

**PUBLIC NOTICE
THE CITY OF PATTERSON CITY COUNCIL
REGULAR MEETING**

NOTICE IS HEREBY GIVEN that the City of Patterson City Council will hold a Regular Meeting on **Tuesday, February 19, 2019, at 7:00 p.m.**, in the City Council Chambers located at 1 Plaza, Patterson, to consider the following:

Public Hearing: Palms Plaza, Architectural & Site Plan Review #18-04, Planned Development #18-01, Conditional Use Permit #18-04, Tentative Parcel Map #18-01
To consider the approval of an Architectural & Site Plan Review for commercial development (Palms Plaza) of 57,600 square feet of retail/commercial space on a 12.29 acre parcel, with related Conditional Use Permit, Planned Development, and Tentative Parcel Map applications. The proposed project would consist of eight (8) buildings for Retail, General Office and Restaurant with building square footages varying from 3,000 square feet to 9,450 square feet, a Hotel with approximately 104 rooms and an adjacent Event Center of approximately 9,500 square feet, and other site development amenities. At the Thursday, January 24, 2019, regular meeting, the Planning Commission considered and recommended approval of the proposed development project pursuant to Planning Commission Resolution #2019-01.

Section 15152 of the California Environmental Quality Act (CEQA) guidelines states “Agencies are encouraged to tier EIR’s which they prepare for separate but related projects including general plans, zoning changes, and development projects. This approach can eliminate repetitive discussions of the same issues and focus the EIR on actual issues ripe for decision at each level of environmental review.” In this regard, the City of Patterson is utilizing the West Patterson Projects EIR prepared in conjunction with the West Patterson Business Park Master Development Plan, Keystone Pacific Business Park, and Patterson Gardens, augmented by a project specific Traffic Impact Study.

At the above noted time and place, testimony from interested persons will be heard by the City Council and duly considered prior to making a recommendation. Any material submitted to the City Council 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



