



November 2018 Planning Commission Monthly Report

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

Planning Commission Meetings

On November 15, 2018, the Planning Commission held a meeting to consider the following items:

1. Lot Line Adjustment #18-02

A lot line adjustment to redistribute existing property lines between three existing parcels, APNs 048-047-003, -004, and -024, totaling approximately 20.45 acres, south of West Las Palmas Avenue and east of Ward Avenue. The lots respectively measures 0.412, 2.02, and 18.02 acres before the adjustment. The lot line adjustment is proposed to accommodate the Starbucks project proposed on Ward Avenue. The proposal would result in parcels measuring 0.62, 2.43, and 17.41 acres in size. While all three parcels are affected by the lot line adjustment, for purposes of illustration, the lot line adjustment effectively removes the 0.412 acre lot on West Las Palmas and would create a new lot of 0.62 acres along Ward Avenue. The Commission approved this item with a 3-0 vote.

2. Keystone-Sperry Business Park, LLC, Development Agreement

To consider a resolution that recommends approval of an ordinance adopting a development agreement by and between the City of Patterson (the “City”) and Keystone-Sperry Business Park, LLC, a California limited liability company. The Planning Commission will consider the proposed development agreement to allow Keystone-Sperry Business Park, LLC to develop and construct buildings for uses at the southwest corner of Sperry Avenue and Baldwin Road in the City of Patterson, consisting of Assessor Parcel Numbers 021-091-003 and 021-091-004, consistent with the City’s General Plan and the West Patterson Business Park Master Development Plan. The Commission recommended approval of this item to the City Council with a 3-0 vote.

3. JDI Farms, Amendment to Development Agreement

Consider recommending approval to the City Council for the First Amendment to the Development Agreement by and between the City of Patterson, Darron Silva, an individual, and JDI Farms, a California non-profit mutual benefit corporation. The Planning Commission recommended approval of this item to the City Council with a 3-0 vote.

4. Patterson Organics, Inc., Amendment to Development Agreement

Consider recommending approval to the City Council for the First Amendment to the Development Agreement by and between the City of Patterson and Patterson Organics, a

California non-profit mutual benefit corporation. The Planning Commission recommended approval of this item to the City Council with a 3-0 vote.

5. KP Patterson Management, LLC, Amendment to Development Agreement

Consider recommending approval to the City Council for the First Amendment to the Development Agreement by and between the City of Patterson and KP Patterson Management, LLC, a California limited liability company. The Planning Commission recommended approval of this item to the City Council with a 3-0 vote.

6. Nucleus Homeopathics, Inc. 2nd Amendment to Development Agreement

Consider recommending approval to the City Council for the Second Amendment to the Development Agreement by and between the City of Patterson and Nucleus Homeopathics, Inc. a California corporation. The Planning Commission recommended approval of this item to the City Council with a 3-0 vote.

The next Planning Commission meetings are scheduled for January 10th and January 24th, 2019 at 7:00 PM.