

**PUBLIC NOTICE  
THE CITY OF PATTERSON PLANNING COMMISSION  
REGULAR MEETING**

**NOTICE IS HEREBY GIVEN** that the City of Patterson (“City”) Planning Commission will hold a Regular Meeting on **Thursday, February 23, 2023, at 7:00 p.m.**, in person AND via video conferencing and Zoom teleconference, to consider the following:

**Public Hearing: Conditional Use Permit #22-08, Jim Downing Commercial Property  
740 N. 2<sup>nd</sup> Street, Patterson, APN 047-023-004**

A public hearing to consider a Conditional Use Permit (CUP) approval of a proposed commercial center on a 1.58-acre site. The applicant proposes a new 4,216 sf office building, new storage carport, upgrades to the existing 3,000 sf building, 41 parking spaces, landscaping, and other on-site improvements. The proposed business hours for the center would be Monday-Friday from 8:00 a.m. to 5:00 p.m. The project was reviewed pursuant to the California Environmental Quality Act (CEQA) and was determined to be Categorically Exempt per Section 15332, (Class 32 – In Fill Development Projects).

**NOTICE:** THIS MEETING WILL BE PHYSICALLY OPEN TO THE PUBLIC. ALL MEMBERS OF THE PUBLIC MAY ALSO PARTICIPATE IN THE MEETING VIA **VIDEO CONFERENCING AND ZOOM TELECONFERENCE BY CALLING 1-669-900-6833, MEETING ID: 822 2417 4038, PASSWORD: 798552** AND WILL BE GIVEN THE OPPORTUNITY TO PROVIDE PUBLIC COMMENT. JOIN FROM A PC, MAC, IPAD, IPHONE, OR ANDROID DEVICE BY USING THIS URL:

<https://us06web.zoom.us/j/82224174038?pwd=Uk9lalhvM3RDYkZQQitwWVNya2I2dz09>

**NOTICE:** To minimize the spread of the COVID-19 virus, this hybrid meeting will be held in accordance with certain requirements of the Ralph M. Brown Act and the Federal Americans with Disabilities Act. If you would like to attend the Planning Commission meeting in person, it is strongly recommended to wear a face covering and maintain appropriate social distancing. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Department at (209) 895-8020. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II].

The Planning Commission agenda and supporting public documents are available for viewing in City Hall, Planning Department, 1 Plaza, 2<sup>nd</sup> Floor, Patterson, California, during normal business hours. The Planning Commission agenda and supporting public documents are also available online on the City web site [www.ci.patterson.ca.us](http://www.ci.patterson.ca.us) listed under Agenda Center “Planning Commission”

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

