



## **October 2018 Planning Commission Monthly Report**

The following information is provided as an update regarding Planning Commission activities during the month of October.

### **Planning Commission Meetings**

On October 11, 2018, the Planning Commission held a meeting to consider the following items:

**1. Tentative Parcel Map #18-02, Keystone Sperry Business Park LLC**

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 5.6, 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 and is contemplated to be joined to APN 021-091-001 on the southwest corner extension of Park Center Drive south of Sperry Avenue and connect 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. The Planning Commission approved this project with a 4-0 vote.

On October 25, 2018, the Planning Commission held a meeting to consider the following items:

**1. Architectural & Site Plan Review #18-05, Starbucks, s/e corner of Ward Avenue and W. Las Palmas Avenue**

A public hearing to consider the Starbucks-Ward Avenue project, consisting of an Architectural and Site Plan Review for the construction and operation of an approximately 2,421 square foot café, drive thru and 25 parking stalls. The project would be located on a 27,007 square foot lot located north of the Burger King project currently under construction. The Planning Commission approved this item with a 4-0 vote.

**2. Termination/Cancellation of the Westridge Business Park Development Agreement, 400 Park Center Drive**

A public hearing to consider a recommendation to the City Council for termination/cancellation of the Westridge Business Park Development Agreement between the City of Patterson ("City"), Fritz and Donna Schali ("Schali") and Westside Property Management ("Westside") on a 5.62 acre portion of a 34.5 acre parcel of land commonly known as 400 Park Center Drive (APN 021-088-018). On September 2, 2008, the Patterson

City Council adopted Ordinance No. 701 approving a development agreement between the City, Schali, and Westside to encourage development of the Westridge Business Park, comprising of approximately 121 acres north of Sperry Avenue and west of Baldwin Road. On June 1, 2010, the Patterson City Council adopted Ordinance No. 712 amending the Development Agreement between the City, Schali, and Westside. On November 3, 2015, the Patterson City Council adopted Ordinance No. 785, a second amendment to the Development Agreement between the City, Schali, and Westside. On April 15, 2003, the County of Stanislaus entered into a Development Agreement with Keystone Business Park to encourage development of the Keystone Pacific Business Park, comprising of approximately 224 acres of land north of Sperry Avenue and west of Baldwin Road. On January 3, 2006, the City Council adopted Ordinance No. 670, approving an amended and restated development agreement. On March 9, 2010, the City Council adopted Ordinance No. 710, approving an amendment to the First Restated Agreement. On March 1, 2016, the City Council adopted Ordinance No. 790, approving a second amendment. On June 6, 2017, the City Council adopted the third amendment, which included 5.62 acres of land included in the Westridge Development Agreement. The Planning Commission's recommendation to the City Council would consider formally removing the overlap in development agreement coverage removing obligations found in the Westridge Development Agreement, leaving the Keystone Development Agreement obligations intact. The Commission recommended approval of this item to the City Council with a 4-0 vote.

**3. Consistency Zoning Review No. 2018-01, located east of the I-5 freeway, south and contiguous to Sperry Avenue between the Delta Mendota Canal and the California Aqueduct**

A public hearing to consider changing the Zoning designation over a 59.98 acre site identified as Assessor Parcel No. 021-091-012 from a combination of Highway Service Commercial and Light Industrial to General Commercial. The Zone change is City initiated in order to bring the subject site's Zoning designation into conformance with the subject site's General Plan designation for purposes of maintaining internal consistency between the General Plan and the Zoning code as required by State Land Use Law. The Commission recommended approval of this item to the City Council with a 4-0 vote.

**4. Addition of Chapter 18.95 to the Patterson Municipal Code, "Big Box Stores, Discount Clubs, and Discount Superstores" and the Amendment of Chapter 18.96.060**

A public hearing to consider adding Chapter 18.95 to the Patterson Municipal Code (Big Box Stores, Discount Clubs, and Discount Superstores). The proposed Ordinance amendment would establish procedures and standards for the site planning and architectural design of big box stores and discount clubs within the City of Patterson. The Amendment of Chapter 18.96 would allow for the inclusion of definitions for Big Box Store, Discount Club and Discount Superstore. The Planning Commission's recommendation will be forwarded to the City Council for review and consideration. As adoption of the ordinance is not a project as defined by the California Environmental Quality Act (CEQA), it is therefore exempt from review under CEQA. The Commission recommended approval of this item to the City Council with a 4-0 vote.

The next Planning Commission meeting is scheduled for November 15<sup>th</sup> at 7:00 PM.