

**NOTICE OF PUBLIC HEARING  
CITY OF PATTERSON 6<sup>TH</sup> CYCLE HOUSING ELEMENT  
AND ASSOCIATED GENERAL PLAN AMENDMENTS AND REZONINGS**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Patterson will conduct a public hearing on **Thursday, April 23, 2026, at 7:00 PM** or soon thereafter in the City Council Chambers at 1 Plaza, Patterson, CA. This meeting will be held in accordance with the Brown Act in regard to public meeting requirements. This public hearing is to consider the following matters:

- (1) ADOPTION OF THE CITY OF PATTERSON FINAL 6TH CYCLE HOUSING ELEMENT (GENERAL PLAN AMENDMENT 2026-01)
  
- (2) SITE-SPECIFIC GENERAL PLAN AMENDMENTS AND REZONES FOR IMPLEMENTATION OF THE HOUSING ELEMENT (GENERAL PLAN AMENDMENT 2026-02 AND REZONE 2026-01)

General Plan Amendment 2026-01: This item will consider adoption of a Resolution recommending to the City Council approval of a General Plan Amendment to replace the adopted 2015-2023 Housing Element with the 2023-2031 6th Cycle Housing Element, and to authorize City staff to submit the 6th Cycle Housing Element to the California Department of Housing and Community Development for certification.

The City's Final 6th Cycle Housing Element (Housing Element) has been prepared in accordance with Government Code Section 65580 et. seq., which specifies the content of the Housing Element. The Housing Element consists of an analysis and evaluation of existing housing needs, resource site inventory, constraints on housing, an analysis of fair housing (Affirmatively Furthering Fair Housing), an evaluation of the City's current Housing Element Policies and Programs and updated/new Policies and Programs for the 6th Cycle Planning Period.

General Plan Amendment 2026-02 and Rezone 2026-01: This item will consider adoption of a Resolution recommending approval of site-specific General Plan Amendments and Rezonings to implement Program 1.11 of the 6th Cycle Housing Element, which includes the following sites:

154 Poppy Avenue (APN: 048-042-001): The site currently has a general plan designation of General Commercial (GC) and a zoning designation of General Commercial (GC). The project proposes to amend the General Plan designation to High-Density Residential (HR) and amend the zoning designation to High-Density Residential (HR).

16451 Highway 33 (APN: 048-042-008): The site currently has a general plan designation of General Commercial (GC) and a zoning designation of General

Commercial (GC). The project proposes to amend the General Plan designation to High-Density Residential (HR) and amend the zoning designation to High-Density Residential (HR).

440 Sperry Avenue (APN: 048-043-002): The site currently has a general plan designation of General Commercial (GC) and a zoning designation of General Commercial (GC). The project proposes to amend the General Plan designation to High-Density Residential (HR) and amend the zoning designation to High-Density Residential (HR).

125 Poppy Avenue (APN: 048-043-015): The site currently has a general plan designation of General Commercial (GC) and a zoning designation of General Commercial (GC). The project proposes to amend the General Plan designation to High-Density Residential (HR) and amend the zoning designation to High-Density Residential (HR).

801 West Las Palmas Avenue (APN: 048-048-007): The site currently has a general plan designation of General Commercial (GC) and a zoning designation of General Commercial (GC). The project proposes to amend the General Plan designation to Downtown Core (DC) and amend the zoning designation to Downtown Core (DC).

0 Rogers Road (APN: 021-028-007): The site currently has a general plan designation of Highway Service Commercial (HSC) and a zoning designation of Highway Service Commercial (HSC). The project proposes to amend the zoning designation to include a mixed-use overlay to allow for residential development in addition to the underlying designated uses.

0 Rogers Road (APN: 021-028-008): The site currently has a general plan designation of Highway Service Commercial (HSC) and a zoning designation of Highway Service Commercial (HSC). The project proposes to amend the zoning designation to include a mixed-use overlay to allow for residential development in addition to the underlying designated uses.

0 Sperry Avenue (APN: 021-098-003): The site currently has a general plan designation of General Commercial (GC) and a zoning designation of General Commercial (GC). The project proposes to amend the zoning designation to include a mixed-use overlay to allow for residential development in addition to the underlying designated uses.

Adoption of the items described above are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (Commonsense Exemption), and further pursuant to Public Resources Code 21080.085, which exempts rezoning actions that implement the jurisdiction's Housing Element. The City's 6th Cycle Housing Element is a planning document that contains programs and policies to

advance housing production. No formal development applications or physical development of the identified sites are proposed with the above items.

THE ABOVE MEETING WILL BE PHYSICALLY OPEN TO THE PUBLIC AND THE PUBLIC WILL BE GIVEN THE OPPORTUNITY TO PROVIDE PUBLIC COMMENT. ALL INTERESTED PARTIES are invited to participate in the public hearings to express opinions or submit evidence for or against the approval of the items above.

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: 701-906-1477 , PASSWORD: 20995363** 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/7019061477?pwd=VElrMTlYdmNZTk53ZitzZUdSZUQxZz09>

In advance of the meeting, the Planning Commission agenda and supporting public documents will be available for viewing at City Hall, Planning Department, 1 Plaza, 2nd Floor, Patterson, CA during normal business hours. The Planning Commission agenda and supporting public documents will be available on the City's website <https://www.pattersonca.gov/> listed under Agenda Center "Planning Commission."

In compliance with the Americans with Disabilities Act ("ADA"), 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.

If a challenge to the above proposed action is made in court, persons may be limited to raising only those issues they or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City before the meeting. (Government Code, § 65009.) Notice is further given that the time within which judicial review must be sought may be subject to the short time limitations contained in California Code of Civil Procedure section 1084 et seq., including but not limited to, Code of Civil Procedure section 1094.6.