

CITY OF LOS BANOS

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

PLANNING COMMISSION

AGENDA for the Regular Meeting of Wednesday, February 14, 2007 7:00 PM

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.

* * * * *

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: Anderson, Hammond, Lewis, Osborn, and Chairman Donovan

III. CONSIDER APPROVAL OF AGENDA

Approve the agenda for February 14, 2007

IV. CONSIDER APPROVAL OF ACTION MINUTES

Approve the Action Minutes of the Regular meeting of January 10, 2007

V. 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.

VI. 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 – VESTING TENTATIVE PARCEL MAP #2005-07, TRIPLE M CATTLE CO., FOR PROPERTY LOCATED EAST OF WARD ROAD AND SOUTH OF HIGHWAY 152. ASSESSOR PARCEL NUMBER: 084-250-014. RESOLUTION NO. 2007-03.

Approval would allow the division of a 17.4 acre parcel into 12 parcels.

RECOMMENDATION:

Adopt Planning Commission Resolution No. 2007-03 approving Vesting Tentative Parcel Map #2005-07 subject to Findings and Conditions of Approval.

B. CONSIDER APPROVAL – USE PERMIT #2006-13, MONA GIULIANI FOR PROPERTY LOCATED AT 1001 6TH STREET (SOUTHWEST CORNER OF 6TH AND J STREET). ASSESSOR PARCEL NUMBER: 026-052-006, RESOLUTION NO. 2007-04

Approval would allow a Type 42 (On site Beer and Wine – Public Premises) alcohol license in conjunction with a wine tasting and gourmet culinary store in the C-1 (Retail Commercial)

zone district.

RECOMMENDATION:

Adopt Planning Commission Resolution No. 2007-04 approving Use Permit No. 2006-13 subject to Findings and Conditions of Approval.

- C. **CONSIDER APPROVAL** – TENTATIVE PARCEL MAP #2005-11, JOE ROCHA FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF C STREET AND 8TH STREET. ASSESSOR PARCEL NUMBER: 025-081-012. RESOLUTION NO. 2007-05
Approval would allow the creation of separate airspace units for four condominiums.

RECOMMENDATION:

Continue item to a future Planning Commission meeting.

VII. GENERAL BUSINESS

- A. ARCHITECTURAL REVIEW OF THE CHILD DEVELOPMENT CENTER

VIII. COMMISSIONER REPORTS

IX. PLANNING MANAGER'S REPORT

X. ADJOURNMENT

The next regular meeting of the Los Banos Planning Commission is scheduled to take place on Wednesday, February 28, 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 filing 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.

<p>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 9th day of February, 2007.</p> <p>_____</p> <p>Rachel M. Solano, Planning Commission Secretary</p>
--