
**CITY OF PATTERSON
PLANNING COMMISSION MINUTES
OCTOBER 11, 2018**

The Planning Commission regular meeting of October 11, 2018 was called to order by Chairperson West at 7:01 p.m.

SHOWN PRESENT: Chairperson West, Vice Chairperson Applegate, Commissioner Bendix and Commissioner Bingham. Also shown present were Community Development Director James, City Planner Andrews, City Attorney Hallinan and Planning Commission Secretary Melo. Shown excused was Associate Planner Rodriguez. Shown absent was Commissioner Mena.

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

ABSENT: Commissioner Mena

ITEMS FROM PUBLIC: None

STATEMENT OF CONFLICT BY COMMISSIONERS: None

CORRESPONDENCE: None

INFORMATIONAL ITEMS: None

CONSENT ITEMS:

Motion to approve Planning Commission meeting minutes of July 12, 2018:

Second: Vice Chairperson Applegate
Commissioner Bendix

Motion passed: 4-0 vote

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

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

Noes: None

Abstained: None

Absent: Commissioner Mena

Motion to approve Planning Commission meeting minutes of August 23, 2018 with change in the minutes that Commissioners expressed concern that Northwest Patterson Specific Plan had not come to them first:

Second: Vice Chairperson Applegate
Commissioner Bendix
Motion passed: 4-0 vote

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

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

Noes: None

Abstained: None

Absent: Commissioner Mena

Motion to approve Planning Commission meeting minutes of September 13, 2018:

Second: Vice Chairperson Applegate
Commissioner Bendix
Motion passed: 4-0 vote

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

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

Noes: None

Abstained: None

Absent: Commissioner Mena

AGENDA ITEMS:

1. Public Hearing: Tentative Parcel Map #18-02, Keystone-Sperry Business Park LLC Parcel Map

A parcel map proposed for a property south of Sperry Avenue, west of Baldwin Road, and east of the Delta Mendota Canal on Assessor's Parcel Numbers 021-091-003 and -004. The map would divide approximately 131.4 acres of land into seven parcels, including one proposed for a detention basin. The map would create two parcels toward the south of the included property measuring approximately 46 and 49.8 acres. Parcels on the north side of the property would measure 5.3, 8, and 13.71 acres, along with a 2.21 acre parcel proposed for use as a storm drain basin. The seventh lot, would measure 0.09 acres and is contemplated to be joined to APN 021-091-001 on the southwest corner of Sperry Avenue and Baldwin Road. The map also contemplates the extension of Park Center Drive south of Sperry Avenue and connecting to Calvinson Parkway at Baldwin Road. The project is located in the West Patterson Business Park Master Development Plan and is located within the West Patterson Industrial Business Park Zone. City staff has determined that the project is categorically exempt from review under the California Environmental Quality Act.

City Planner Andrews presented the staff report and answered questions from the Commission. Staff included a condition of a median that would discourage trucks to use Baldwin Road as an option.

Open Public Hearing: 7:13 p.m.

Keith Schneider, Keystone Corporation, 1700 Keystone Pacific Pkwy., C-3, Patterson

Mr. Schneider requested that condition #12 be phased and don't want to do the whole road east of the curve until the Southwest Development Plan is figured out. He answered questions from the Commission.

Larry Buehner, 123 Baldwin Road, Patterson

Mr. Buehner stated that right of way for water tank area and easement was paved after corporation yard was built there. He also stated that the road could go over to Ward Avenue eventually when it becomes a fully-traveled road. He felt Baldwin Road was poorly designed. He spoke about Haggerty Road possibly going through past Sperry Avenue to the south so there would be another way in and out of the area.

Keith Schneider, Keystone Corporation, 1700 Keystone Pacific Pkwy., C-3, Patterson

Mr. Schneider stated that he would like to address Mr. Buehner's comments. He stated that another road south to the project area isn't necessary. He stated that they opposed the road but if it would benefit Mr. Buehner then they would expect compensation.

Larry Buehner, 123 Baldwin Road, Patterson

Mr. Buehner stated that for good future planning there should be a road to the south.

Keith Schneider, Keystone Corporation, 1700 Keystone Pacific Pkwy., C-3, Patterson

Mr. Schneider stated that they use the circulation plan in the West Patterson Business Park Master Plan.

Close Public Hearing: 8:00 p.m.

Commissioners discussed the project with staff.

Reopen Public Hearing: 8:04 p.m.

Larry Buehner, 123 Baldwin Road, Patterson

Mr. Buehner talked about easements and road right of way.

Reclose Public Hearing: 8:11 p.m.

Motion to approve Tentative Parcel Map #18-02 with six findings and 18 conditions of approval with change to condition #12 that states, “Park Center Drive shall be designed and constructed/built in its entirety and in so doing avoid the ramifications and unintended consequences associated with a piecemeal construction alternative. Curb, gutter and sidewalk improvements may be deferred to the development stage in the area east of the eastern edge of parcel 5 or tied to some other threshold pursuant to a deferment agreement between the subdivider and the City Engineer with City Council concurrence.” And, change condition #14 to state, “In conjunction with the recordation of the subject parcel map the applicant or successor in interest shall dedicate sufficient right-of-way along the southern property boundary to accommodate a future residential collector street road width with the intent of intersecting with Baldwin Road. The required width of said right-of-way dedication shall be determined based on the existing roadway construction improvements along the City of Patterson Corporation Yard frontage in order to perpetuate the current alignment subject to the review and approval of the City Engineer. Additionally, the design of the roadway in terms of structural strength (Traffic Index) shall be able to withstand and accommodate Corporation Yard related equipment. Actual improvements, curb, gutter, sidewalk and paving shall be deferred to the development stage along the southern edge and Baldwin Road.”

Vice Chairperson Applegate

Conditions of Approval

1. 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.
2. That the parcels shall comply with the requirements of the zoning classification for the West Patterson Industrial Business Park Zone.
3. That the approval shall comply with all applicable state and municipal codes and meet the requirements of the City Engineer.
4. That easements of record shall remain in effect and shall be recorded on the final map.
5. Public utility easements shall be granted as required by the appropriate companies and to the satisfaction of the Public Works Director and City Engineer.
6. The applicant shall file one copy of the Tentative Map to be used for assigning addresses.
7. That no non-conforming condition of zoning may be created by this approval.
8. Development of the area shall be in accordance with the West Patterson Business Park Master Development Plan, as modified by these conditions and as may be modified by a development agreement between the City and the developer. In the event of a conflict between these conditions and the terms of a development agreement, the terms of the development agreement shall control and these conditions will be deemed modified.

9. That the final map shall include a median, bulbouts, and/or some other mechanism on Park Center Drive, at the Baldwin Road intersection to deter trucks from exiting Park Center Drive onto Baldwin Road. Such mechanism shall be subject to the review and approval of the Engineering Department.
10. Park Center Drive shall be offered for dedication to the City of Patterson in conjunction with the recordation of the Final Map.
11. Park Center Drive shall be designed and constructed/built to minimum City Standards for an Industrial Collector roadway or as dictated by a future soils report and the associated R-Value determination contained therein.
12. Park Center Drive shall be designed and constructed/built in its entirety and in so doing avoid the ramifications and unintended consequences associated with a piecemeal construction alternative. Curb, gutter and sidewalk improvements may be deferred to the development stage in the area east of the eastern edge of parcel 5 or tied to some other threshold pursuant to a deferment agreement between the subdivider and the City Engineer with City Council concurrence.
13. The Park Center Drive offer of dedication shall only be accepted by the City of Patterson subsequent to the City Engineer's and Public Works Director's determinations that Park Center Drive has been constructed/built to the City Standards and a Notice of Completion in conjunction with an agreement to release any outstanding surety bonds has been authorized by the City Council.
14. In conjunction with the recordation of the subject parcel map the applicant or successor in interest shall dedicate sufficient right-of-way along the southern property boundary to accommodate a future residential collector street road width with the intent of intersecting with Baldwin Road. The required width of said right-of-way dedication shall be determined based on the existing roadway construction improvements along the City of Patterson Corporation Yard frontage in order to perpetuate the current alignment subject to the review and approval of the City Engineer. Additionally, the design of the roadway in terms of structural strength (Traffic Index) shall be able to withstand and accommodate Corporation Yard related equipment. Actual improvements, curb, gutter, sidewalk and paving shall be deferred to the development stage along the southern edge and Baldwin Road.
15. Storm drain inlets shall be provided along Baldwin Road to allow for proper storm drainage to the satisfaction of the City Engineer.
16. The site plan for Parcel 5 shall include the provision of emergency access through the site from the road to the south to Park Center Drive.
17. 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.

18. 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: 4-0 vote

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

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

Noes: None

Abstained: None

Absent: None

Excused: Commissioner Mena

ITEMS FROM STAFF:

Community Development Director James stated that next Planning Commission meeting will be October 25th.

ITEMS FROM COMMISSION:

Chairperson West asked when Northwest Specific Plan would be coming back to the Planning Commission. Staff stated that it would be coming back soon with a different plan. He also asked if staff had met with the school district.

Vice Chairperson Applegate asked for discussion of the duties of the Planning Commission.

Chairperson West stated that he talked to Mr. Mena about his Planning Commission status and informed the Commission that Mr. Mena would be turning in his letter of resignation.

Vice Chairperson Applegate voiced his concerns about Planning Commission recommendations being ignored as well as general plan and zoning recommendations made by the Planning Commission.

ADJOURNMENT: The Planning Commission regular meeting of October 11, 2018 was adjourned by Chairperson West at 8:26 p.m.

Prepared by Denise Melo, Secretary of City of Patterson Planning Commission

Planning Commission Minutes
October 11, 2018 - Official