



Community Development Department  
1 Plaza, PO Box 667  
Patterson, CA 95363  
Ph. 209.895.8020  
Fax 209.895.8019  
[www.ci.patterson.ca.us](http://www.ci.patterson.ca.us)

## **PLANNED DEVELOPMENT/REZONE**

This information is provided as a guide to assist you in the preparation of the application for a **Planned Development/Rezone**. It is also intended to explain the process by which the City analyzes and acts upon the application.

### **What is a Planned Development/Rezone?**

The Patterson City Code allows for the creative planning, when conventional regulations could stifle good planning, through the Planned Development process. Planned Developments are intended to apply to integrated development as a means of providing opportunities for creative and cohesive design concepts for a range of project types.

### **Application Submittal**

An application for a Planned Development shall be filed by the applicant or property owner on forms prescribed for this purpose. The application shall be submitted to the Planning Department, 1 Plaza (P.O. Box 667), Patterson, CA 95363.

### **Processing the Application**

The processing time for a completed Planned Development varies from one (1) to three (3) months depending on the complexity of the application, environmental documentation required and public noticing requirements. A hearing before the Planning Commission will be scheduled and open to the public. It is recommended that the applicant or their agent attend the hearing to speak on behalf of the application and to answer questions the Planning Commission may have.

Planning staff will prepare a staff report to the Planning Commission. The staff report contains an analysis of the application and a recommendation for action by the Planning Commission.

This recommendation may be to approve the application, approve the application with staff recommended changes, approve the application with changes or revisions, or to recommend denial. The petitioner and their agents will be mailed a copy of the meeting agenda and staff report several days prior to the Planning Commission hearing.



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**Note: If the application is not complete within thirty (30) days of receipt the City of Patterson Community Development Department will deem the application incomplete, request additional information or return the application and application fee(s) to the applicant.**

## **Procedure**

### **Planned Development/Rezone:**

1. Pre-Application Conference with Planning Department Staff (Optional).
2. Submit Application/Fees
3. Staff Evaluation of Application.
4. Staff Produces Staff Report and Recommendations.
5. Public Notice sent to the newspaper and surrounding properties at least ten (10) days in advance of the Planning Commission Hearing.
6. Planning Commission Meeting.
7. Staff Produces City Council Report and Recommendations.
8. Public Notice sent to the newspaper and surrounding properties at least ten (10) days in advance of the Planning Commission Hearing.
9. City Council Meeting.

## **Decisions**

After the City Council has rendered a decision, you will receive written communication of this determination, and if approved, any conditions of the approval. If not utilized or acted upon, Planned Development permit will expire two (2) years from the date of the determination. Extensions and modifications to the Planned Development permit are subject to specific qualifications as stated per Patterson Municipal Code 18.14.090.

## **Building Permits**

Application for a Planned Development does not constitute an application for a building permit. Separate building permit applications are required prior to construction. Building permits shall not be issued until the appeal period has expired or any appeals filed have been acted upon by the City Council.



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**The City Council may require in the preliminary development plan and/or final development plan, standards, regulations, limitations and restrictions which are either more or less restrictive than those specified elsewhere in this code, which are designed to protect and maintain property values and amenities in the community, and which foster and maintain the health, safety and general welfare of the community, including without limitation, any of the following:**

- Limitations on height of buildings and structures;
- Percentage limitations on coverage of land by buildings and structures;
- Parking ratios and areas expressed in relation to use of various portions of the property and/or building floor area;
- The location, width and improvement of vehicular and pedestrian access to various portions of the property including that within abutting streets;
- Planting and maintenance of trees, shrubs, plants and turf in accordance with a landscaping plan;
- Construction of fences, walls and lighting;
- Limitations upon the size, design, number, lighting and location of signs and advertising structures;
- Arrangement and spacing of buildings and structures to provide appropriate open spaces around same;
- Location and size of off-street loading areas;
- Limitations on the use of buildings and structures by general classification, and by specific designation when there are unusual requirements for parking, or when use involves noise, dust, odor, fumes, smoke vibration, glare or radiation incompatible with present or potential development of surrounding property;
- Architectural design of buildings and structures;
- Requiring instruments of credit, bonds, or any other form of security which is acceptable to ensure development as approved; and
- The naming of roads and streets in accordance with City policy.



## Required Findings

In order to recommend approval of Planned Development/Rezone, the City must find the following:

- A. That the map is consistent with the applicable general and specific plans of the City of Patterson;
- B. That the design or improvement of the proposed planned development is consistent with applicable general and specific plans of the City of Patterson;
- C. That the site is physically suitable for the type of development;
- D. That the site is physically suitable for the proposed density of development;
- E. That the designs and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat;
- F. That the designs or type of improvements are not likely to cause serious public health problems;
- G. That the designs or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property;
- H. That the designs will provide, to the extent feasible, for future passive or natural heating or cooling opportunities.

## Application Submittal

- Statement of how the proposed development conforms with and will further the goals of the General Plan.
- Architectural Drawing(s) depicting:**
  - Elevations of proposed buildings or structures.
  - A color rendering of the project which states the colors and materials to be utilized.
- Landscape Plan depicting:**
  - Landscaping and Fencing
  - Irrigation
  - Species and number of plants
- Site Plan(s) depicting:**
  - Proposed use(s) on the property.
  - Existing natural land features and topography.
  - Circulation plan for all vehicular and pedestrian ways.
  - Location of all existing buildings, structures and facilities.
  - Location of all proposed buildings, structures, facilities and open spaces.
  - Location of all on-site vehicular and pedestrian circulation.
  - Location and extent of street improvements.



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- Location of all garbage and refuse facilities.
  - All dimensions required by the applicable provisions of the Patterson Municipal Code.
  - Proposed signage and on-site lighting.
  - All proposed structures and anticipated timing of their construction (if applicable).
  - Legal Description of the Property.
  - Residential density analysis and estimated population increase (if applicable).
  - Economic analysis of all commercial or industrial property (if applicable).
  - A description of proposed public or quasi-public recreation and/or education areas within the development.
  - A completed Environmental Information Form.
  - A preliminary engineering report on storm water drainage, sewage disposal, grading and public utilities.
  - Proof of the owner's interest in the property (deed, tax bill, etc.).
  - Owner's concurrence in this application if owner does not sign below.
  - Location map and site plan if proposed amendment involves a change to General Plan land use designations.
  - Additional information or copies as may be required by the Community Development Director.
- Planned Development/Rezone Application Filing Fee \$3,690.**
- Applicant may be required to contract for traffic and/or other impact studies, as determined by the City. Applicant to pay engineer's invoiced costs, including map check and Certificate of Compliance.

**Note: Should your project require an environmental review, the applicant is responsible for the environmental filing fees (effective 1-1-2021) as follows:**

- |  |           |
|--|-----------|
| • Negative Declaration (ND) or Mitigated Negative Declaration (MND)* | \$2480.25 |
| • Environmental Impact Report (EIR)*                                 | \$3445.25 |
| • Environmental Document Pursuant to a Certified Regulatory Program* | \$1171.25 |
| • County Clerk Processing Fee  | \$57.00   |
- (\*Department of Fish and Game Fees)

**Note: At least one copy of all the submittals must be provided as an 8.5 x 11" or 11" x 17" reproducible copy.**

All sections of the application shall be complete and accurate and the exhibits specified on the application form shall be submitted before an application shall be determined to be complete.



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## Application for Planned Development/Rezone

\_\_\_\_\_  
Name of Project / Development Modification of existing permit (yes/no)

\_\_\_\_\_  
Applicant Name

\_\_\_\_\_  
Mailing Address/City/State/Zip

\_\_\_\_\_  
Phone Number Email

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Mailing Address/City/State/Zip

\_\_\_\_\_  
Phone Number Email

### Property Description / Location:

\_\_\_\_\_  
Project Location Address

\_\_\_\_\_  
Assessor's Parcel Number(s) APN:

**SIGNATURES:** The above information as well as the plans and materials submitted herewith in support of this application are, to the best of my/our knowledge, true and correct.

**APPLICANT:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**OWNER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_



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## Environmental Information Form

This information is provided as a guide to assist you in the preparation of the **Environmental Information Form**. It is also intended to explain the process by which the City analyzes and acts upon the form.

The State of California requires that most development projects submitted to the City of Patterson undergo some level of review under the California Environmental Quality Act (CEQA). CEQA is a state law that requires an analysis and public report on the potential environmental effects of any project that is carried out or approved by the City. The Environmental Information Form is used to determine whether a project needs to be reviewed under the CEQA regulations. The City of Patterson is responsible for reviewing the project to determine whether it is exempt from CEQA review.

If CEQA review is required, three types of reports are typically prepared for projects: 1) CEQA Exemption, 2) a Negative Declaration, or 3) an Environmental Impact Report. A majority of projects are either Exempt or Negative Declarations. Planning Staff will let you know what type of documentation is required based upon the type of project that is being proposed, the characteristics of the property, and other factors that are spelled out in State CEQA regulations.

### Application Submittal

The Environmental Information Form shall be filed by the property owner or their representative agent on forms prescribed for this purpose. The application shall be submitted to the Planning Department, 1 Plaza (P.O. Box 667), Patterson, CA 95363.

Additional information may be required by the Planning Director during the review of the application.





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Number of Units, Unit Size, Range of Sale Prices/Rents, and Type of Household Size expected (Residential Only)

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Type of Development (Regional, City or Neighborhood), Square Footage of Sales Area and Loading facilities (Commercial Only)

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Type, Number of Employees per Shift and Number of Loading Facilities (Industrial Only)

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Major Function Employees per Shift, Occupancy, Loading Facilities, Community Benefit of Project (Institutional Only)

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Are the following items Applicable to the project or its effects? Please explain on additional sheets all items checked 'Yes'.

- | Yes                      | No                       |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Inconsistent with the City of Patterson's General Plan.   |
| <input type="checkbox"/> | <input type="checkbox"/> | Affect the use of a recreation area or area of important aesthetic value.   |
| <input type="checkbox"/> | <input type="checkbox"/> | Affect the functioning of an established community/neighborhood.  |
| <input type="checkbox"/> | <input type="checkbox"/> | Displace community/neighborhood residence.  |
| <input type="checkbox"/> | <input type="checkbox"/> | Affect unique natural or man-made features in the project area  |
| <input type="checkbox"/> | <input type="checkbox"/> | Significantly affect the potential use, extraction or conservation of a scarce natural resource                         |
| <input type="checkbox"/> | <input type="checkbox"/> | Significantly affect a historical or archeological site   |
| <input type="checkbox"/> | <input type="checkbox"/> | Serve as wildlife habitat for rare/endangered plant or animal species   |
| <input type="checkbox"/> | <input type="checkbox"/> | Affect fish, wildlife or plant life   |
| <input type="checkbox"/> | <input type="checkbox"/> | Result in soil erosion of agricultural land   |
| <input type="checkbox"/> | <input type="checkbox"/> | Change the pattern, scale, or character of the general area of the project  |
| <input type="checkbox"/> | <input type="checkbox"/> | Require certification, authorization or issuance of a permit by a Local, State, or Federal environmental control agency |
| <input type="checkbox"/> | <input type="checkbox"/> | Require facilities to be constructed in a flood plain   |
| <input type="checkbox"/> | <input type="checkbox"/> | Require facilities to be constructed on land with greater than a 15% slope  |
| <input type="checkbox"/> | <input type="checkbox"/> | Require constructing facilities on an active geologic fault   |
| <input type="checkbox"/> | <input type="checkbox"/> | Generate significant amounts of dust or noise (in either the construction or operational stages)                        |
| <input type="checkbox"/> | <input type="checkbox"/> | Generate significant amounts of solid waste   |
| <input type="checkbox"/> | <input type="checkbox"/> | Substantially change existing noise or vibration levels   |
| <input type="checkbox"/> | <input type="checkbox"/> | Endanger the quality of the regional air or water resources   |
| <input type="checkbox"/> | <input type="checkbox"/> | Cause a significant change in the hydrology of the area   |





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- |                          |                          |  |
|--------------------------|--------------------------|--|
| Yes                      | No                       |  |
| <input type="checkbox"/> | <input type="checkbox"/> | One in a series of foreseeable actions that may ultimately have an impact on the environment |
| <input type="checkbox"/> | <input type="checkbox"/> | Involve the application, use or disposal of potentially hazardous waste                      |

Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability and that the facts, statements, and information presented are true and correct the best of my knowledge and belief. **If any of the facts represented here change it is my responsibility to inform the City of Patterson.**

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_