.
2. That no cooking or food preparation shall be done while the mobile food preparation unit is in motion.

3. That waste water shall not be permitted to flow into the street.
4. That all trash and debris accumulating in the general vicinity of the vendor, by reason of the vendor, shall be collected by the vendor and deposited in a trash container.
5. That trash receptacles shall be provided on the site for the use of customers. Trash removal shall either be arranged with the City or the vendor shall obtain written permission from the property owner to utilize trash receptacles provided for other businesses on the same site.
6. That wastewater generated on-site shall not be released on-site or into the storm drainage system.
7. That this use permit is not transferable and shall expire and shall be to no effect if the licensee forfeits, is required to surrender or for any reason abandons the business license.
8. That the mobile food preparation unit shall clearly exhibit the name and business address of the person, firm, association, organization, company or corporation of the owner of the unit in accordance with Section 114299 of the California Retail Food Code.
9. That this use permit is not transferable and shall expire and shall be to no effect if the licensee surrender the use for any reason.
10. That the hours of operation will be limited to the following: Sunday through Thursday eight a.m. to midnight; Friday and Saturday eight a.m. to one a.m.
11. That the project shall comply with all applicable State and Municipal Codes, and meet the requirements of the Public Works Director, City Engineer, Building Official, Community Development Director, and Fire Chief. Plans submitted for construction shall be overprinted or have attached all conditions of approval.
12. That the applicant shall indemnify, defend, and hold harmless the City of Patterson, its agents, officers, and employees from any and all claims, actions, or proceedings against the City of Patterson, its agents, officers and employees to attack, set aside, void, or annul, any approval by the City of Patterson and its advisory agency, appeal board, or legislative body concerning the project, which action is brought within the time period provided for by the Government Code of the State of California. The City of Patterson shall promptly notify the applicant of any claim, action or proceeding and shall cooperate fully in the defense. If the City fails to do so, the applicant shall not thereafter be responsible to defend, indemnify or hold the City harmless.
13. That the Use Permit shall be subject to review at a noticed public hearing before the Planning Commission at six (6) months.

Second: Commissioner Bendix
Motion passed: 5-0 vote

ROLL CALL: Commissioner Barba, Commissioner Bingham, Chairperson West, Vice Chairperson Applegate, Commissioner Bendix
Ayes: Chairperson West, Vice Chairperson Applegate, Commissioner Barba, Commissioner Bingham, Commissioner Bendix
Noes: None
Abstained: None
Excused: None

3. Public Hearing: Tentative Parcel Map #15-01 – Arthur & Frances Filice, 261 Olive Avenue, Patterson, APN # 047-025-048
A public hearing to consider a tentative parcel map at APN 047-025-048, also known as 261 Olive Avenue. The project would divide the existing 3.83± acre parcel into 2 parcels. The division will create one 3.10± acre parcel and a 0.71± acre parcel. The site is zoned Medium Density Residential under the Villages of Patterson specific plan. The project is exempt from the California Environmental Quality Act.

Associate Planner Rodriguez gave the staff report. Commissioners asked questions of staff.

Open Public Hearing: 7:41 p.m.

Art Filice, 261 Olive Avenue, Patterson

Mr. Filice would like to split the lot where the house stands with the rest of the property. He answered questions from the Commission.

Close Public Hearing: 7:45 p.m.

Commissioners discussed the proposed project.

Motion to approve Tentative Parcel Map #15-01 with six findings and forty-one conditions of approval:

Vice Chairperson Applegate

Conditions of Approval

1. That the project shall comply with all applicable State and Municipal Codes, and meet the requirements of the Public Works Director, City Engineer, Building Inspector, Community Development Director, and Fire Chief. Plans submitted for construction shall reflect and be consistent with the Villages of Patterson Master Development Plan.
2. That the final map submitted for checking and recordation shall be prepared by a licensed civil engineer or land surveyor, each licensed to practice in the state of California, and shall meet all of the specifications of the state Subdivision Map Act.

3. That no non-conforming condition of zoning be created by this approval, except as was in existence prior to such approval.
4. That the parcels shall comply with the requirements of the zoning classification for the zone in which the land is located unless a zoning variance is in effect.
5. That the project shall comply with all applicable State and Municipal codes and meets the requirements of the City Engineer.
6. That such street dedications and easements be made as required to provide circulation to these and other parcels in the Villages of Patterson Master Planned Area, consistent with the final circulation plan adopted by the City Council, if not already accomplished.
7. That prior to final map approval, the developer shall enter into a Deferred Improvement Agreement (if required) for improvements to be constructed along the project boundaries, including, but not limited to, curb, gutter, sidewalk, street paving, street lighting, storm drain, water, sewer and landscaping. These improvements shall be at the owners expense and constructed when deemed necessary by the City.
8. That the applicant shall secure an encroachment permit for any construction to be done in the public right of way, in easements, or on lands to be dedicated to the City of Patterson upon completion of the improvements. The encroachment permit shall be obtained prior to the start of said work. The permit fees shall be determined per the current adopted development fee schedule.
9. That the applicant shall connect to the City's sanitary sewer system per PMC and Ordinance #250. If connection is not practical per ordinance #250, the applicant shall obtain a variance from the City to install a septic tank.
10. That the applicant shall connect to the City's water system per PMC and Ordinance #348. If Connection is not practical per Ordinance #348, the applicant shall obtain a variance from the City to install a potable well.
11. That the applicant shall provide a 30' wide revocable driveway as access to the remainder lot.
12. That the final map submitted for checking and recordation shall be prepared by a licensed civil engineer or land surveyor, each licensed to practice in the state of California, and shall meet all of the specifications of the state Subdivision Map Act.
13. That development of the parcel shall comply with the requirements of the zoning classification for the Medium Density Residential zone as outlined in the Villages of Patterson Master Plan.
14. That development of the site shall not occur until adequate site access is provided.
15. That the approval shall comply with all applicable state and municipal codes and meet the requirements of the City Engineer.

16. That easements of record shall remain in effect and shall be recorded on the final map.
17. Public utility easements shall be granted as required by the appropriate companies and to the satisfaction of the Public Works Director and City Engineer. All such easements shall be recorded on the deeds.
18. The applicant shall file one copy of the Tentative Map to be used for assigning addresses.
19. That prior to approval of a final map, all structures overlying proposed lot lines shall be demolished and all structures not in compliance with setback requirements related to the proposed lot lines shall be demolished or altered to comply with setback requirements. Demolition shall comply with the City's Construction and Demolition Ordinance and a Construction Waste Management Plan shall be submitted to the Public Works Department for review and approval.
20. That, per Patterson Municipal Code Section 16.20.010, failure to record a final map within twenty-four months of the date of approval or conditional approval of the tentative map shall terminate all proceedings, unless otherwise provided for under the Subdivision Map Act; provided, however, that upon application of the subdivider in writing, an extension not exceeding one year may be granted by the planning commission, except as provided under subsections (B) and (C) of this section. In the event the commission denies the subdivider's application for extension, the subdivider may appeal to the city council. Where proceedings have terminated because of failure to file a final map or failure to receive extension by the planning commission or city council, a new tentative map shall be filed in accordance with the provisions of this chapter before a final map may thereafter be recorded or any lot sold.
21. That construction activity resulting in a land disturbance of one acre or more, or less than one acre but part of a larger common plan of development or sale must obtain the Construction Activities Storm Water General Permit (2009-0009-DWQ Permit). Construction activity includes clearing, grading, excavation, stockpiling, and reconstruction of existing facilities involving removal and replacement. Construction activity does not include routine maintenance such as, maintenance of original line and grade, hydraulic capacity, or original purpose of the facility. Therefore a SWPPP Plan must be completed and submitted to the City prior to any construction activities and must address grading, drainage, erosion control, and Post Construction BMPs. In addition, the project must file an NOI with the State via the SMARTS System to obtain a Stormwater State Permit (WDID).
22. A SWPPP Inspection Deposit shall be posted with the City to cover all SWPPP Inspections for the duration of the project. The City current Storm water Management Hourly cost is \$114.69 and every inspection is billed by the hour and an initial deposit is required.
23. The project shall have dust control at all times and the project site must be kept clean. The applicant shall be responsible during construction for cleaning city streets, curbs,

gutters and sidewalks of dirt tracked from the subject site. The flushing of dirt and debris to storm drain or sanitary sewer facilities shall not be permitted. The cleaning shall be done after each day's work or as directed by the Public Works Department. If project is less than 1 acre and the project requires a permit and is disturbing dirt, an Erosion and Sediment Control Plan will be required. Stormwater BMPs must be installed prior to any soil disturbance activities and a SWPPP Inspection completed by the City's Stormwater Inspector. Post Construction BMPs for storm water are required and must be included in the plans that are developed for this project.

24. Construction must comply with the latest edition of the California Green Building Code, including sections addressing Water Efficiency & Conservation for indoor and outdoor water use; Construction Waste Reduction, Disposal, and Recycling; Site Development; Construction & Demolition; Irrigation Controllers; Storm Water Drainage and Retention, etc.
25. That prior to building permit issuance, any private wells or septic tanks located onsite shall be abandoned according to Stanislaus County Well Abandonment Standards. Owner shall obtain a well destruction permit through the Public Works Department.
26. Project landscape plans must comply with AB1881 (Water Use Efficiency) requirements. Once the landscaping is complete an audit must be completed and the certificate sent into the City. Irrigation systems must be set to comply with the City's Watering Schedule and SWPPP regulations.
27. Prior to approval of the final map, the project shall enter into a City-Wide Maintenance Community Facility District (CFD) or Benefit Assessment District (BAD) and Landscape Maintenance District (LMD).
28. Street Trees must be installed per City Standards and a street tree deposit posted with the City of Patterson prior to building permit issuance, per City's Municipal Code Section 12.16. All street tree types must also be in compliance with the City's Approved Street Tree Plan.
29. Prior to building permit issuance, impact fees shall be paid.
30. Any water meters shall be installed per City Standards and must be ordered and purchased through the Public Works Department.
31. Plans for off-site improvements and landscaping shall be submitted to the City Engineer for review and approval. Work in the City's right-of-way shall require a City Encroachment Permit.
32. If construction water will be obtained from the City's Fire Hydrant(s), a Fire Hydrant Use Permit Application must be submitted and approved by the Public Works Department.
33. If property is within a Special Flood Hazard Area, developer shall obtain a floodplain development permit and build according to floodplain standards.

34. All construction activities for single family residential, commercial, and industrial projects require an Encroachment Permit from the Public Works Department. Any damage that occurs shall be the sole responsibility of the Developer/Contractor to repair.
35. Any sidewalk tripping hazards that are existing or created after construction of the homes shall be removed and replaced by the developer prior to receiving an Occupancy Certificate from the City.
36. Prior to connection to City water and sewer systems, all pre-existing sewer laterals and storm drain lines shall be video inspected to ensure that the lines are clear of any debris and that they are not damaged. TV video of the existing storm drain line along the north side of the project (in the easement) must be completed to verify the condition of the line.
37. All landscaping in the Public Right-of-Way requires the review and approval of the City's Planning Department.
38. All pre-existing driveway approaches shall be adequately aligned with the planned driveway for all units that will be developed. Any changes required to the pre-existing must be reviewed and approved by the City's Planning Department.
39. All projects shall be constructed to City Standards and plans shall have copies of the applicable City Standards copied on to the plans when submitted to the City.
40. Residential units shall be connected to the City's municipal system for water, sewer and storm and be signed up for services prior to being in operation, including garbage services.
41. That the applicant shall indemnify, defend and hold harmless the City of Patterson, its agents, officers and employees from any and all claims, actions, or proceedings against the City of Patterson, its agents, officers and employees to attack, set aside, void, or annul any approval by the City of Patterson and its advisory agency, appeal board or legislative body concerning the project, which action is brought within the time period provided for by the Government Code of the State of California. The City of Patterson shall promptly notify the applicant of any claim, action or proceeding and shall cooperate fully in the defense. If the City fails to do so, the applicant shall not thereafter be responsible to defend, indemnify or hold the City harmless.

Second: Commissioner Bendix
Motion passed: 5-0 vote

ROLL CALL: Commissioner Barba, Commissioner Bingham, Chairperson West, Vice Chairperson Applegate, Commissioner Bendix
Ayes: Chairperson West, Vice Chairperson Applegate, Commissioner Barba, Commissioner Bingham, Commissioner Bendix
Noes: None
Abstained: None
Excused: None

ITEMS FROM STAFF:

City Planner Andrews stated that the next Planning Commission meeting will be on May 12th with the architectural and site plan review for the roll up security door and a large daycare on the agenda. Associate Planner Rodriguez told Commissioner Bingham that Code Enforcement had issued a notice to the property owner on L Street.

ITEMS FROM COMMISSION:

Commissioner Bendix asked when the car wash was going to be built. He also asked about the status of a future big box warehouse and about new restaurants.

Commissioner Bingham asked about the water at the Chevron gas station. City Planner Andrews said that he would look into it.

Chairperson West stated that the Planning Commission will be more important now that each City Council member has their own district.

ADJOURNMENT: The Planning Commission regular meeting of April 28, 2016, was adjourned by Chairperson West at 7:53 p.m.

Prepared by Denise Melo, Secretary
City of Patterson Planning Commission

**CITY OF PATTERSON
Planning Commission Staff Report
Little Angels Dual-Language Daycare
Conditional Use Permit #16-06
May 12, 2016 Meeting**

PROJECT SUMMARY

A public hearing to consider the establishment of a large daycare center at an existing residence located at 250 E Street, in the DR, Downtown Residential Zone.

APPLICANT AND SITE INFORMATION

Applicant:	Dalila Ruelas-Vargas
Owners:	R&G Property Investment, LLC
Environmental Review:	Exempt
Location:	250 E Street
Assessor Parcel Number:	131-007-026
Building Size:	Approximately 1,040 square feet
Parcel Size:	Approximately 5,250 square feet
General Plan Designation:	DR, Downtown Residential
Zoning Designation:	DR, Downtown Residential
Present:	Single Family Residence
Surrounding Land Uses:	Single Family Homes, Commercial
Recommendation:	Conditional Approval

PROJECT DESCRIPTION

The project consists of a large daycare center (9-14 children) in a single family home at 250 E Street within the Downtown Residential Zone. The applicant currently runs a small daycare with licensing from the State of California for up to eight children at 1524 Sperry Avenue but wishes to relocate to the above mentioned property. If the Conditional Use Permit is approved, the applicant will be able to relocate her business. The project site is an existing single-story home.

Depending on the number of children present, the daycare provider would have one or two assistants present during the hours of operation. The daycare would operate from 7:00 a.m. to 6:00 p.m. Monday through Friday. The applicant is licensed to care for children ranging from infant up to elementary-school aged children. The applicant currently has one (1) employee but depending on the number and age of the children, the need for additional employees may be needed.

This item was duly noticed and as of the date this report was finalized, staff had not received any comments from the public related to this project.

KEY ISSUES

Typical areas of concern related to large daycare facilities are parking, traffic and noise.

Condition One requires that the driveway be kept clear of the owner/operator's personal vehicles during hours of operation to allow drop-off and pick-up parking for customers. Drop-off and pick-up times tend to be naturally staggered and last approximately five to ten minutes. This should prevent a convergence of high levels of traffic around the facility at any given time. The applicant's residence has a 3 car garage which would allow for additional off street parking to occur.

Condition Two restricts outdoor activities before 9:00 a.m. to avoid the possibility of disturbance of neighbors at earlier hours.

The Municipal Code requires 200 square feet of outdoor play area per child. The residence has an approximately 2,300 square foot backyard, providing sufficient play area for 11.5 children. The applicant's home has a fenced in front yard providing children with additional play area. Since the age and the number of children present at the daycare ranges any given day, it appears that the facility will have enough play area for all of the children.

ENVIRONMENTAL REVIEW

This project is exempt from review under the California Environmental Quality Act according to §15274.

FINDINGS

In order to approve the Conditional Use Permit application, the Planning Commission must find the following:

1. That the development is consistent with the city general plan and the municipal code.
2. That the use is of compatible size, scale and appearance, so as to be in harmony with the character and quality of surrounding development within the zone.
3. That the use, as proposed, will not be detrimental to surrounding developments or improvements.
4. That the development, as proposed, will provide quality development, including ample landscaping and screening, adequate parking and circulation, and other amenities necessary to preserve compatibility with surrounding development and prevent nuisances.
5. That the project provides a needed service for the neighborhood and the City.

ALTERNATIVE ACTIONS

1. Determine that the findings for the Conditional Use Permit can be made and motion to approve CUP #16-06 subject to the conditions recommended in the staff report.
2. Determine that the findings for the Conditional Use Permit can be made, and motion to approve CUP #16-06 subject to the conditions recommended in the staff report with changes/revisions as may be submitted by the Commission.
3. Determine that the findings for the Conditional Use Permit can not be made and deny CUP #16-06.

RECOMMENDATION

Staff's recommendation is that the Commission should:

1. Conduct a public hearing and allow members of the public to testify;
2. Consider the issues discussed in this report; and,
3. Motion to approve Conditional Use Permit #16-06 subject to the findings and following conditions of approval:
 1. That the daycare operator shall not have more vehicles at the site than can be parked in the garage and that the garage shall remain clear and available to park those vehicles, thereby leaving the driveway available for drop off and pick up. Personal vehicles shall not be parked in or remain in the driveway during operating hours for the facility.
 2. No outdoor play or other outside activity likely to cause sounds disturbing to neighbors shall be allowed prior to 9 a.m. Every reasonable attempt to reduce outdoor noise shall be made at all other times.
 3. That any construction shall be subject to obtaining permits as required by the applicable construction codes as adopted and enforced by the City of Patterson.
 4. That this use permit shall expire and shall be to no effect if the licensee forfeits, is required to surrender, or for any reason abandons the State daycare license.
 5. One window sign shall be allowed for display, in accordance with City requirements, and shall be subject to review and approval by the Planning Department.
 6. That all on-site landscaping, fences, structures and other improvements shall be kept in a serviceable, well-maintained and presentable manner which makes a positive contribution to the surrounding area.

7. That the use shall be subject to all City, County, State and Federal regulations concerning daycare, child care, health and safety, food preparation and other applicable regulations.
8. Current proof of such certification shall remain on file with the Community Development Department.
9. That the Use Permit shall be subject to review at a noticed public hearing before the Planning Commission at six (6) months and at one (1) year after commencement of the use. Subsequent annual review shall be at the discretion of the Planning Commission.
10. That the applicant shall indemnify, defend, and hold harmless the City of Patterson, its agents, officers, and employees from any and all claims, actions, or proceedings against the City of Patterson, its agents, officers and employees to attack, set aside, void, or annul, any approval by the City of Patterson and its advisory agency, appeal board, or legislative body concerning the project, which action is brought within the time period provided for by the Government Code of the State of California. The City of Patterson shall promptly notify the applicant of any claim, action or proceeding and shall cooperate fully in the defense. If the City fails to do so, the applicant shall not thereafter be responsible to defend, indemnify or hold the City harmless.

Respectfully submitted,



Teresa Rodriguez
Associate Planner

Attachments

Public Notice for CUP

Floor Plan

State License

**PUBLIC NOTICE
THE CITY OF PATTERSON PLANNING COMMISSION
REGULAR MEETING**

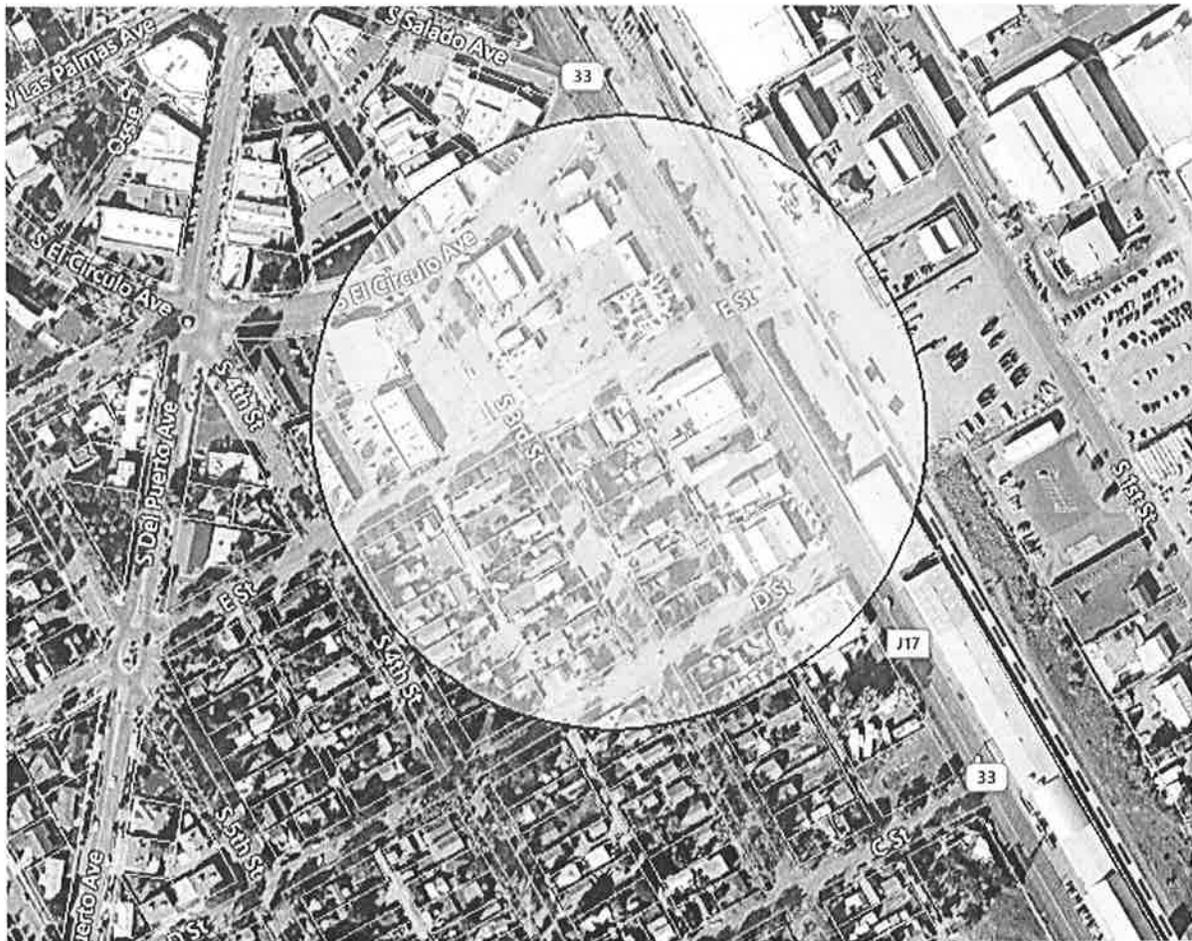
NOTICE IS HEREBY GIVEN that the City of Patterson Planning Commission will hold a Regular Meeting on **Thursday, May 12, 2016, at 7:00 p.m.**, in the City Council Chambers located at 1 Plaza, Patterson, to consider the following:

Public Hearing: **Conditional Use Permit #16-06 – Little Angels, Dual Language Childcare, 250 E Street, Patterson, APN # 131-007-026**
A public hearing to consider the establishment of a large daycare center (9-14 children) in a single family home at 250 E Street located in the DR, Downtown Residential Zone. The applicant is currently licensed from the State of California for up to eight children. The project is exempt from review under the California Environmental Quality Act.

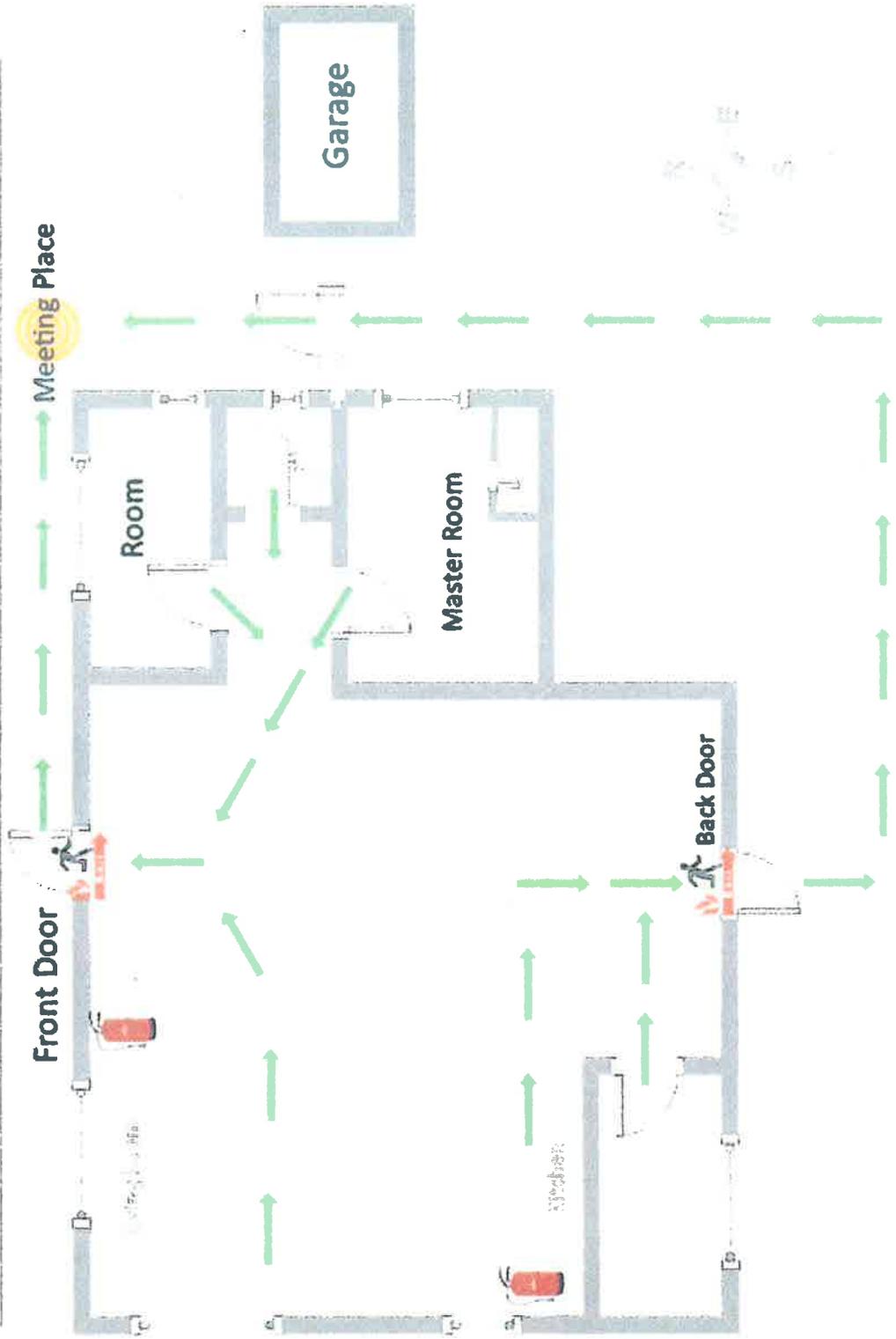
At the above noted time and place, testimony from interested persons will be heard by the Planning Commission and duly considered prior to making a recommendation. Any material submitted to the Planning Commission for consideration (photographs, petitions, letters, etc.) will be retained by the City and cannot be returned.

If a challenge to the above application is made in court, persons may be limited to raising only those issues they or someone else raised at the Public Hearing.

Lisa Ochoa, Planning Technician II
Community Development Department



E Street



RECEIVED

APR 18 2016

CDD / PLANNING DIVISION
BY: _____



State of California

Department of Social Services

Facility Number: 503909124

Effective Date: 03/09/2015

Total Capacity: 14

In accordance with applicable provisions of the Health and Safety Code of California, and its rules and regulations; the Department of Social Services hereby issues

this License to

VARGAS, DALILA

to operate and maintain a
FAMILY DAY CARE HOME

Name of Facility

VARGAS, DALILA FAMILY CHILD CARE
1524 SPERRY AVE.
PATTERSON, CA 95363

This License is not transferable and is granted solely upon the following:

MAX. CAP. (WHEN THERE IS AN ASSISTANT PRESENT): 12 - NO MORE THAN 4 INFANTS.
CAP. 14 - NO MORE THAN 3 INFANTS, 1 CHILD IN KINDERGARTEN OR ELEMENTARY
SCHOOL AND 1 CHILD AT LEAST AGE 6.

Client Groups Served:

CHILDREN / INFANT

Complaints regarding services provided in this facility should be directed to:

CCLD Regional Office

(559) 243-4588

Pamela Dickfoss
Deputy Director,
Community Care Licensing Division

Claudia Stenley
Authorized Representative of Licensing Agency

POST IN A PROMINENT PLACE

RECEIVED CLD 1018b

APR 18 2016

CDD / PLANNING DIVISION
BY: *[Signature]*

**CITY OF PATTERSON
Planning Commission Staff Report
Cuts Unlimited (Roll Up Security Door)
Architectural & Site Plan Review #16-02
May 12, 2016 Meeting**

PROJECT SUMMARY

A public hearing to consider the placement of a metal roll-up security door at Cuts Unlimited at 40 S. 3rd Street within the Downtown Core Zone.

APPLICANT AND SITE INFORMATION

Applicant:	Mario & Adrian Garcia
Owners:	Mario & Becky Garcia
Environmental Review:	Exempt
Location:	40 S. 3rd Street
Assessor Parcel Number:	131-008-015
Building Size:	1,750 sf
Parcel Size:	Approximately 2,719 square feet
General Plan Designation:	DC, Downtown Core
Zoning Designation:	DC, Downtown Core
Present Land Use:	Beauty Salon
Surrounding Land Uses:	Commercial Uses
Recommendation:	Conditional Approval

BACKGROUND

The Planning Commission has been reviewing this project for the past two meeting. On Wednesday afternoon, staff received the required documentation to review. The applicant submitted a rendition showing what vinyl logos overlaid on the metal door. Exact measurements were not submitted with the proof so staff was unable to determine whether or not they meet the sign requirements outlined on Chapter 18.82 of the Patterson Municipal Code. Based on the P.M.C., each business establishment is allowed 1 square foot of signage per linear foot of business frontage. The building has a frontage of 25 which would allow 25 square feet of signage.

Staff did not have time to get exact measurements from the applicant to determine whether or not the signs on the security door follow the sign requirements.

Independent of the size of the sign, staff does not believe the outdoor security door follows the Design Guidelines set for the Downtown Core.

ENVIRONMENTAL REVIEW

This project is exempt from review under the California Environmental Quality Act according to §15303(c).

ALTERNATIVE ACTIONS

1. Determine that the findings for the Architectural & Site Plan Review can be made, and motion to approve Architectural & Site Plan Review #16-02 subject to the conditions recommended in the staff report.
2. Determine that the findings for the Architectural & Site Plan Review can be made, and motion to approve Architectural & Site Plan Review #16-02 subject to the conditions recommended in the staff report with changes/revisions as may be submitted by the Commission.
3. Determine that the findings for the Architectural & Site Plan Review cannot be made and deny Architectural & Site Plan Review #16-02.

FINDINGS

To approve the architectural and site plan review, the Planning Commission must find the following:

1. That the architectural and general appearance of the structures and grounds shall have architectural unity and be in keeping with the character of the neighborhood as not to be detrimental to the orderly and harmonious development of the city, or to the desirability of investment or occupation in the neighborhood.
2. That the site plan is consistent with this title, any applicable specific plan, any adopted development standards and design guidelines, and the general plan.

RECOMMENDATION

If the Commission finds that the findings can be made, attached are the conditions for the project:

1. That any and all security gates/grilles shall be openable from the inside without the use of a key or special knowledge or effort during periods that the space is occupied. The grills shall remain secured in the full-open position during the period of occupancy by the general public.
2. That where two or more means of egress are required, not more than one-half of the exits or exit access doorways shall be equipped with horizontal sliding or vertical security grilles during the period of occupancy by the general public.

3. That a Fire Department approved knock box be installed in an accessible area.
4. That prior to any work, a building permit shall be obtained.
5. That the project shall comply with all applicable State and Municipal Codes, and meet the requirements of the Public Works Director, City Engineer, Building Official, Community Development Director, and Fire Chief. Plans submitted for construction shall be overprinted or have attached all conditions of approval.
6. That the applicant shall indemnify, defend, and hold harmless the City of Patterson, its agents, officers, and employees from any and all claims, actions, or proceedings against the City of Patterson, its agents, officers and employees to attack, set aside, void, or annul, any approval by the City of Patterson and its advisory agency, appeal board, or legislative body concerning the project, which action is brought within the time period provided for by the Government Code of the State of California. The City of Patterson shall promptly notify the applicant of any claim, action or proceeding and shall cooperate fully in the defense. If the City fails to do so, the applicant shall not thereafter be responsible to defend, indemnify or hold the City harmless.

Respectfully submitted,

Teresa Rodríguez
Associate Planner



Attachments

Public Notice

Photo of Store Front

Sample of Proposed Door

**PUBLIC NOTICE
THE CITY OF PATTERSON PLANNING COMMISSION
REGULAR MEETING**

NOTICE IS HEREBY GIVEN that the City of Patterson Planning Commission will hold a Regular Meeting on **Thursday, April 14, 2016, at 7:00 p.m.**, in the City Council Chambers located at 1 Plaza, Patterson, to consider the following:

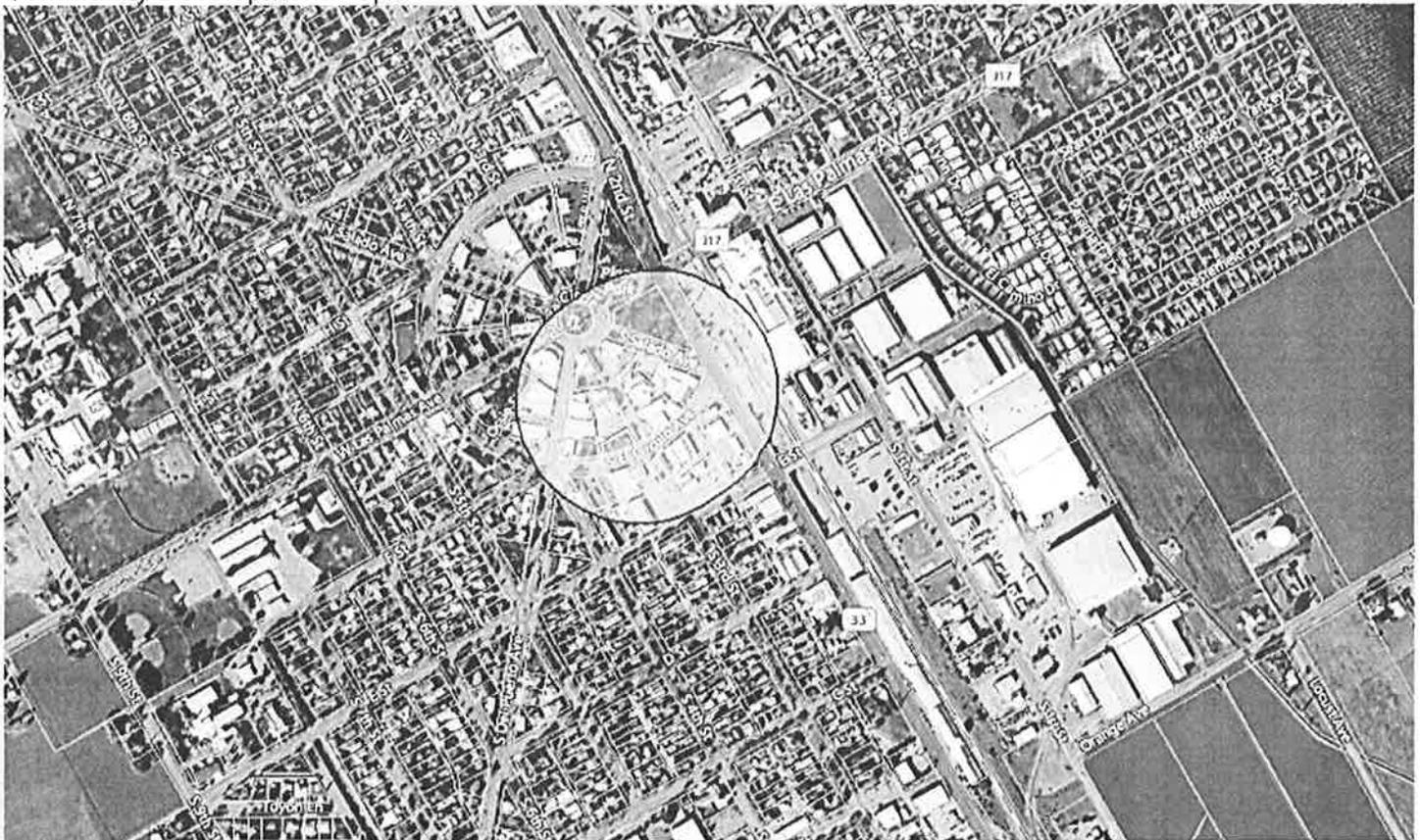
Public Hearing: Architectural & Site Plan Review #16-02 – Cuts Unlimited Roll Up Security Door, 40 S. 3rd Street, APN# 131-008-015

A public hearing to consider an Architectural & Site Plan Review for the placement of roll up security door at 40 S. 3rd Street. Based on the Downtown Design Guidelines, Planning Commission review is required for placement of this type of screening. Planning Commission will determine whether the design is compatible with the guidelines set out for that area. The project is exempt from review under the California Environmental Quality Act.

At the above noted time and place, testimony from interested persons will be heard by the Planning Commission and duly considered prior to making a recommendation. Any material submitted to the Planning Commission for consideration (photographs, petitions, letters, etc.) will be retained by the City and cannot be returned.

If a challenge to the above application is made in court, persons may be limited to raising only those issues they or someone else raised at the Public Hearing.

Denise Melo, Planning Technician II
Community Development Department



CUTS UNLIMITED

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CALL 800-421-1217

OPEN



OPEN: MONDAY - SATURDAY 9:30 - 8:30
CLOSED: SUNDAY

40 SOUTH 3RD STREET



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209.895.HAIR (4247)