

CITY OF PATTERSON
Planning Commission Staff Report
Keystone –Sperry Business Park Development Agreement
November 15, 2018, Meeting

SUMMARY

Resolution recommending the Patterson City Council ("City Council") adopt an ordinance to approve a development agreement by and between Keystone-Sperry Business Park LLC ("Developer"), and the City of Patterson ("City"), pending any final revisions approved by the City Attorney.

BACKGROUND

The applicant for this project is Keystone-Sperry Business Park LLC, a subsidiary of the Keystone Corporation ("Keystone"). Keystone has played an instrumental role in the successful build-out of the West Patterson Business Park ("WPBP"). As the WPBP properties north of Sperry Avenue are increasingly built out, Keystone is now proposing to develop additional parcels within the WPBP, on the southeast corner of Sperry Avenue and Baldwin Road (the "Bizzanelli Property")

On October 11, 2018, the Planning Commission adopted Tentative Parcel Map No. 18-02, along with conditions of approval for the Bizzanelli Property (the "Tentative Map"). Keystone is requesting that the City approve a development agreement to provide certainty with regard to City fees and vested rights to develop the Bizzanelli Property in accordance with the development standards under the WPBP Master Development Plan.

The development agreement will follow similar fee structures of previous development agreements within the WPBP: (1) certain City impact fees will be reduced in exchange for participation in the infrastructure CFD 2005-1; (2) long-term maintenance of the property will be facilitated through annexation into CFD 2013-1; and (3) new fire and public safety services required will be financed through annexation into CFD 2003-1. The property will be required to connect to the City's expanding non-potable water system. In addition, the project developer will be required to participate in the reimbursement of WPBP entitlements pursuant to the City's adopted resolution.

The vested rights provided by the proposed development agreement pertain to vesting of fees and development rights in accordance with the WPBP Master Development Plan. Planning Commission approvals will be required for future site plans submitted for the Bizzanelli Property.

ENVIRONMENTAL REVIEW

The rights vested under the development agreement would allow development to proceed consistent with the West Patterson Business Park Master Development Plan and the

City's General Plan. As such, approval of the development agreement is consistent with the analysis contained in the environmental impact report for the WPBP, and subsequently the City's General Plan, and subsequent environmental review is not warranted at this time. Additional environmental analysis could be necessary once a future project application is submitted, if the City determines that the project includes potential environmental impacts that were not previously analyzed in the WPBP EIR.

ALTERNATIVE ACTIONS

The Planning Commission may:

1. Recommend that the City Council adopt the proposed ordinance, with any modifications suggested by the Planning Commission; or
2. Request that staff prepare revisions to the proposed ordinance or provide additional information to be considered at a future Planning Commission meeting.

RECOMMENDATION

Staff recommends that the Planning Commission do the following:

1. Open a public comment period to receive input from the public.
2. Recommend that the City Council adopt the proposed ordinance.

Attachments

1. Development Agreement
2. Planning Commission Resolution No. 2018-20
3. Draft City Council Ordinance No. 831