



City of  
**Los Banos**  
*At the Crossroads of California*

[www.losbanos.org](http://www.losbanos.org)

**JOINT**  
**CITY COUNCIL AND**  
**REDEVELOPMENT AGENCY MEETING**

CITY HALL COUNCIL CHAMBERS  
520 J Street  
Los Banos, California

**FEBRUARY 6, 2008**

*If you require special assistance to attend or participate in this meeting, please call the City Clerk's Office @ (209) 827-7000 at least 48 hours prior to the meeting.*

*The City of Los Banos complies with the Americans with Disabilities Act (ADA) of 1990.*

*Si requiere asistencia especial para atender o participar en esta junta por favor llame a la oficina de la Secretaria de la ciudad al (209) 827-7000 a lo menos de 48 horas previas de la junta.*

*La Ciudad de Los Banos cumple con la Acta de Americanos con Deshabilidad (ADA) de 1990.*

1. CALL TO ORDER. **7:00 PM**
2. PLEDGE OF ALLEGIANCE.
3. ROLL CALL: (City Council and Redevelopment Agency Board Members)  
Brooks \_\_\_\_, Faria \_\_\_\_, Sousa \_\_\_\_, Villalta \_\_\_\_, Jones \_\_\_\_
4. MAYOR'S STATE OF THE CITY ADDRESS.
5. CONSIDERATION OF APPROVAL OF AGENDA.
6. PUBLIC FORUM. (Members of the public may address the City Council / Redevelopment Agency Members on any item of public interest that is within the jurisdiction of the City Council / Redevelopment Agency; includes agenda and non-agenda items. No action will be taken on non-agenda items. Speakers are limited to a five (5) minute presentation. Detailed guidelines are posted on the Council Chamber informational table.)
7. CONSIDERATION OF APPROVAL OF CONSENT AGENDA. (Items on the Consent Agenda are considered to be routine and will be voted on in one motion unless removed from the Consent Agenda by a City Council / Redevelopment Agency Member.)

- A. Minutes for the October 3, 2007 City Council / Redevelopment Agency Meeting.

*Recommendation: Approve the minutes as submitted.*

- B. Minutes for the January 2, 2008 City Council / Redevelopment Agency Meeting.

*Recommendation: Approve the minutes as submitted.*

- C. Check Register for #105418 - #105800 in the Amount of \$2,237,467.11.

*Recommendation: Approve the check register as submitted.*

- D. Progress Payment No. 5, Final Payment, for the CCID Canal Pedestrian Bridge Project to Clark Bros, Inc. in the Amount of \$60,918.61; Authorization to File a Notice of Completion with the Merced County Recorder; and Authorize Payment of the Ten Percent (10%) Retention in the Amount of \$39,028.56 Thirty-five (35) Days Following Recordation of the Notice of Completion.

*Recommendation: Approve the progress payment as submitted, authorize staff to file the notice of completion, and authorize the retention payment as requested.*

- E. Progress Payment No. 13, Final Payment, for the Construction of Seventh and H Street Improvements Project to Granite Construction Company in the Amount of \$3,600.00; Authorization to File a Notice of Completion with the Merced County Recorder; and Authorize Payment of the Ten Percent (10%) Retention in the Amount of \$108,384.72 Thirty-five (35) Days Following Recordation of the Notice of Completion.

*Recommendation: Approve the progress payment as submitted, authorize staff to file the notice of completion, and authorize the retention payment as requested.*

- F. Quarterly Investment Report for the Quarter Ending December 31, 2007.

*Recommendation: Accept the report as submitted.*

- G. City Council Resolution No. 4985 – Approving Engine 656 as Surplus Equipment.

*Recommendation: Adopt the resolution as submitted.*

- H. City Council Resolution No. 4986 – Amending Division 4, Salary Schedule of the City's Policy Manual Relating to Changes Associated with Section C – Planning – Adjusting the Planning Director's Salary Range.

*Recommendation: Adopt the resolution as submitted.*

8. CONSIDERATION OF APPROVAL OF THE SCOPE OF SERVICES FROM RBF CONSULTING URBAN DESIGN STUDIO TO CREATE A RAIL CORRIDOR SPECIFIC PLAN AT A COST OF \$145,000.

- A. City Council Resolution No. 4987 – Approving RBF Consulting’s Urban Design Studio to Create a Rail Corridor Specific Plan.

*Recommendation: Receive staff report, Adopt the resolution as submitted.*

9. PUBLIC HEARINGS. (If you challenge the proposed action as described herein in court, you may be limited to raising only those issues you or someone else raised at the public hearing described herein or in written correspondence delivered to the City or Redevelopment Agency at, or prior to, the public hearing.)

- A. Public Hearing – Consideration of a Final Development Plan to Develop an 80-unit Multi-family Residential Project Located on Approximately 5 acres West of Ward Road, North of the Pedestrian Trail, and Adjacent to the Previously Approved Los Banos Family Apartments, Assessor Parcel Number 083-100-010. Applicant: City of Los Banos Redevelopment Agency.

- 1) City Council Resolution No. 4988 – Approving Final Development Plan No. 2007-05 for the Ward Road Apartments, Phase 2.

*Recommendation: Receive staff report, open the public hearing, receive public comment, close the public hearing, and adopt the resolution as submitted.*

- B. Public Hearing – Re-consideration of an Area Plan, Annexation Request, General Plan Amendment, Pre-zoning, and Pre-annexation Development Agreement for Villa Bureno. The site is about 118 acres Southwest of the San Luis Canal and the City Limits, North of the Provinces Subdivision, and East of the Northgate at Regency Park Subdivision, Assessor Parcel Numbers 082-120-004, 082-120-044, and 082-120-045. Consideration of certification of an environmental impact report, and approval of the Area Plan, annexation, general plan amendment, pre-zone, and development agreement. The Area Plan defines the land uses and circulation, and guides development within the plan area. Proposed land uses are low and medium density single-family residential, and neighborhood commercial. A ten-acre park is included within the plan. The general plan amendment includes the change of about one acre to Neighborhood Commercial, and revision of the circulation plan to connect Ward Road, Place Road and Dove Street at a traffic circle. Prior to any development within the plan area, separate approvals of subdivision maps and final development plans would be required, after the annexation is complete. Applicant: Woodside Homes of Central California.

*Recommendation: Receive staff report, open the public hearing, receive public comment, and close the public hearing. Note: Staff will be holding a study session on February 11, 2008 to discuss this project.*

10. PUBLIC WORKS CAPITAL PROJECT REPORT FOR FEBRUARY 2008.

*Recommendation: Accept the report as submitted.*

11. CONSIDERATION OF COMMISSION MEMBER APPOINTMENT.

A. Planning Commission – One (1) Term, Expiring December 31, 2011.

*Recommendation: Appointment made by the Mayor with approval of the City Council.*

12. CONSIDERATION OF AN ORDINANCE AMENDMENT TO TITLE 2 ADMINISTRATION, CHAPTER 2 COMMISSION BOARDS OF THE LOS BANOS MUNICIPAL CODE REGARDING COMMISSION APPOINTMENT, TERMS AND TERM LIMITS.

*Recommendation: Receive staff report and select alternatives for Commission appointment process for term limits, terms and appointment process for each of the five Commissions for introduction by ordinance at the next City Council Meeting.*

13. REDEVELOPMENT AGENCY UPDATE.

14. ADVISEMENT OF PUBLIC NOTICES. (One Report)

15. CITY MANAGER / EXECUTIVE DIRECTOR REPORT.

16. CITY COUNCIL / REDEVELOPMENT AGENCY MEMBER REPORTS.

A. Anna Brooks

B. Tommy Jones

C. Tom Faria

D. Joe Sousa

E. Mike Villalta

17. MISCELLANEOUS INFORMATION IN CITY COUNCIL PACKET, NO ACTION NECESSARY.

18. ADJOURNMENT.

A. Adjourn to 6:00 p.m., Monday, February 11, 2008 to Hold a Study Session to Discuss the Villa Burano Project and The Lakes Project, in the Cesar Chavez Community Room at the Martin Luther King Jr. Child Development Center, 1624 San Luis Street, Los Banos, California.

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting.

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Lucille L. Mallonee, City Clerk

Dated this 1<sup>st</sup> day of February 2008