



City Council Chambers \* 535 J Street \* Los Banos, California 93635

## PLANNING COMMISSION

### AGENDA for the Regular Meeting of Wednesday, August 25, 2004 7:00 PM

*If you require special assistance to attend or participate in this meeting, please call the Office of the Planning Secretary @ (209) 827-7000 Extension 18 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 de llamar a la oficina de la Secretaria del Departamento de Planificación al (209) 827-7000 Extensión 18 al menos 48 horas previas de la junta.*

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

#### I. CALL TO ORDER

Pledge of Allegiance

#### II. ROLL CALL

Commissioners: Buettner, Donovan, Giesel, Lewis, McNight

Chairman: Pruitt

Vacancy: One

#### III. APPROVAL OF AGENDA

Approve the agenda for August 25, 2004

#### IV. APPROVAL OF MINUTES

Regular meeting of August 11, 2004

#### V. 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.

#### VI. PUBLIC HEARINGS

***If you challenge the Commission's action in court, you may 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. LOS BANOS RAIL CORRIDOR MASTER PLAN – CITY OF LOS BANOS, RESOLUTION NO. 2004-13** – To consider the Los Banos Rail Corridor Master Plan and proposed Mitigated Negative Declaration. The proposed project includes a General Plan Amendment to achieve a mixed-use development in accordance with the Master Plan as well as rezoning of the affected properties for conformance with the proposed land uses. Proposed uses include a multi-use trail, plaza and park; medium density, high density and senior residential housing; highway commercial; public facility (aquatic center); hotel and transload facility. The project encompasses approximately 66 acres and extends approximately one-mile along the vacant abandoned rail corridor. The site is generally bounded by G Street to the north; H Street to the south; 2<sup>nd</sup> Street to the west; and Mercey Springs Road to the east.  
**RECOMMENDATION: TO OPEN PUBLIC HEARING, TAKE PUBLIC COMMENT, CLOSE HEARING AND PROVIDE DIRECTION TO STAFF.  
TO BE CONTINUED TO THE REGULAR PLANNING COMMISSION MEETING OF SEPTEMBER 8, 2004**

**B. SITE PLAN REVIEW #2004-11, LOS BANOS MEMORIAL HOSPITAL, APN: 027-032-007, 520 WEST I STREET, RESOLUTION NO. 2004-14** – To consider a Site Plan Review to construct three pre-engineered modular buildings [(1) 2,880 square feet (2) 2,880 square feet and (3) 720 square feet (Totaling 6,480 square feet)] on an existing parking lot to house non-medical uses for Los Banos Memorial Hospital. The project is located on the north side of West I Street, on the east side of Texas Avenue, and on the south side of Pine Street.  
**RECOMMENDATION: TO MAKE AN ENVIRONMENTAL FINDING CONCERNING A CATEGORICAL EXEMPTION AND APPROVE, DISAPPROVE OR MODIFY THE APPLICATION.**

VII **GENERAL BUSINESS**

VIII. **COMMISSION REPORTS**

IX. **DIRECTOR'S REPORT**

X. **ADJOURNMENT**

**APPEALS**

In the event the applicant is not satisfied with the action of the Commission the applicant may, within five (5) days, appeal in writing to the Council. (§ 9-3.2226)

If the sub-divider or other affected property owner is dissatisfied with any action of the Commission with respect to the tentative map or the nature and extent of improvements recommended, he may, within fifteen (15) days after such action, appeal to the Council for a public hearing thereon. In accordance with (§ 9-2.807)

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 20<sup>th</sup> day of August 2004.

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Rachel M. Solano, Planning Commission Secretary