

CITY OF LOS BANOS

City Hall Council Chambers * 520 J Street * Los Banos, California 93635

PLANNING COMMISSION

AGENDA for the Regular Meeting of Wednesday, May 9, 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 Desehabilidad (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 May 9, 2007

IV. CONSIDER APPROVAL OF ACTION MINUTES

Approve the Action Minutes of the regular meeting of April 25, 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. TENTATIVE PARCEL MAP #2007-04, VANTI PROPERTIES FOR PROPERTY LOCATED AT 828 PACHECO BLVD. ASSESSOR PARCEL NUMBER: 027-130-009. RESOLUTION NO. 2007-23.

Approval would allow the subdivision of a 1.4 acre parcel into three parcels ranging in size from .41 to .54 acres.

Adopt Planning Commission Resolution No. 2007-23 approving Tentative Parcel Map #2007-04 with Findings and Conditions of Approval.

B. TENTATIVE PARCEL MAP #2007-03, BORGE TRUST FOR PROPERTY LOCATED AT THE NORTH SIDE OF PIONEER ROAD AND 2800 FEET WEST OF ORTIGALITA ROAD. ASSESSOR PARCEL NUMBER: 083-030-058. RESOLUTION NO. 2007-22.

Approval would allow the subdivision of a 29.61 acre parcel into 2 parcels: Parcel 1 = 13.40 acres and Parcel 2 = 16.21 acres.

Adopt Planning Commission Resolution No. 2007-22 approving Tentative Parcel Map #2007-03 with Findings and Conditions of Approval.

VII. GENERAL BUSINESS

A. SITE PLAN REVIEW #2007-07, EAST PACHECO CENTER LLC. FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF PACHECO BLVD AND PLACE ROAD. ASSESSOR PARCEL NUMBER: 083-140-022 & 023. RESOLUTION NO. 2007-24.

Approval would allow the development of 3.9 acre parcel into a mix of retail uses in a Highway-Commercial zone district.

Adopt Planning Commission Resolution No. 2007-24 approving Site Plan Review #2007-07 with Findings and Conditions of Approval.

VIII. COMMISSIONERS 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, May 23, 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 4th day of May, 2007.

Rachel M. Solano, Planning Commission Secretary