



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

November 28, 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.
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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. 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 24, 2007.
Recommendation: Approve the minutes as submitted.
6. CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE REGULAR MEETING OF NOVEMBER 14, 2007.
Recommendation: Approve the minutes as submitted.

7. 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.
8. PUBLIC HEARINGS: If you challenge the proposed action as described herein in court, you may be limited to raising only those issues you or someone else raised at the public hearing described herein or in written correspondence delivered to the City at, or prior to, the public hearing.
 - A. Public Hearing - Consideration of Approval of Vesting Tentative Tract Map #2007-09 to Modify the Existing Planned Development for the Villages at Los Banos; Consider Recommendation of the Final Development Plan to Modify the Previous Approval of the Villages at Los Banos Planned Development/Medium Density Residential of 185 Senior Housing Units to 99 Senior Housing Units. **(Continued from November 14, 2007)**
 - 1) Planning Commission Resolution No. 2007-59 – Approving the Vesting Tentative Tract Map for the Villages at Los Banos (VTTM #2007-09).
 - 2) Planning Commission Resolution No. 2007-60 - Recommending Approval of the Villages at Los Banos Final Development Plan (FDP #2007-04).

Recommendation: Receive staff report, open public hearing, receive public comment, close public hearing, adopt Planning Commission Resolution No.s 2007-59 and 2007-60 as submitted.

- B. Public Hearing – Consideration of Adoption of Resolution # 2007-61 and Resolution # 2007-62 Making Appropriate Findings; and Thereby, Conditionally Approving Site Plan Review # 2007-06, and Approving the Mitigation Monitoring Program
 - 1) Planning Commission Resolution No. 2007-61 - Approving the adoption of the Mitigated Negative Declaration for the PMB Retail Development Project.
 - 2) Planning Commission Resolution No. 2007-62 - Approving Site Plan Review # 2007-06 and the Mitigation Monitoring Program.
 - 3) That the Planning Commission form a sub-committee of two Planning Commissioners to review the architecture of the proposed project and provide input to the Interim Planning Director who is authorized to approve the architecture drawings prior to building permit.

Recommendation: Receive staff report, open public hearing, receive public comment, close public hearing, Adopt Planning Commission Resolution No.s 2007-61 and 2007-62 as submitted.

- C. Public Hearing – Consideration of Mobile Vendor Ordinance Revisions. Review Attached Mobile Vendor Ordinance Revisions.

Recommendation: Receive staff report, review attached mobile vendor ordinance revisions, open public hearing, receive comment, close public hearing.

- D. Public Hearing – Consideration of Use Permit # 2007-12, to Operate a Small Recycling Center in the General Commercial Zoning District.

Recommendation: Receive staff report, open public hearing, receive public comment, close public hearing, continue the public hearing to January 23, 2008.

- 9. Consideration of Implementation of Cost Recovery System Billing Fee Based Contract.

Recommendation: Planning Commission motion to recommend to the City Council approval of the Cost Recovery Based Fee Contract Form.

- 10. Consideration of the cancellation of the December 26, 2007, Planning Commission Meeting.

Recommendation: Planning Commission motion to cancel the December 26, 2007, Planning Commission meeting as submitted.

- 11. PLANNING DEPARTMENT REPORT

- 12. COMMISSIONERS REPORTS

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

- 13. 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 filing 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 21st day of November, 2007