



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

OCTOBER 24, 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 Desehabilidad (ADA) de 1990.

1. CALL TO ORDER. **7:00 PM**
2. PLEDGE OF ALLEGIANCE.
3. ROLL CALL: (Planning Commission Members)

Anderson __, Hammond __, Lewis __, Manzo __, 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 OCTOBER 10, 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 Shaunessy Village Tentative Tract Map #2006-08 to create 151 single family residential lots and recommendation of approval to the City Council on a Development Agreement for property located east of Mercey Springs Road and north of Scripps Drive. Assessor Parcel Numbers 083-100-005/006.

1) Planning Commission Resolution No. 2007-50 – Approving Shaunessy Village TTM #2006-08 and recommending approval of the Shaunessy Village Development Agreement.

Recommendation: Adopt Planning Commission Resolution No. 2007-50 subject to Findings and Conditions of Approval and approval of Resolution No 2007-51. recommending approval of the Shaunessy Village Development Agreement.

B. Consideration of Approval of Mission Village South Phase 5 Vesting Tentative Tract Map #2006-16 to create 46 single family residential lots and recommendation of approval to the City Council of Final Development Plan #2006-09 and a Development Agreement for property located east of Mercey Springs Road between Mission Drive to the north and Willmott Road to the south. Assessor Parcel Number 428-280-002.

1) Planning Commission Resolution No. 2007-52 – Approving Mission Village South Phase 5 VTTM #2006-16 and recommending approval of the Mission Village South Phase 5 Final Development Plan and Development Agreement.

Recommendation: Adopt Planning Commission Resolution No. 2007-52 subject to Findings and Conditions of Approval, and approval of Resolution No. 2007-53 recommending approval of the Mission Village South Phase 5 Final Development Plan, and approval of Resolution No. 2007-54 recommending approval of additional allocations for the Development Agreement.

C. Consideration of Approval to the City Council of The Lakes Area Plan Draft Environmental Impact Report, Area Plan, Pre-Annexation Development Agreement, Annexation #2005-02, General Plan Amendment #2006-02 to Low Density Residential and Neighborhood commercial, and Pre-Zone #2006-04 to P-D (Planned Development). Assessor Parcel Numbers 082-030-016/017 and 082-020-033/034.

1) Planning Commission Resolution No. 2007-55 Recommending Certification to the City Council of the The Lakes Environmental Impact Report, and recommending approval to the City Council of The Lakes Area Plan Pre-Annexation Development Agreement, and recommending approval of the of the General Plan Amendment for a 61 acre portion of the site from

agricultural to low density residential and neighborhood commercial and a one-acre portion from low density residential to neighborhood commercial, and a Pre-zone of the site to Planned Development.

Recommendation: Adopt Planning Commission Resolution No. 2007-55 recommending approval of certification of The Lakes Environmental Impact Report, and approval of Resolution No. 2007-56 recommending approval of The Lakes Area Plan Pre-Annexation Development Agreement, and approval of Resolution No. 2007-57 recommending approval of the Annexation, Area Plan, General Plan Amendment and Pre-Zone.

8. PLANNING MANAGERS REPORT.

9. COMMISSIONERS REPORTS

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

10. ADJOURNMENT.

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.

Cinthia Fast, Administrative Assistant

Dated this 18th day of October, 2007