

**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, August 26, 2021, at 7:00 p.m., via Video Conferencing and Zoom Teleconference**, to consider the following:

Public Hearing: Architectural & Site Plan Review #21-01, Conditional Use Permit #21-02, Tentative Parcel Map #21-01 - Grocery Outlet Bargain Market, southeast corner of Sperry Avenue and the future extension of Rogers Road APN #021-093-005

Review of an Architectural and Site Plan Review application, Conditional Use Permit application and Tentative Parcel Map application for a Grocery Outlet Bargain Market to be located on the southeast corner of Sperry Avenue and the future extension of Rogers Road (APN 021-093-005). The application includes a 20,000 square foot grocery store, along with 85 parking spaces, landscaping, and other appurtenances. The store is expected to operate seven days a week between the hours of 9 AM to 10 PM with 20 to 30 full time employees. Currently, the site lot measures approximately 2.5 acres. The tentative parcel map would divide the property into two lots. The grocery store would be located on a new 0.99 acre parcel, with the remaining 0.51 acre parcel, located on the corner of Sperry Avenue and Rogers Road anticipated for use by a drive thru coffee business. The project has been reviewed under CEQA and City staff's preliminary assessment is that the project is consistent with the West Patterson Project's EIR and addendum (State Clearinghouse No. 2001022031).

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/86857148652?pwd=ZFVUFUkJoSnNWRVfVQUpYdUZDUE1jQT09>

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

MEETING ID: 868 5714 8652 PASSWORD: 596589 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



