



Community Development Department
1 Plaza, PO Box 667
Patterson, CA 95363
Ph. 209.895.8020
Fax 209.895.8019
www.ci.patterson.ca.us

ZONING ORDINANCE TEXT AMENDMENT

This information is provided as a guide to assist you in the preparation of the application for a **Zoning Ordinance Text Amendment**. It is also intended to explain the process by which the City analyzes and acts upon the application.

Application Submittal

An application for a Zoning Ordinance Text Amendment shall be filed by the applicant or property owner on forms prescribed for this purpose. The application shall be submitted to the Planning Department, 1 Plaza (P.O. Box 667), Patterson, CA 95363.

Processing the Application

The processing time for a completed Zoning Ordinance Text Amendment varies from one to three months depending on the complexity of the application, environmental documentation required and public noticing requirements. A hearing before the Planning Commission will be scheduled and open to the public. It is recommended that the applicant or their agent attend the hearing to speak on behalf of the application and to answer questions the Planning Commission may have.

Note: If the application is not complete within thirty (30) days of receipt the City of Patterson Community Development Department will deem the application incomplete, request additional information or return the application and application fee(s) to the applicant.

Procedure

Zoning Ordinance Text Amendment:

1. Pre-Application Conference with Planning Department Staff (Optional).
2. Submit Application/Fees
3. Staff Review Application for Completeness.
4. Staff Evaluation of Application.
5. Staff Produces Staff Report and Recommendations.
6. Public Notice sent to the newspaper and surrounding properties at least ten (10) days in advance of the Planning Commission Hearing.
7. Planning Commission Meeting.



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8. Staff Produces Planning Commission Report and Recommendations.
9. Public Notice sent to the newspaper and surrounding properties at least ten (10) days in advance of the Planning Commission Hearing.

Application Submittal

ACCOMPANYING MATERIALS REQUIRED: This application must be accompanied by the following (unless waived in writing by the Community Development Director):

- A report which sets forth the justification for the Zoning Ordinance Text Amendment and provides the information necessary to explain the proposal;
- Environmental Information Form;
- Location map and site plan if proposed amendment involves a change to General Plan land use designations;
- Release / Hold Harmless Agreement;
- \$3,050 ZONING ORDINANCE TEXT AMENDMENT FEE**

PLEASE INCLUDE A RESPONSE TO THE FOLLOWING:

1. The proposed amendment is supported by or consistent with the goals, policies and objectives of the General Plan. Identify the specific goals and policies.

2. The proposed amendment promotes a more desirable community as a whole. Explain how the proposed amendment serves the public interest.



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3. The proposed amendment would not cause adverse impacts to public services or facilities; or if applicable, other properties in the vicinity, unless they are reasonably mitigated.

4. The proposed amendment reflects an applicable change in the community's vision.

Note: Should your project require an environmental review, the applicant is responsible for the environmental filing fees (effective 1-1-2016) as follows:

- Negative Declaration (ND) or Mitigated Negative Declaration (MND)* \$2210.25
 - Environmental Impact Report (EIR)* \$3070.00
 - Environmental Document Pursuant to a Certified Regulatory Program* \$1043.75
 - County Clerk Processing Fee \$57.00
- (*Department of Fish and Game Fees)

Note: At least one copy of all the submittals must be provided as an 8.5 x 11" or 11" x 17" reproducible copy.

All sections of the application shall be complete and accurate and the exhibits specified on the application form shall be submitted before an application shall be determined to be complete.

Additional information may be required by the Community Development Director during review of your application. Environmental assessment is required for all projects. If your project is not categorically exempt, environmental documents will be prepared and filed at the applicants cost.

The Subdivision Map Act provides fifty (50) days for review of tentative maps beginning at the time the application is deemed complete and accepted as such. By signing this application, the owner/applicant agrees to extend the above processing time, if required by the City, in order to properly consider and process the subdivision application.



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Project #: _____

Name of Project / Development

Applicant Name

Mailing Address/City/State/Zip

Phone Number

Email

Property Owner

Mailing Address/City/State/Zip

Phone Number

Email

Section To Amend:

Reason for Zoning Ordinance Text Amendment:

Assessor's Parcel Number(s) APN:



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SIGNATURES: This application shall be signed by the owner of the property, a person with a power of attorney from the owner of the property, or, where publicly-owned property is involved, by the authorized agent, if applicable.

APPLICANT: _____ **DATE:** _____

OWNER: _____ **DATE:** _____