

# CITY OF LOS BANOS

City Council Chambers \* 535 J Street \* Los Banos, California 93635

## PLANNING COMMISSION

### AGENDA

for the Regular Meeting of  
**Wednesday, January 10, 2007 7:00 PM**  
*(To be held at the Police Annex located at 535 J Street)*

*If you require special assistance to attend or participate in this meeting, please call the Office of the Planning Secretary @ (209) 827-7000 Extension 118 at least 48 hours prior to the meeting.*

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

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*Si requiere asistencia especial para atender o participar en esta junta por favor de llamar a la oficina de la Secretaria del Departamento de Planificación al (209) 827-7000 Extensión 118 al menos 48 horas previas de la junta.*

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

**I. CALL TO ORDER**

Pledge of Allegiance

**II. ROLL CALL**

Commissioners: Donovan, Hammond, Osborn, and Chairman Lewis

**III. ELECTION OF OFFICERS**

**IV. CONSIDER APPROVAL OF AGENDA**

Approve the agenda for January 10, 2007

**V. CONSIDER APPROVAL OF ACTION MINUTES**

Approve the Action Minutes of the Regular meeting of December 27, 2006

**VI. PUBLIC FORUM**

Members of the public may address the Commission on any item of public interest that is within the jurisdiction of the Commission, including agenda and non-agenda items. No action will be taken on non-agenda items. Speakers are limited to a five (5) minute presentation.

**VII. PUBLIC HEARINGS**

*If you challenge the Commission's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.*

**A. CONSIDER APPROVAL – FINAL DEVELOPMENT PLAN FDP #2006-05 THE VILLAS (EAST CENTER AVENUE), RANCHWOOD HOMES FOR PROPERTY LOCATED EAST OF CENTER AVENUE. NORTH OF PIONEER ROAD AND WEST AND SOUTH OF THE CRESTHILLS SUBDIVISION. ASSESSOR PARCEL NUMBER: 083-120-038, RESOLUTION NO. 2007-01**

To implement planning development zoning for a portion of 113-acre site, the proposed Final Development plan includes the development of 175 single-family swellings on approximately 20 acres of the 39-acres identified on the approved vesting tentative tract map.

**RECOMMENDATION:**

**Adopt Planning Commission Resolution No. 2007-01 approving Final Development Plan # 2006-05 subject to Findings and Conditions of Approval.**

**VIII. GENERAL BUSINESS**

**A. CONSIDER APPROVAL – SITE PLAN REVIEW #2006-02 HOWARD TIRE FOR PROPERTY LOCATED AT SOUTHEAST CORNER OF PACHECO BLVD AND NEVADA AVENUE. ASSESSOR PARCEL NO. 027-161-045 AND 046.**

Approval would allow the construction of a 6,239 square foot building to be used as an automotive center complex in an H-C (Highway Commercial) zone district.

**RECOMMENDATION:**

**Adopt Planning Commission Resolution No. 2007-02 approving Site Plan Review #2006-02 subject to Findings and Conditions of Approval.**

**IX. COMMISSIONER REPORTS**

**X. PLANNING MANAGER’S REPORT**

**XI. ADJOURNMENT**

The next regular meeting of the Los Banos Planning Commission is scheduled to take place on Wednesday, January 24, 2007 starting at 7:00 pm in the Council Chambers located at City Hall, 520 J Street, Los Banos, California.

**APPEAL RIGHTS AND FILING PROCEDURES**

Any person dissatisfied with an act or determination of the Planning Commission may appeal such act or determination to the City Council by filling written notice with City Clerk not later than five (5) business days (excluding holidays) after the day on which the act or determination was made. An appeal must state the act or determination which is being appealed, the identity of the applicant and his/her interest in the matter, and set forth in concise statement(s) the reasons which render the Commission’s decision unjustified or inappropriate.”

Concerning an action taken by the Planning Commission related to Chapter 2 Articles 1 through 17 of the LBMC “Subdivisions”, if a subdivider or other affected property owner is dissatisfied with any action of the Commission with respect to a tentative map or the nature and extent of improvements recommended or required he/she may within fifteen (15) days after such action appeal to the City Council for a public hearing on the matter. An appeal must state the action being appealed, identify the agenda item by agency number or project title, and set forth in concise statement(s) the reasons for the appeal.” (LBMC Sections 9-2.807 and 9-3.2226)

Appeals must be in writing and include the appellant's name and address and original signature. A filing fee of \$150.00 must accompany the notice of appeal.

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. Dated this 4<sup>th</sup> day of January, 2007.

  
  

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Rachel M. Solano, Planning Commission Secretary