



City Hall Council Chambers * 520 J Street * Los Banos, California 93635

PLANNING COMMISSION

AGENDA for the Regular Meeting of Wednesday January 22, 2003 7:00 PM

*The City of Los Banos complies with the Americans with Disabilities Act (ADA) of 1990.
If you require special assistance to attend or participate in this meeting, please call the
Planning Department @ (209) 827-7000 ext 18 at least 48 hours prior to the meeting.*

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
Buettner, Giesel, Guerra, Lewis, Pruitt,
Williams, Chairperson Hurley
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
January 8, 2003
5. PUBLIC PARTICIPATION FORUM
6. OLD BUSINESS
 - a. **Use Permit #2002-17**
To Amend the development plan for 105 single family lots by removing the age restriction on the project and changing the recreation facilities from a clubhouse to a cabana-type recreation facility. (**Resolution No. 2003-03**)
APN: 084-020-009 & 010
Location: West and east sides of San Luis Street, north of Pacheco Blvd and south of Meadowlands.
Applicant: New Avalon One Development LLC
7. NEW BUSINESS
 - a. **Site Plan Review #2002-25**
To allow the construction of an 891 square foot addition to an existing doctor's office in the Neighborhood Commercial zone district. (**Resolution No. 2003-05**)
APN: 027-104-002
Location: 1030 West I Street
Applicant: Scott & Sidney Emerson

**PUBLIC
HEARING**
(Continued from PC Meeting
of January 8, 2003)

b. Site Plan Review #2002-22

To allow the construction of eight apartment units on a 13,924 square foot parcel in the High Density Residential zone district. **(Resolution No. 2003-06)**

APN: 027-072-009

Location: North side of West J Street approximately 270 feet west of Linda Vista Drive.

Applicant: Joe Rocha

c. Site Plan Review #2002-23

To allow the construction of nine apartment units on a 15,799 square foot parcel in the High Density Residential zone district. **(Resolution No. 2003-07)**

APN: 027-072-004

Location: South side of West I Street, approximately 360 feet west of Linda Vista Drive.

Applicant: Joe Rocha

d. Zone Change #2002-12 & Use Permit #2002-12

To rezone four parcels from General Commercial to Planned Development and a use permit to allow the off-sale of alcohol in conjunction with a deli/retail store. **(Resolution No. 2003-08)**

APN: 027-201-004 through 006 and 027-201-032

Location: South side of H Street at its intersection with Texas Avenue.

Applicant: Reid Learner

PUBLIC HEARING

e. Vesting Tentative Tract Map #2002-04

To subdivide 5.02 acres into 61 residential lots limited to occupancy by persons 55 years of age or older in the Medium Density/Planned Development zone district. **(Resolution No. 2003-09)**

APN: 082-420-031 and 082-420-038

Location: South side of Willmott Avenue, west of 7th Street, east of Toscano Court and north of C Street.

Applicant: Los Banos Alta Vista LLC

PUBLIC HEARING

8. COMMISSIONER REPORTS

9. DEPARTMENT REPORT

10. ADJOURNMENT

RESPECTFULLY SUBMITTED,

TIMOTHY A. MILLER, AICP
COMMUNITY DEVELOPMENT DIRECTOR
AGE2003-0122.doc

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. Dated this 17th day of January 2003.

Rachel M. Solano, Planning Commission Secretary