



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, June 13, 2007 at 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 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 as submitted
- IV. **CONSIDER APPROVAL OF ACTION MINUTES**
Approve the Action Minutes for the Regular Meeting of May 23, 2007 as submitted
- 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 will 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 #2006-03, VANTI PROPERTIES FOR PROPERTY LOCATED AT 820 WEST PACHECO BLVD. (CORNER OF WEST PACHECO BLVD. – HIGHWAY 152 AND MARYLAND AVE.) ASSESSOR PARCEL NUMBER: 027-130-018, RESOLUTION NO. 2007-26. Approval would allow the subdivision of a 1.16 acre parcel into three parcels ranging in size from 0.28 acres to 0.55 acres in the Highway Commercial Zone District.
Adopt Planning Commission Resolution No. 2007-26 approving Tentative Parcel Map# 2006-03 subject to Findings and Conditions of Approval.

- B. **CONSIDER APPROVAL** – ZONE CHANGE #2007-01 and TENTATIVE TRACT MAP #2007-03 FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF FIRST AND F STREET. ASSESSOR PARCEL NUMBER: 025-042-001, RESOLUTION NO'S 2007-27 and 2007-28. Approval would allow the rezoning of a 1.1 acre parcel from R-2 (Medium Density Residential) to PD (Planned Development) and the subdivision of a 1.1 acre parcel to create seven residential lots and one pocket park.
Adopt Planning Commission Resolution No. 2007-27 approving Zone Change #2007-01 and Resolution No. 2007-28 approving Tentative Tract Map #2007-03 subject to Findings and Conditions of Approval.
- C. **CONSIDER APPROVAL** – VESTING TENTATIVE PARCEL MAP #2007-07 FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF HIGHWAY 152 AND ORTIGALITA ROAD. ASSESSOR PARCEL NUMBER: 083-030-046. RESOLUTION NO. 2007-29 Approval would allow the subdivision of a 7.1 acre parcel into four lots ranging in size from .8 acres to 3.9 acres.
Adopt Planning Commission Resolution No. 2007-29 approving Vesting Tentative Tract Map #2007-07 subject to Findings and Conditions of Approval.
- D. **CONSIDER APPROVAL** - ORDINANCE AMENDMENT NO. 2007-01 TO THE LOS BANOS MUNICIPAL CODE. RESOLUTION NO. 2007-30. Approval would allow mobile vendors to operate 365 days per year and would apply City-wide where retail goods are allowed to be sold.
Adopt Planning Commission Resolution No. 2007-30 recommending approval of Ordinance Amendment No. 2007-01 to the Los Banos Municipal Code.

VII. COMMISSIONERS REPORTS

VIII. PLANNING MANAGER'S REPORT

X. ADJOURNMENT

The next regular meeting of the Los Banos Planning Commission is scheduled to take place on Wednesday, June 27, 2007 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.

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

Dated this 8th day of June, 2007.