



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

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

**PLANNING COMMISSION**

**AGENDA**

**For the Regular Meeting of  
Wednesday, May 23, 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.*

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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 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 23, 2007

**IV. CONSIDER APPROVAL OF ACTION MINUTES**

Approve the Action Minutes of the Regular meeting of May 09, 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 – CONDITIONAL USE PERMIT #2007-03, LAS PUPUSAS TAQUERIA FOR PROPERTY LOCATED AT 115 WEST PACHECO BLVD. (CORNER OF SOUTH NEVADA AVE. AND WEST PACHECO BLVD.) ASSESSOR PARCEL NUMBER: 027-166-012, RESOLUTION NO. 2007-25**

Approval would allow a Type 41 (On Sale Beer and Wine – Eating Place) alcohol license in conjunction with a pre-existing Mexican restaurant in the Highway Commercial Zone District.

**Adopt Planning Commission Resolution No. 2007-25 approving Use Permit No. 2007-03 subject to Findings and Conditions of Approval.**

**VII. GENERAL BUSINESS**

- A. MEZA SYSTEMS (SPR #2007-05 – APPROVED APRIL 11, 2007). ALFONSO MESA FOR PROPERTY LOCATED AT 1242 FOURTH STREET. ASSESSOR PARCEL NUMBER: 026-044-024.** To review improvements on landscaping, signage and house remodeling required by Planning Commission. Final approval required by Planning Commission before issuance of building permit.  
**Review and Comment on Improvements.**
- B. CONSIDERATION OF REVISIONS TO TITLE 10, CHAPTER 2 OF THE LOS BANOS MUNICIPAL CODE PERTAINING TO LANDSCAPING.** Revision would change how landscaping plans are prepared and provide structure and specification standards for new landscape and park improvements.  
**Review and Comment on revisions.**

**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, June 13, 2007 starting at 7:00 pm in the City 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.

/s/ Jana R. Sousa  
Jana R. Sousa, Deputy City Clerk

Dated this 17<sup>th</sup> day of May, 2007