

CITY OF LOS BANOS

PLANNING COMMISSION

AGENDA for the Regular Meeting of Wednesday, February 28, 2007 7:00 PM

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

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 Deshabilitad (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 28, 2007

IV. CONSIDER APPROVAL OF ACTION MINUTES
Approve the Action Minutes of the Regular meeting of February 14, 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 – TENTATIVE PARCEL MAP #2007-01, RAHMATOLLAH AHMADI FOR PROPERTY LOCATED AT 1531 AND 1533 RACQUET CLUB DRIVE. ASSESSOR PARCEL NUMBER: 428-070-023. RESOLUTION NO. 2007-08,
Approval would allow the conversion of a duplex into two condominium units.
RECOMMENDATION:
Adopt Planning Commission Resolution No. 2007-08 approving Tentative Parcel Map #2007-01 with Findings and Conditions of approval.

VII. GENERAL BUSINESS

A. CONSIDER APPROVAL – SITE PLAN REVIEW #2007-01, SERGIO MARTINEZ FOR PROPERTY LOCATED AT 120 WEST PACHECO BLVD. ASSESSOR PARCEL NUMBER: 026-031-016. RESOLUTION NO. 2007-06
Approval would allow the conversion of a residential house into a commercial office for real estate business use in an H-C (Highway Commercial) zone district.
RECOMMENDATION:
Adopt Planning Commission Resolution No. 2007-06 approving Site Plan Review 2007-01 with Findings and Conditions of approval.

B. CONSIDER APPROVAL – SITE PLAN REVIEW #2006-16, MARCOS RODRIGUEZ FOR PROPERTY LOCATED AT 731 I STREET. ASSESSOR PARCEL NUMBER: 025-221-005. RESOLUTION NO. 2007-07

Approval would allow the conversation of a residential house into a commercial office for business use in an H-C (Highway Commercial) zone district.

RECOMMENDATION:

Adopt Planning Commission Resolution No. 2007-07 approving Site Plan Review 2006-16 with Findings and Conditions of approval.

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, March 14, 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 23rd day of February, 2007.

Rachel M. Solano, Planning Commission Secretary