



City of Los Banos

At the Crossroads of California

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AGENDA

PLANNING COMMISSION

CITY HALL COUNCIL CHAMBERS
520 J Street
Los Banos, California

JUNE 27, 2007

If you require special assistance to attend or participate in this meeting, please call 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 llame a la oficina de la Secretaria del Departamento de Planificación al (209) 827-7000 extensión a lo menos de 48 horas previas de la junta.

La Ciudad de Los Banos cumple con la Acta de Americanos con Deshabilidad (ADA) de 1990.

1. CALL TO ORDER. **7:00 PM**
2. PLEDGE OF ALLEGIANCE.
3. ROLL CALL: (Planning Commission Members)
Anderson ____, Hammond ____, Lewis ____, Osborn ____, Chairman Donovan ____
4. APPROVAL OF AGENDA.
Recommendation: Approve the agenda as submitted.
5. CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE REGULAR MEETING OF JUNE 13, 2007.
Recommendation: Approve the minutes as submitted.

6. 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.
7. 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. Consideration of Approval of Site Plan Review #2006-15, Vanti Properties for Property Located at 828 West Pacheco Blvd.; Assessor Parcel Number: 027-130-009, Resolution No. 2007-31. Approval Would Allow the Construction of a 4956 sq. ft. Professional/Commercial Building in the Highway Commercial Zone District.

Recommendation: Open the public hearing, receive public comment and continue the public hearing to July 11, 2007.

- B. Consideration of Approval of Final Development Plan 2007-01, Ward Road Apartments L.P. for Property Located West of Ward Road and 500 Feet South of Highway 152; Assessor Parcel Number 083-100-010, Resolution No. 2007-32. Approval Would Allow the Construction of a 105 Unit Apartment Complex in a Planned Development Zone.

Recommendation: Adopt Planning Commission Resolution No. 2007-32 approving Final Development Plan #2007-01 subject to Findings and Conditions of Approval.

8. GENERAL BUSINESS.

- A. Discussion of Downtown Commercial Design Standards.

Recommendation: Informational item only, no action to be taken.

9. COMMISSIONERS REPORTS

- A. Anderson
- B. Hammond
- C. Lewis
- D. Osborn
- E. Chairman Donovan

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. (Los Banos Municipal Code Section 9-3.2226)

Concerning an action taken by the Planning Commission related to Chapter 2 Articles 1 through 17 of the Los Banos Municipal Code "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. (Los Banos Municipal Code Sections 9-2.807)

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 22nd day of June, 2007.