
**CITY OF PATTERSON
PLANNING COMMISSION MINUTES
FEBRUARY 12, 2026**

The Planning Commission regular meeting of February 12, 2026, was called to order by Chairperson West at 7:01 p.m.

SHOWN PRESENT (HYBRID MEETING): Shown present: Chairperson West, Vice Chairperson Bendix, Commissioner Apland, Commissioner Sidhu and Commissioner Alexander. Also shown present were: Community Development Director Stice, IT Support Technician II Lane Valenzuela, Videographer Justin Danner and Planning Commission Secretary Melo. Shown excused: City Planner Andrews and Associate Planner Rodriguez.

ROLL CALL: Chairperson West, Vice Chairperson Bendix, Commissioner Apland, Commissioner Sidhu, Commissioner Alexander

ITEMS FROM THE PUBLIC: None

STATEMENT OF CONFLICT BY COMMISSIONERS: None

CORRESPONDENCE: None

CONSENT AGENDA:

Motion to approve Planning Commission Meeting Minutes of November 20, 2025

By: Vice Chairperson Bendix
Second: Commissioner Apland
Motion passed: 5-0 Vote

ROLL CALL: Chairperson West, Vice Chairperson Bendix, Commissioner Apland, Commissioner Sidhu, Commissioner Alexander

Ayes: Chairperson West, Vice Chairperson Bendix, Commissioner Apland, Commissioner Sidhu, Commissioner Alexander

Noes: None

Excused: None

Abstained: None

Motion to approve special Planning Commission Meeting Minutes of December 1, 2025

By: Vice Chairperson Bendix
Second: Commissioner Sidhu
Motion passed: 5-0 Vote

ROLL CALL: Chairperson West, Vice Chairperson Bendix, Commissioner

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Apland, Commissioner Sidhu, Commissioner Alexander

Ayes: Chairperson West, Vice Chairperson Bendix, Commissioner
Apland, Commissioner Sidhu, Commissioner Alexander
Noes: None
Excused: None
Abstained: None

AGENDA ITEMS:

- 1. Public Hearing: Tentative Parcel Map #26-01 – Eagle Valley Investments, S. Rogers Road, APN #'s 021-093-004, 021-093-006, 021-093-007**
The project consists of a Tentative Parcel Map to subdivide three existing parcels (Assessor's Parcel Numbers 021-093-004, 021-093-006, and 021-093-007), totaling approximately 16 acres, located along Sperry Avenue and Rogers Road, into eleven (11) parcels. The proposed parcels would range in size from approximately one (1) to two (2) acres and are intended for future commercial development. The parcels are zoned General Commercial District. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Minor Land Divisions), as the proposal involves the subdivision of property in an urbanized area and does not include any construction or expansion of use at this time. Any future development of the subdivided parcels will be subject to separate discretionary review and environmental analysis, as required.

Community Development Director Stice presented the PowerPoint presentation. He answered questions from the Commission.

Open Public Hearing: 7:20 p.m.

Larry Buehner, Eagle Valley Investments

Mr. Buehner stated that staff did a great job explaining the tentative parcel map. He stated that the old tentative map expired during the pandemic and then changes were made to bring this new tentative parcel map back to the Commission.

Close Public Hearing: 7:22 p.m.

Motion to approve Tentative Parcel Map #26-01 with eleven findings and 18 conditions of approval:
By: Vice Chairperson Bendix

Conditions of Approval

1. That the project shall be subject to the mitigation measures outlined in the West Patterson Business Park EIR and Addendum.
2. That the final map submitted for checking and recordation shall be prepared by a licensed civil engineer or land surveyor, each licensed to practice in the state of California, and shall meet all of the specifications of the state Subdivision Map Act.

3. That the parcels shall comply with the requirements of the General Commercial zoning classification.
4. That, prior to final map submittal, the applicant/developer shall submit to the City Engineer a driveway access plan that utilizes the necessary number of shared, City-commercial-standard driveways to mitigate potential impacts to S. Rogers Road that could occur otherwise because of the proposed increased number of lots.
5. That the approval shall comply with all applicable state and municipal codes and meet the requirements of the City Engineer.
6. That easements of record shall remain in effect and shall be recorded on the final map.
7. That an access easement and agreement shall be prepared to the satisfaction of the City Engineer and recorded for any lots/parcels that either share driveways as per the required driveway access plan (above) or that do not have direct access to the public right-of-way.
8. Public utility easements shall be granted as required by the appropriate companies and to the satisfaction of the Public Works Director and City Engineer.
9. The applicant shall file one copy of the Tentative Parcel Map to be used for assigning addresses.
10. That no non-conforming condition of zoning may be created by this approval.
11. Cost of all inspections related to on-site and off-site improvements shall be paid by the subdivider/developer.
12. In addition to payment of required development impact fees, developers of each parcel shall be responsible for their fair share of costs, as determined by the City Engineer, related to the improvement of Rogers Road and Sperry Avenue.
13. The subdivider shall set all monuments required by the Subdivision Map Act before project acceptance for off-site improvements are approved.
14. The applicant shall comply with the requirements of the San Luis & Delta-Mendota Water Authority (SLDMWA) as set forth in their comment letter dated February 2, 2026, which is incorporated herein by reference, and shall obtain all necessary permits and approvals prior to issuance of grading or building permits for any work adjacent to or affecting the Delta-Mendota Canal right-of-way.
15. That the applicant shall coordinate with the local electrical service provider (TID) to ensure adequate electrical service is available to all parcels. Additional Public Utility Easements (PUEs) and/or electrical easements shall be granted as required where existing or proposed electrical facilities extend beyond established easement areas or cross parcel boundaries. All required easements shall be shown on the final map or recorded prior to issuance of improvement or building permits.
16. That future development of the subdivided parcels shall comply with the City of Patterson General Plan, zoning regulations, and all applicable development standards. Specific land uses allowed within the boundaries of this subdivision shall be limited to retail, visitor services, lodging, recreation, amusement/entertainment, restaurants, auto sales (with ancillary services), and other related uses

determined through subsequent development applications and any required discretionary permits in accordance with the Patterson Municipal Code.

17. That, per Patterson Municipal Code Section 16.20.010, failure to record a final map within twenty-four months of the date of approval or conditional approval of the tentative map shall terminate all proceedings, unless otherwise provided for under the Subdivision Map Act; provided, however, that upon application of the subdivider in writing, an extension not exceeding one year may be granted by the planning commission, except as provided under subsections (B) and (C) of this section. In the event the commission denies the subdivider's application for extension, the subdivider may appeal to the city council. Where proceedings have terminated because of failure to file a final map or failure to receive extension by the planning commission or city council, a new tentative map shall be filed in accordance with the provisions of this chapter before a final map may thereafter be recorded or any lot sold.
18. That the applicant shall indemnify, defend and hold harmless the City of Patterson, its agents, officers and employees from any and all claims, actions, or proceedings against the City of Patterson, its agents, officers and employees to attack, set aside, void, or annul any approval by the City of Patterson and its advisory agency, appeal board or legislative body concerning the project, which action is brought within the time period provided for by the Government Code of the State of California. The City of Patterson shall promptly notify the applicant of any claim, action or proceeding and shall cooperate fully in the defense. If the City fails to do so, the applicant shall not thereafter be responsible to defend, indemnify or hold the City harmless.

Second: Commissioner Apland
Motion passed: 5-0 Vote

ROLL CALL: Chairperson West, Vice Chairperson Bendix, Commissioner Apland, Commissioner Sidhu, Commissioner Alexander

Ayes: Chairperson West, Vice Chairperson Bendix, Commissioner Apland, Commissioner Sidhu, Commissioner Alexander
Noes: None
Excused: None

2. Public Hearing: Conditional Use Permit #26-01 – Gold Coast Sales, Inc., Pylon Sign, S. Rogers Road, APN # 021-093-001

To consider plans for a new pylon and electronic billboard sign and Conditional Use Permit application on property located at the southwest corner of Sperry Avenue and S. Rogers Road, zoned General Commercial District. Project plans illustrate a new 90-foot-high, freeway-oriented sign to be constructed on undeveloped 1.9-acre site (APN 021-093-001) to benefit multiple businesses and properties. The Planning Commission may approve signs over 30 feet high with consideration and potential approval of a Conditional Use Permit.

Community Development Director Stice presented the PowerPoint presentation. He answered questions from the Commission.

Open Public Hearing: 7:43 p.m.

An email was sent by Dominic Speno and he asked that it be read into the record. It reads as follows:

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"I am concerned about possible line of sight blockage as it relates to the Villa Del Lago sign that has been in place since the early 1990's. One exhibit in particular that raised my concern was exhibit "love tc" it appears as though the proposed sign is directly blocking the line of sight for the Villa Del Lago sign. This is my main concern that I would like addressed before any approval is granted. I am not opposed to a sign generally as long as the line of site in relation to the Villa Del Lago sign is not infringed upon. Please enter this response into the record for commissioners to consider"

Steven Martinez from Caltrans emailed the following comment:

"Pursuant to the California Outdoor Advertising Act (Business and Professions Code 5200 et. seq.), any proposed off-premises outdoor advertising display visible from the State Highway System must obtain an ODA Permit from the Caltrans Outdoor Advertising Program prior to placement. For questions regarding permitting requirements or how to apply for an ODA Permit, please e-mail ODA@dot.ca.gov or call (916) 654-6473."

Frank Orosco, consultant for Project

Mr. Orosco answered questions from the Commission regarding adding community events on the electronic board. Mr. Orosco stated that it would be possible to add information about events. He also stated that originally the sign was supposed to be between Oak Harbor and Love's and now that the sign location has moved, they're not opposed to putting the flagstone on the legs of the sign. The sign will only block Villa Del Lago if you're standing in parking lot looking at Villa del Lago sign but doesn't block from the freeway. He also stated that McDonald's won't close escrow until sign is in place. He stated businesses are waiting for McDonald's to break ground before other businesses purchase lots. He spoke in favor of the project and answered questions from the Commission.

Larry Buehner

Mr. Buehner stated that of the 90-foot sign 12 feet or so is the M arches. The height from the freeway is elevated and the sign is at a lower elevation. It looks taller from the Love's parking lot than the freeway.

Sarah Kumar, she and her husband own Grocery Outlet in town

They live here and do business in Patterson. She stated they have struggled with signage and visibility off the freeway. She is in favor of the signage and hopes to be put on the sign for more economic growth in the community.

Sarah Hernandez, Patterson

Miss Hernandez asked when proposed sign images are approved, what process does that lot of land get approved for signage? Community Development Director Stice stated corner lots get more signage front and side like Grocery Outlet. She asked questions about the process when buildings get built. Community Development Director Stice stated that each development is different and financing and environmental issues may play a role in how fast the development starts. Miss Hernandez stated that Grocery Outlet reminds her of the word family because they're a local family business and although they didn't need a sign to open, they've given a lot back to the community. She said they need an additional sign because she can't tell what their building is from the freeway.

Close Public Hearing: 8:05 p.m.

Reopen Public Hearing: 8:08 p.m.

Larry Buehner stated that when they put the stone on the sign, they'll match it in the future when the businesses come in. Community Development Director Stice stated that the base would require its own building permit.

Reclose Public Hearing: 8:09 p.m.

Motion to adopt Resolution #2026-01, approving Conditional Use Permit #26-01 with four findings and 20 conditions of approval with addition of condition #21 to state "The applicant shall include a 6-foot-high flagstone base structure located at the base of the sign columns and consistent with designs of the surrounding commercial businesses, subject to review and approval by the city Community Development Director. Additionally, a building permit will be required for such sign base structure if proposed outside of the original sign plans."

By: Vice Chairperson Bendix

Conditions of Approval

1. The project shall comply with all applicable State and Municipal Codes, including the California Building Codes and meet the requirements of the Public Works Department, City Engineer, Building Inspector, Planning Department and Fire Chief.
2. The applicant shall comply with all conditions of approval and adopted mitigation measures.
3. Development shall occur in substantial conformance with the plans as approved by the Planning Commission.
4. All signage shall be submitted for a sign permit and shall be in accordance with relevant provisions of the Patterson Zoning Ordinance and that any proposed monument sign shall be constructed with design elements and materials reflective of those of the main building.
5. The applicant shall include a 6-foot-high flagstone base structure located at the base of the sign columns and consistent with designs of the surrounding commercial businesses, subject to review and approval by the city Community Development Director. Additionally, a building permit will be required for such sign base structure if proposed outside of the original sign plans. (new condition)

Additional Approvals

6. A Caltrans Outdoor Advertising Permit is required where applicable.
7. Approval by the City does not authorize installation or operation of an electronic billboard without all required state permits.
8. Applicants must acknowledge that final approval is contingent upon Caltrans authorization.

Brightness (Luminance) Standards

9. Electronic billboards shall not exceed a maximum brightness of 500 nits from sunset to sunrise.
10. Daytime brightness must be automatically adjusted based on ambient light conditions. Automatic dimming technology is required at all times.

Glare and Safety

11. Electronic billboards shall not produce glare, light spill, or brightness that impairs driver visibility or interferes with traffic control devices.
12. Sign orientation and illumination must be compatible with surrounding land uses.
13. The City retains authority to require modification or temporary shutdown if a sign is deemed unsafe by the Community Development Director or Caltrans.

Message Display and Operation

14. Only static images are permitted.
15. Each message must be displayed for a minimum of eight (8) seconds, with a transition time not exceeding one (1) second.
16. Flashing, scrolling, video, animation, or simulated motion effects are prohibited.

Measurement and Compliance

17. Brightness must be measurable using industry-standard testing methods.
18. Applicants must agree to post-installation testing upon request by the City or Caltrans.
19. Noncompliance may require immediate adjustment or temporary shut-off until corrective actions are implemented.

Regulatory Hierarchy

20. Where local, state, or federal regulations differ, the more restrictive standard shall apply. Compliance with City requirements does not guarantee issuance of a Caltrans Outdoor Advertising Permit. These standards are intended to provide clear expectations for applicants, streamline interagency coordination, and reduce the risk of post-approval conflicts with state and federal highway regulations.

Indemnity

21. The applicant shall agree to defend at his/her sole expense any action brought against the City, its present or former agents, officers, or employees because of the issuance of said approval, or in any way relating to the implementation thereof, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his/her obligations under this condition.

Second: Commissioner Alexander
Motion passed: 5-0 Vote

ROLL CALL: Chairperson West, Vice Chairperson Bendix, Commissioner Aplan, Commissioner Sidhu, Commissioner Alexander

Ayes: Chairperson West, Vice Chairperson Bendix, Commissioner Aplan, Commissioner Sidhu, Commissioner Alexander

Noes: None

Excused: None

ITEMS FROM STAFF:

Community Development Director Stice stated that there are lots of different projects going on currently like the development agreements for Zacharias and Del Puerto Health Care District master plan we expect an application from them next month.

ITEMS FROM COMMISSION:

Vice Chairperson Bendix asked if Rogers Road will ever get fixed and if we're still waiting for PG&E. Community Development Director Stice said eventually but that would be questions for the Public Works and Engineering departments. He also asked when Save Mart would get the letter regarding the handicapped parking spaces and Community Development Director Stice said that it was done.

ADJOURNMENT: The Planning Commission regular meeting of February 12, 2026, was adjourned by Chairperson West at 8:12 p.m.

Prepared by Denise Melo, Secretary of City of Patterson Planning Commission