
CITY OF PATTERSON PLANNING COMMISSION AGENDA
REGULAR MEETING
THURSDAY, FEBRUARY 25, 2021, AT 7:00 P.M.
City Council Chambers
1 Plaza, Patterson, California

NOTICE: THIS MEETING WILL BE HELD IN ACCORDANCE WITH EXECUTIVE ORDER N-29-20, ISSUED BY CALIFORNIA GOVERNOR GAVIN NEWSOM ON MARCH 17, 2020, THE RALPH M. BROWN ACT (CALIFORNIA GOVERNMENT CODE SECTION 54950, ET SEQ.), AND THE FEDERAL AMERICANS WITH DISABILITIES ACT. THIS MEETING WILL NOT BE PHYSICALLY OPEN TO THE PUBLIC.

ALL MEMBERS OF THE PUBLIC MAY PARTICIPATE IN THE MEETING VIA VIDEO CONFERENCING AT

<https://us02web.zoom.us/j/85608198408?pwd=TUVLRGFwbjFXWDdaWEhIVS9ORzI4Zz09>

AND VIA ZOOM TELECONFERENCE BY CALLING 1-669-900-9128

MEETING ID: 856 0819 8408, PASSWORD: 416240 AND WILL BE GIVEN THE OPPORTUNITY TO PROVIDE PUBLIC COMMENT. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (209) 895-8014. 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] The Planning Commission agenda and supporting public documents are available for viewing in City Hall, 1 Plaza, 2nd Floor, Patterson, California, during normal business hours. The Planning Commission agenda and supporting public documents are also available online on the City web site www.ci.patterson.ca.us listed under Agenda Center "Planning Commission"

ALL MEMBERS OF THE PUBLIC WILL BE GIVEN THE SAME TIME ALLOTMENT FOR COMMENTS AS NORMALLY ALLOWED FOR MEETINGS SUBJECT TO THE PROVISIONS OF EXECUTIVE ORDER N-29-20.

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

CONSENT AGENDA

1. Planning Commission Meeting Minutes of October 8, 2020.
2. Planning Commission Meeting Minutes of January 28, 2021.

AGENDA ITEMS

**1. Public Hearing: Conditional Use Permit #21-01, ACE Hardware – Garden Center
53 S. 3rd Street, APN #131-015-017 & 018**

Consideration of an application to allow an outdoor garden center on two vacant lots adjacent to the existing ACE Hardware. The applicant is proposing an outdoor garden area that would occupy approximately 10,000 square feet of outdoor space. Outdoor garden area would be enclosed with a wrought iron fence. Items proposed to be stored within the outdoor area include lumber supplies, variety of fruit trees, bbq sets, and various gardening supplies. The garden center would have business hours of Monday – Sunday from 7 a.m. to 8 p.m. The project is exempt from review under the California Environmental Quality Act.

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

**CITY OF PATTERSON
PLANNING COMMISSION MINUTES
OCTOBER 8, 2020**

The Planning Commission regular meeting of October 8, 2020 was called to order by Chairperson West at 7:06 p.m.

SHOWN PRESENT (ZOOM TELECONFERENCE): Chairperson West, Commissioner Apland and Commissioner Linares. Also shown present were Community Development Director James, Associate Planner Rodriguez, City Attorney Nubia Goldstein, IT Manager Kyle Ford and Planning Commission Secretary Melo. Shown excused were City Planner Andrews and Vice Chairperson Bendix.

ROLL CALL: Chairperson West, Commissioner Apland, Commissioner Linares

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 September 10, 2020:

Commissioner Apland

Second: Commissioner Linares

Motion passed: 3-0 vote

ROLL CALL: Chairperson West, Commissioner Apland, Commissioner Linares

Ayes: Chairperson West, Commissioner Apland, Commissioner Linares

Noes: None

Abstained: None

Excused: Vice Chairperson Bendix

Absent: None

AGENDA ITEMS:

1. Public Hearing: Lot Line Adjustment # 20-01

A lot line adjustment between APN 131-003-014 & APN 131-003-011. The lots respectively measure 0.686 acres (Parcel A) and 1.389 acres (Parcel B) before the adjustment. The lot line adjustment would rearrange the configuration of existing parcel boundaries and will not result in the creation of additional parcels. After the configuration, Parcel A will have a size of 0.47 acres and Parcel B with a proposed size of 2.16 acres. The site is zoned Heavy Industrial. The project is exempt from the California Environmental Quality Act.

Planning Commission Minutes
October 8, 2020 - Official

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

Open Public Hearing: 7:15 p.m.

No public testimony

Close Public Hearing: 7:16 p.m.

Motion to adopt Resolution 2020-09, approving Lot Line Adjustment #20-01:

Commissioner Apland

Conditions of Approval

1. That the approval shall comply with all applicable state and municipal codes and meet the requirements of the City Engineer and Public Works Director.
2. That any deed of trust encumbering the parcels of land shall be reflected in the recordation of this lot line adjustment.
3. That easements of record shall remain in effect and shall be recorded on the new deeds.
4. That the lot line adjustment shall not impact existing utility services (i.e., water meter box, sewer clean-out, etc.).
5. That the applicant shall have a new deed prepared and shall have it recorded. That photocopies of the new deed shall be submitted to the city clerk within six months of the Planning Commission's approval and that failure to record the deed and submit copies thereof shall void Planning Commission approval of the application.
6. That the Certificate of Compliance prepared by the City Engineer shall be recorded by the applicant or his engineer. The cost shall be that amount invoiced by the City Engineer.
7. That no non-conforming condition of zoning be created by this approval, except as was in existence prior to such approval.
8. 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 City harmless.

Second: Commissioner Linares

Motion passed: 3-0 vote

ROLL CALL: Chairperson West, Commissioner Apland, Commissioner Linares
Ayes: Chairperson West, Commissioner Apland, Commissioner Linares
Noes: None
Abstained: None
Excused: Vice Chairperson Bendix
Absent: None

ITEMS FROM STAFF:

Community Development Director James stated that we may be getting close to moving up a tier but no changes at this time. He also stated that the zoning code updates had a first reading at the City Council meeting on Tuesday and they were appreciative of staff's efforts to clean up the zoning code.

ITEMS FROM COMMISSION:

Chairperson West had questions concerning setbacks, speed limits and parking on Hwy 33.

ADJOURNMENT: The Planning Commission regular meeting of October 8, 2020 was adjourned by Chairperson West at 7:26 p.m.

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

CITY OF PATTERSON
PLANNING COMMISSION MINUTES
January 28, 2021

The Planning Commission regular meeting of January 28, 2021 was called to order by Chairperson West at 7:03 p.m.

SHOWN PRESENT (ZOOM TELECONFERENCE): Chairperson West, Vice Chairperson Bendix, Commissioner Apland and Commissioner Anderson. Also present via teleconference were Community Development Director James, City Planner Andrews, City Attorney Goldstein, City Projects Manager Tiffany Rodriguez, and Planning Commission Secretary Ochoa. Shown excused was Commissioner Linares

ROLL CALL: Chairperson West, Vice Chairperson Bendix, Commissioner Apland

OATH OF OFFICE – DIANNA ANDERSON

Chairman West did the oath of office for the new Planning Commissioner Dianna Anderson

ITEMS FROM PUBLIC:

Russell Richards, Representative for Chance Condit's office

He stated tomorrow the Patterson clinic will be open for those that qualify for the COVID vaccine. He also stated the vaccine is for those of the age of 65 and older only and for the first dose only and must have proof of residency. He also congratulated Dianna Anderson on her seat with the Planning Commission.

STATEMENT OF CONFLICT BY COMMISSIONERS: None

CORRESPONDENCE: None

INFORMATIONAL ITEMS: None

CONSENT ITEMS:

Consensus of the Planning Commission to table the meeting minutes of October 8, 2020 to the next Planning Commission meeting due to a lack of quorum

Motion to approve Planning Commission meeting minutes of October 22, 2020:

Vice Chairman Bendix

Second: Commissioner Apland

Motion passed: 3-0 Vote

ROLL CALL: Chairman West, Vice Chairperson Bendix, Commissioner Apland, Commissioner Linares, Commissioner Anderson

Ayes: Chairman West, Vice Chairperson Bendix, Commissioner Apland

Noes: None

Abstained: Commissioner Anderson

Excused: Commissioner Linares

Planning Commission Minutes
January 28, 2021 - Official

Motion to approve Planning Commission meeting minutes of November 5, 2020

Commissioner Apland
Second: Vice Chairman Bendix
Motion passed: 3-0 Vote
ROLL CALL: Chairman West, Vice Chairperson Bendix, Commissioner Apland,
Commissioner Linares, Commissioner Anderson
Ayes: Chairman West, Vice Chairperson Bendix, Commissioner Apland
Noes: None
Abstained: Commissioner Anderson
Excused: Commissioner Linares

AGENDA ITEMS:

Public Hearing: Conditional Use Permit #20-07, New Life Christian Center, 515 Keystone Boulevard, APN #021-088-013
Consideration of an application to allow occupancy of a commercial space for use as a place of worship. The building, located at 515 Keystone Boulevard in the West Patterson Business Park, is a standalone commercial building. The project would occupy approximately 7,800 square feet of the 15,836 square foot building. Activities will include a Sunday worship service from 7a.m. to 1p.m., along with weeknight meetings and seminars. Places of worship are listed as a conditional use in the Downtown Core District. The project is exempt from review under the California Environmental Quality Act.

City Planner Andrews gave the staff report

Commissioners discussed the project with staff

Open Public Hearing: 7:23 p.m.

1. Brett Avery

He is the pastor for the New Life Christian Center. They have been operating out of the Patterson High School Auditorium for 2 years and would like to have a permanent location in Patterson.

2, Joe Hollowell

He is representing Larry Buehner, the owner of the building for this project. He had a few questions on conditions #17 and #19, asking if "as applicable" can be added to these conditions.

Close Public Hearing: 7:30 p.m.

Motion to approve Conditional Use Permit #20-07, New Life Christian Center, 515 Keystone Blvd., APN: #021-088-013 adding "as applicable" to conditions of approval #17 and #19
Vice Chairman Bendix

Conditions of Approval

1. That tenant improvements/construction shall comply with construction codes as adopted and enforced by the City of Patterson, to include an Accessible Bathroom, to the satisfaction of the Building Official.

Planning Commission Minutes
January 28, 2021 - Official

2. That approved fire extinguishers be installed within the building and shall be at least a 2A10BC. – 2019 CA Fire Code §906.
3. That a Knox box be installed prior to final inspection. If box is existing, updated information (including emergency contact information and building keys) shall be provided to the fire department. (CFC [2007] Section 506.1)
4. That an address and/or suite identification shall be installed/affixed as per the City of Patterson Municipal Code.
5. That the use shall comply with all requirements for an “A” occupancy.
6. That the building shall comply with the 2019 CBC-Accessibility & current ADA guidelines for accessibility.
7. All sign designs and plans shall be reviewed and approved by the Planning Division prior to installation and be consistent with applicable guidelines.
8. That a minimum of five (5) accessible parking spaces including one (1) van accessible space be provided to meet the requirements of the 2019 California Building Code, Chapter 11B and they shall be the closest travel distance to the main entrance and include an ADA compliant path of travel.
9. This permit shall be reviewed approximately one year after completion of the project for compliance with the listed conditions of approval. Based on any record of complaints as well as observations made by Planning Commissioners and/or staff, the Commission may alter or add to the existing conditions of approval, or find that the use is in compliance with all conditions of approval. Further, the Commission may rescind the requirement for further review or schedule further review.
10. That the applicant shall sign-up for utility services with the appropriate agencies and companies.
11. That the applicant shall submit a complete set of plans prepared by a CA licensed design professional for any changes of occupancy and/or buildings open to the general public.
12. That any new separation walls may need to be fire rated depending on the different occupancies in the building.
13. That each occupancy or leased space must have access to restroom facilities while the spaces are occupied.
14. That new separated areas of the building must have access to required exits based on building code travel distances and exit separation requirements.
15. That any new entrances or exits must be ADA accessible.
16. That the project shall comply with all applicable stormwater regulations.
17. That the project must comply with the latest edition of the California Green Building Code, including sections addressing Water Efficiency & Conservation for indoor and outdoor water use (SB 407, requires the retrofit of any outdated plumbing fixtures with current standards). (as applicable)

18. That all of the project's landscape plans must comply with AB1881 (Water Use Efficiency) requirements.
19. That if the project is found to generate 4 cubic yards of waste per week it must comply with AB 939 Commercial Recycling requirements. (as applicable)
20. That if at any time work within the City's right-of-way is required; a City Encroachment Permit shall be submitted to the Public Works Department.

General Conditions

21. The project shall comply with all applicable State and Municipal Codes, including the current Building Codes as adopted by the City of Patterson, and meet the requirements of the Public Works Department, City Engineer, Building Inspector, Community Development Director and Fire Chief.
22. 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 Apland
Motion passed: 4-0 Vote
ROLL CALL: Chairman West, Vice Chairperson Bendix, Commissioner Apland, Commissioner Linares, Commissioner Anderson
Ayes: Chairman West, Vice Chairperson Bendix, Commissioner Apland, Commissioner Anderson
Noes: None
Abstained: None
Excused: Commissioner Linares

Public Hearing: **Patterson Urban Bicycle Trail at Salado Creek Project, Negative Declaration #20-01**
 A public hearing to consider adopting a Negative Declaration for the Patterson Urban Bicycle Trail at Salado Creek Project, which includes construction of estimated 6,458 linear feet of a continuous paved bike and pedestrian walking trail along Salado Creek and American Eagle Avenue, planting approximately 273 low water usage/drought tolerant trees along the path with lighting, and constructing a new protected crossing under Sperry Avenue. The site has been reviewed in accordance with Government Code Section 65962.5 and is not listed as hazardous waste or materials site.

City Planner Andrews gave an introduction to the project and introduced City Projects Manager Tiffany Rodriguez and she shared her powerpoint with the Commission

Commissioners discussed the project with staff

Open Public Hearing: 7: 51 p.m.

No Public Testimony

Close Public Hearing: 7:51 p.m.

Motion to approve Patterson Urban Bicycle Trail at Salado Creek Project, Negative Declaration #20-01, Resolution 2020-11

| | |
|-----------------------|---|
| Second: | Vice Chairman Bendix |
| Motion passed: | Commissioner Apland |
| ROLL CALL: | 4-0 Vote |
| | Chairman West, Vice Chairperson Bendix, Commissioner Apland, Commissioner Linares, Commissioner Anderson |
| Ayes: | Chairman West, Vice Chairperson Bendix, Commissioner Apland, Commissioner Anderson |
| Noes: | None |
| Abstained: | None |
| Excused: | Commissioner Linares |

ITEMS FROM STAFF:

City Planner Andrews stated the next Planning Commission meeting will be February 25, 2021

Community Development Director James welcomed new Planning Commissioner Anderson to the Commission

ITEMS FROM COMMISSION: None

ADJOURNMENT: The Planning Commission regular meeting of January 28, 2021, was adjourned by Chairperson West at 7:57 p.m.

Prepared by Lisa Ochoa, Secretary, City of Patterson Planning Commission

CITY OF PATTERSON
Planning Commission Staff Report
ACE Hardware – Garden Center
Conditional Use Permit #21-01
February 25, 2021 Meeting

PROJECT SUMMARY

A public hearing to consider the establishment of a garden center as an ancillary use to an existing hardware store located at 53 S. 3rd Street.

APPLICANT AND SITE INFORMATION

| | |
|----------------------------------|------------------------------------|
| Applicant: | Mark Yamayoshi |
| Owners: | JACT Inc. |
| Environmental Review: | Categorically Exempt |
| Location: | 53 S. 3rd Street |
| Assessor Parcel Numbers: | 131-015-017 & 018 |
| Parcel Size: | 10,000 square feet acres |
| General Plan Designation: | Downtown Core |
| Zoning Designation: | Downtown Core |
| Present: | Vacant Parcels |
| Surrounding Land Uses: | Commercial Uses |
| Recommendation: | Conditional Approval |

SITE & PROJECT DESCRIPTION

Consideration for approval of a Conditional Use Permit to allow the establishment of a garden center within the Downtown Core District. The applicant is the owner of the ACE Hardware located at 53 S. 3rd Street. He would like to expand the products available to the community by including a garden center. Such products include BBQ sets, potted plants and fruit trees, potting soil, lawnmowers, plywood, etc. The two parcels are currently vacant and enclosed with a wrought iron fence. The applicant would concrete the outdoor sales area as well as add a shade structure to protect the products and customers from the elements. The specifics of the shade structure and materials have yet to be provided. As such, staff has included a condition of approval requesting the details prior to the shade structure installation to ensure that the materials by which the area is shaded is not only safe and functional but also aesthetic.

The hours of operation for the garden center would follow the current hours of operation for ACE; Monday – Sunday, 7:00 a.m. – 8:00 p.m. with a maximum of 4 employees per shift. The applicant is proposing to create an access into the proposed garden area from the ACE Hardware.

ENVIRONMENTAL REVIEW

This project is exempt from review under the California Environmental Quality Act according to §15301(Class 1/Existing Facilities).

ALTERNATIVE ACTIONS

1. Determine that the findings for the Conditional Use Permit can be made and motion to approve CUP #21-01 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 #21-01 subject to the conditions recommended in the staff report in conjunction with changes/revisions as may be recommended by the Commission.
3. Determine that the findings for the Conditional Use Permit cannot be made and deny CUP #21-01.

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 development, accessory buildings, and facilities, located in established commercial areas, are 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 development, as proposed, will not be detrimental to surrounding developments, or improvements, nor be inferior in construction, appearance or quality.
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 establishment, maintenance, or operation of the proposed use or structure will conform to the requirements and the intent of this title; and that such proposed use or structure will not, under the circumstances of the particular case or as conditioned, be injurious or detrimental to the health, safety, or general welfare of persons or property in the vicinity of the proposed use, or to the general welfare of the city.

RECOMMENDATION

If the Commission is of the opinion that the required findings can be made, staff recommends that the Planning Commission approve Conditional Use Permit #21-01 with the following conditions:

1. That tenant improvements/construction shall comply with construction codes as adopted and enforced by the City of Patterson, to include an Accessible Bathroom, to the satisfaction of the Building Official.
2. That the applicant shall maintain the outdoor sales area in an orderly fashion. All attempts shall be made to keep the greenery (potted plants and fruit trees) towards the street frontage.
3. That at no point the outdoor garden center shall become a storage area.

4. That approved fire extinguishers be installed within the garden center and shall be at least a 2A10BC. – 2019 CA Fire Code §906.
5. That a Knox box be installed prior to final inspection. If box is existing, updated information (including emergency contact information and building keys) shall be provided to the fire department. (CFC [2007] Section 506.1)
6. That the building shall comply with the 2019 CBC-Accessibility & current ADA guidelines for accessibility.
7. That any new entrances or exits must be ADA accessible.
8. That if at any time work within the City’s right-of-way is required; a City Encroachment Permit shall be submitted to the Public Works Department.
9. The project shall comply with all applicable State and Municipal Codes, including the current Building Codes as adopted by the City of Patterson, and meet the requirements of the Public Works Department, City Engineer, Building Inspector, Community Development Director and Fire Chief.
10. That prior to the installation of the shade structure or canopy, the applicant shall provide staff with sufficient details to determine that the method of shading the area is safe and aesthetic and to determine if a subsequent building permit is necessary.
11. 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.

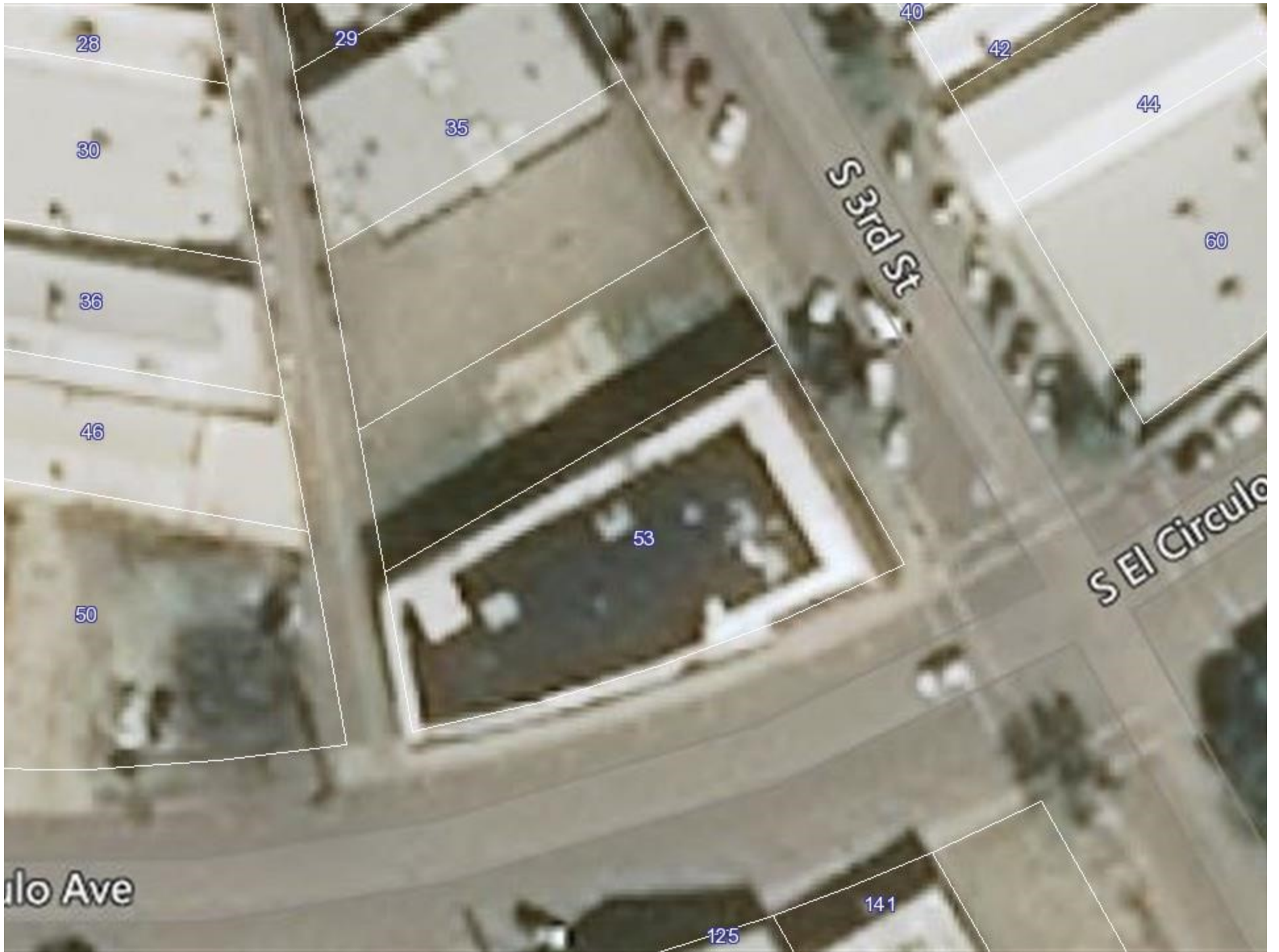
Respectfully submitted,



Teresa Rodríguez
Associate Planner

ATTACHMENTS:

Project Location Map
Applicant’s Statement
Floor Plan
Public Notice



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S 3rd St

S El Circulo

ilo Ave

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141

Statement of Operational Characteristics

Patterson ACE Hardware

(Covered Garden Center)

Type of use:

Covered garden center to sell, display, stock nursery products, soils, garden tools, lumber products end etc.

Currently the space is fenced. It will be filled with concrete floor and covered with a ceiling.

Operating hour:

Monday to Sunday 7:00AM to 8:00PM

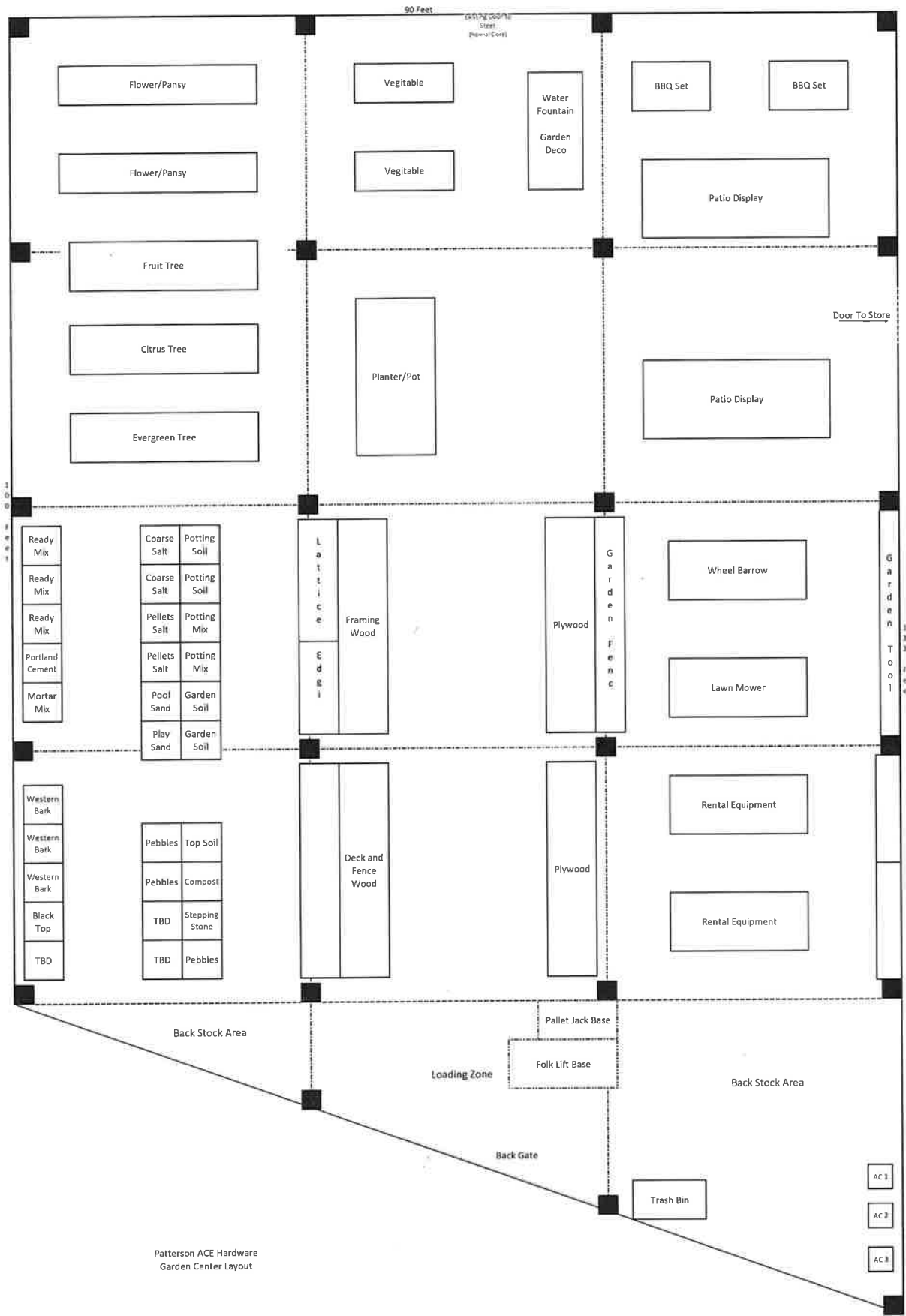
Number of employees:

Totally 12 employees, 4 employees on normal shift

Parking:

Street parking

Patterson ACE Hardware



Patterson ACE Hardware
Garden Center Layout

**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, February 25, 2021, at 7:00 p.m.**, via Video Conferencing and Zoom Teleconference, to consider the following:

Public Hearing: **Conditional Use Permit #21-01, ACE Hardware – Garden Center, 53 S. 3rd Street, APN #131-015-017 & 018**
Consideration of an application to allow an outdoor garden center on two vacant lots adjacent to the existing ACE Hardware. The applicant is proposing an outdoor garden area that would occupy approximately 10,000 square feet of outdoor space. Outdoor garden area would be enclosed with a wrought iron fence. Items proposed to be stored within the outdoor area include lumber supplies, variety of fruit trees, bbq sets, and various gardening supplies. The garden center would have business hours of Monday – Sunday from 7 a.m. to 8 p.m. The project is exempt from review under the California Environmental Quality Act.

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MEETING ID: 856-0819-8408 PASSWORD: 416240 AND WILL BE GIVEN THE OPPORTUNITY TO PROVIDE PUBLIC COMMENT.

ALL MEMBERS OF THE PUBLIC WILL BE GIVEN THE SAME TIME ALLOTMENT FOR COMMENTS AS NORMALLY ALLOWED FOR MEETINGS SUBJECT TO THE PROVISIONS OF EXECUTIVE ORDER N-29-20.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (209) 895-8014. 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]. The Planning Commission agenda and supporting public documents will be available online on the City web site www.ci.patterson.ca.us listed under Agenda Center “Planning Commission”. 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

