



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

AUGUST 22, 2007

If you require special assistance to attend or participate in this meeting, please call the Planning Secretary @ (209) 827-7000 extension 150 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 150 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. ADMINISTRATION OF OATH OF OFFICE TO JOSE MANZO.

Recommendation: That the Assistant City Clerk administer the oath of office.
4. ROLL CALL: (Planning Commission Members)

Anderson __, Hammond __, Lewis __, Manzo __, Chairman Donovan __
5. APPROVAL OF AGENDA.

Recommendation: Approve the agenda 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 Tentative Parcel Map #2007-08 to Subdivide One 6.2 Acre Parcel into Three Separate Parcels Ranging in Size from 2.70 Acres to 1.41 Acres; Property Location 1460 East Pacheco Blvd.; Assessor Parcel Number: 428-140-029.

1) Planning Commission Resolution No. 2007-40 – Approving Tentative Parcel Map #2007-08.

Recommendation: Adopt Planning Commission Resolution No. 2007-40 subject to Findings and Conditions of Approval.

B. Consideration of Approval of Use Permit #2007-07 to Allow a Collection Site in the Rear Parking Lot of the Canal Farms Shopping Center (Save Mart) for the Purpose of Purchasing and Receiving California Redemption Value Recyclables; Property Location 1337 West Pacheco Blvd.; Assessor Parcel Number 026-280-016.

1) Planning Commission Resolution No. 2007-41 – Approving Use Permit #2007-07.

Recommendation: Adopt Planning Commission Resolution No. 2007-41 subject to Findings and Conditions of Approval.

C. Consideration of Approval of Use Permit #2007-08 to Allow a Heavy Processing Recycling Facility to Locate in the Los Banos Industrial Business Park on a 2.4 Acre Site; Property Location at the Northeast Corner of Technology Drive and Ward Road; Assessor Parcel Number 084-250-006.

1) Planning Commission Resolution No. 2007-39 – Approving Use Permit #2007-08.

Recommendation: Adopt Planning Commission Resolution No. 2007-39 subject to Findings and Conditions of Approval.

D. Consideration of Approval of Vesting Tentative Tract Map #2006-12; Site Plan Review #2007-12; Final Development Plan #2007-12; Development Agreement Between Larry Anderson et. al. and City of Los Banos; Re: Quail Meadows at Stonecreek; Property Location 76 Acres Along and Including the Western Extensions of Stonecreek Boulevard and Cardoza Road, Generally South of Pacheco Boulevard Between Badger Flat Road and Los Banos Creek; Assessor Parcel Numbers: 083-040-007, 083-040-008, 083-040-050, 083-040-051, and Former Assessor's Parcel Number 083-020-032.

- 1) Planning Commission Resolution No. 2007-42 – Approving Vesting Tentative Tract Map #2006-12.

Recommendation: Adopt Planning Commission Resolution No. 2007-42 subject to Findings and Conditions of Approval.

- 2) Planning Commission Resolution No. 2007-43 – Approving Site Plan Review #2007-12.

Recommendation: Adopt Planning Commission Resolution No. 2007-43 subject to Findings and Conditions of Approval.

- 3) Planning Commission Resolution No. 2007-44 – Recommending Approval of Final Development Plan #2007-12.

Recommendation: Adopt Planning Commission Resolution No. 2007-44 subject to Findings and Conditions of Approval.

- 4) Planning Commission Resolution No. 2007-45 – Recommending Approval of the Quail Meadows at Stonecreek Development Agreement.

Recommendation: Adopt Planning Commission Resolution No. 2007-45 subject to Findings and Conditions of Approval.

8. PLANNING MANAGERS REPORT.

9. COMMISSIONERS REPORTS

- A. Anderson
- B. Lewis
- C. Manzo
- D. Vice Chair Hammond
- E. Chairman Donovan

10. ADJOURNMENT.

- A. Adjourn to 5:30 p.m., Thursday, August 30, 2007, at Los Banos City Hall, 520 J Street, Los Banos, California to Conduct a Tour of the City of Los Banos' Park Facilities and Commercial Business Sites.

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, Assistant City Clerk

Dated this 17th day of August, 2007.