

ORDINANCE NO. 1154

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS BANOS AMENDING THE OFFICIAL ZONING MAP BY REZONING PROPERTY LOCATED ON ASSESSOR'S PARCEL NUMBERS: 027-214-001, -002, -003, -004, -005, -006, AND -007 FROM PROFESSIONAL OFFICE (P-O) TO MEDIUM DENSITY RESIDENTIAL (R-2)

The City Council of the City of Los Banos does hereby ordain as follows:

Section 1. The properties identified as Assessor's Parcel Numbers: 027-214-001, -002, -003, -004, -005, -006, and -007 is hereby rezoned as shown on said map from Professional Office (P-O) to Medium Density Residential (R-2).

Section 2. The City Clerk is hereby directed to make the appropriate markings on the Official Zoning Map in conformance with this Ordinance and the provisions of the Los Banos Municipal Code.

Section 3. This Ordinance shall go into effect and be in full force and operation thirty (30) days after its final passage and adoption. The City Clerk shall certify to the adoption of this Ordinance and cause the same to be posted and published once within fifteen days after passage and adoption as may be required by law; or, in the alternative the City Clerk may cause to be published a summary of this Ordinance and a certified copy of the text of this Ordinance shall be posted in the Office of the City Clerk five days prior to the date of adoption of this Ordinance; and, within fifteen days after adoption, the City Clerk shall cause to be published, the aforementioned summary and shall post a certified copy of this Ordinance, together with the vote for and against the same, in the Office of the City Clerk.

Introduced by Council Member Lewis and seconded by Council Member Johnson-Santos on the 7th day of June, 2017.


Passed on the 21st day of June, 2017 by the following vote:

AYES: Council Members Johnson-Santos, Lewis, Silveira
NOES: Council Member Faria
ABSENT: None
ABSTAIN: Mayor Villalta

APPROVED:


Michael Villalta, Mayor

ATTEST:















Lucille L. Mallonee, City Clerk

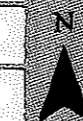
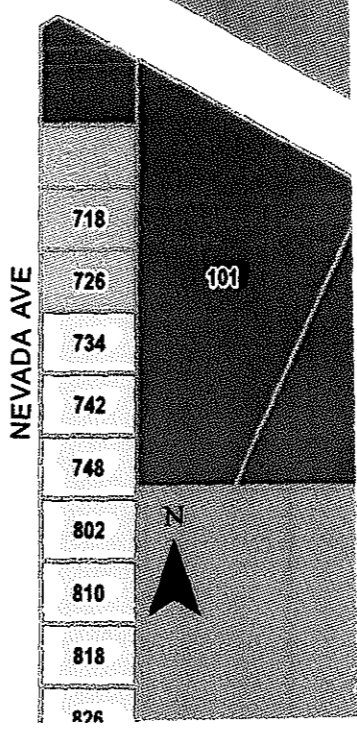
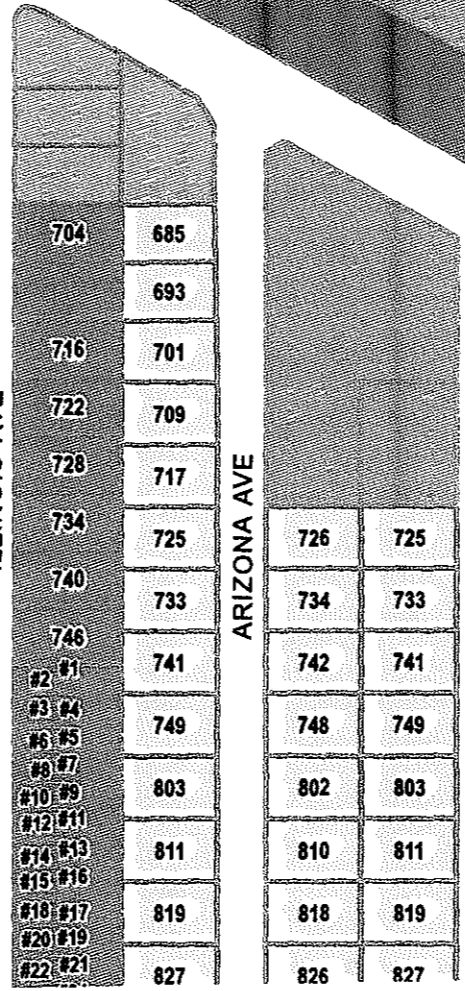
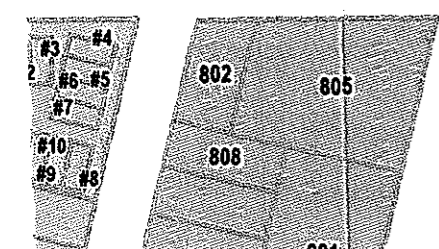
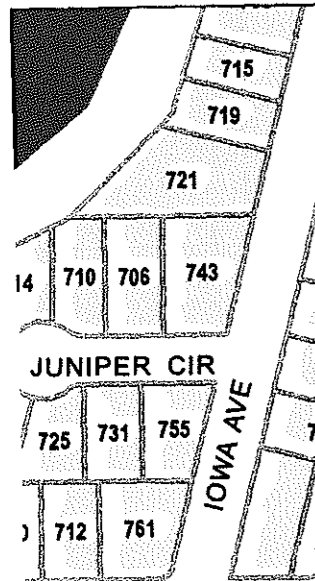
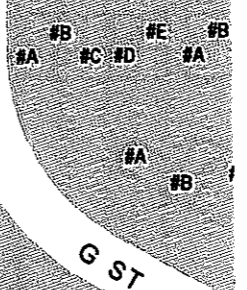
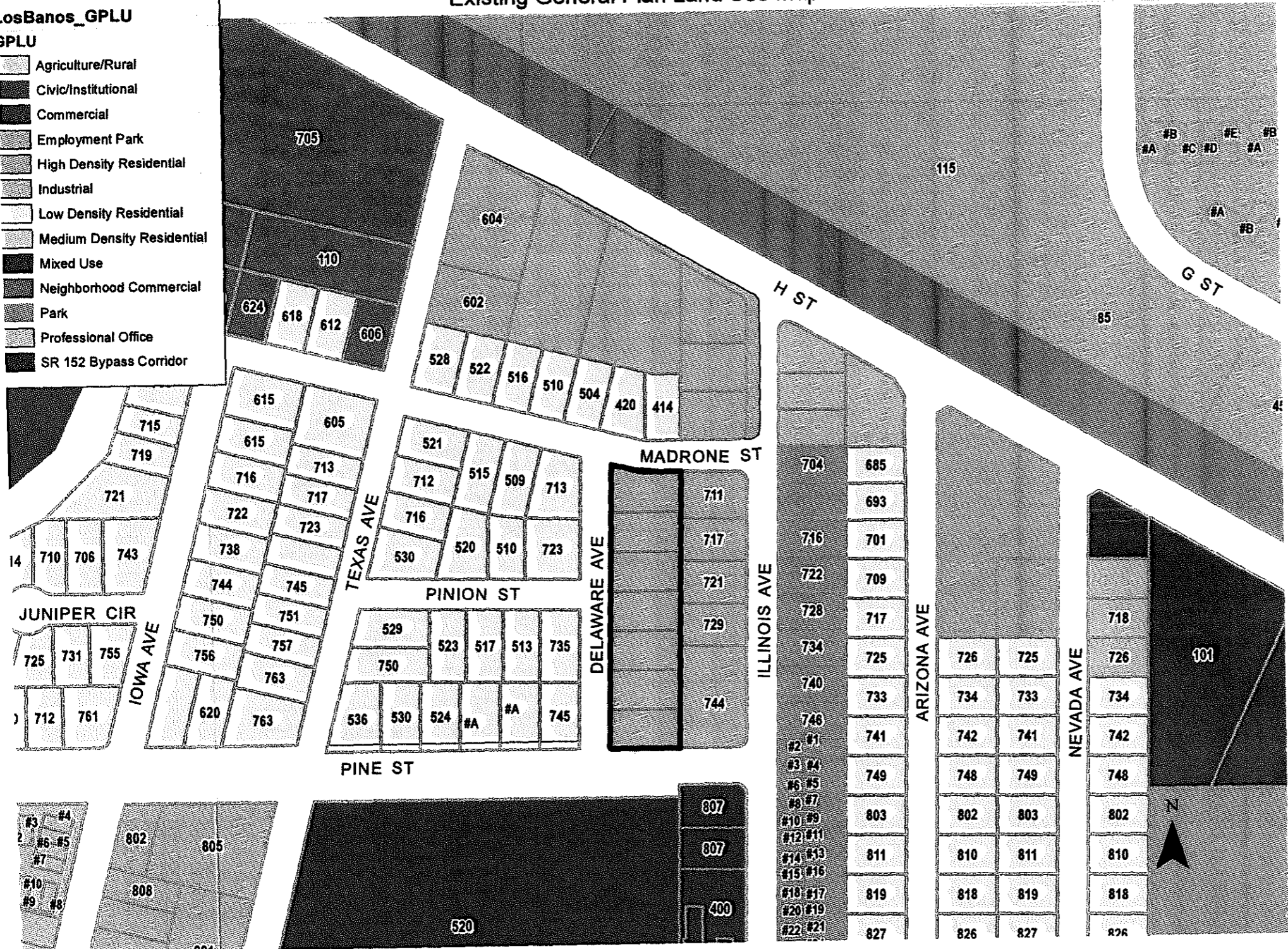
SUNSET HILLS DEVELOPMENT
Existing General Plan Land Use Map

Legend

Los Banos_GPLU

3PLU

-  Agriculture/Rural
-  Civic/Institutional
-  Commercial
-  Employment Park
-  High Density Residential
-  Industrial
-  Low Density Residential
-  Medium Density Residential
-  Mixed Use
-  Neighborhood Commercial
-  Park
-  Professional Office
-  SR 152 Bypass Corridor



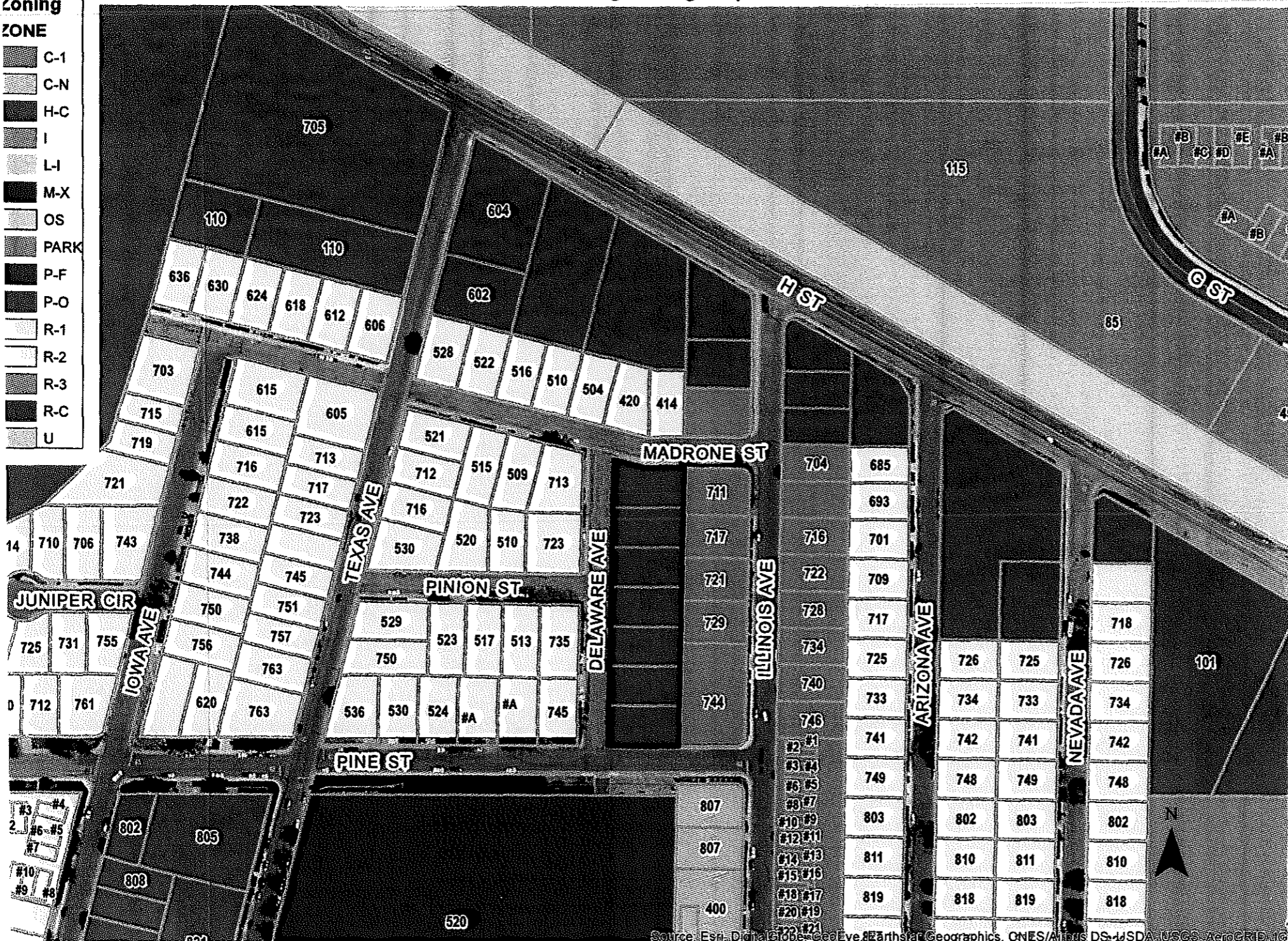
SUNSET HILLS DEVELOPMENT
Existing Zoning Map

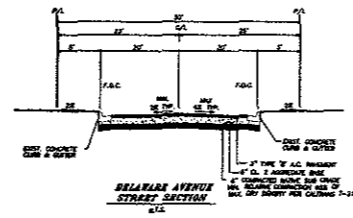
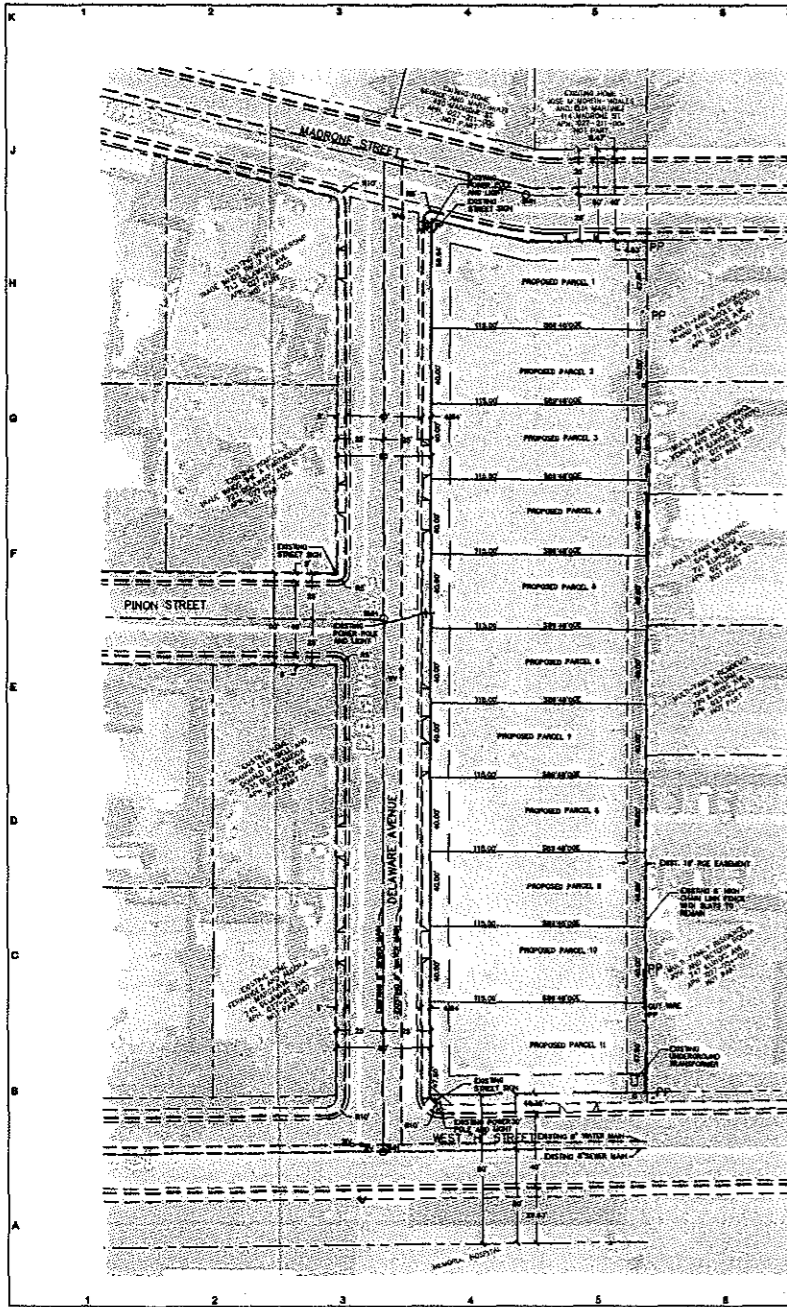
Legend

Zoning

ZONE

-  C-1
-  C-N
-  H-C
-  I
-  L-I
-  M-X
-  OS
-  PARK
-  P-F
-  P-O
-  R-1
-  R-2
-  R-3
-  R-C
-  U





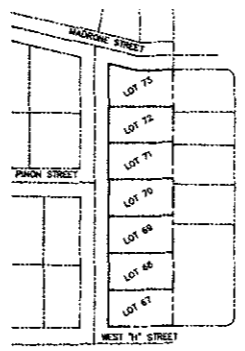
PROPOSED MINIMUM ZONING
 ZONING: R-2 - MEDIUM DENSITY RESIDENTIAL
 PROPOSED USE: DETACHED SINGLE-FAMILY DWELLINGS
 FRONT SETBACK: 20 FEET
 SIDE SETBACK: 5 FEET INTERIOR / 10 FEET STREET
 REAR SETBACK: 10 FEET
 HEIGHT LIMIT: 30 FEET
 MINIMUM LOT WIDTH: 40 FEET INTERIOR / 45 FEET STREET

PROPOSED SITE LAYOUT
 ZONING: R-2 - MEDIUM DENSITY RESIDENTIAL
 PROPOSED USE: DETACHED SINGLE-FAMILY DWELLINGS
 FRONT SETBACK: 20 FEET
 SIDE SETBACK: 5 TO 8.50 FEET INTERIOR / 12 FEET STREET
 REAR SETBACK: 18.50 FEET
 HEIGHT LIMIT: 30 FEET
 MINIMUM LOT WIDTH: 40 FEET INTERIOR / 45 FEET STREET

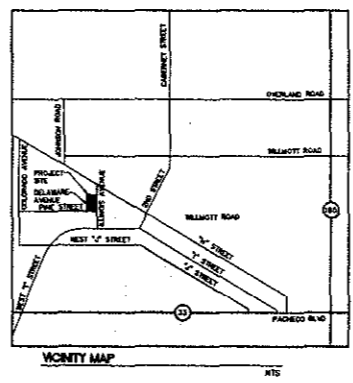
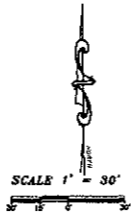
EXISTING ZONING
 ZONING: P-O - PROFESSIONAL OFFICE
 EXISTING SITE USE: VACANT

APNs	EXISTING PARCELS	PROPOSED PARCELS
027-214-001	LOT 72, 7,761 SF	PARCEL 1, 5,778 SF
027-214-002	LOT 72, 7,475 SF	PARCEL 2, 4,800 SF
027-214-003	LOT 71, 7,475 SF	PARCEL 3, 4,800 SF
027-214-004	LOT 70, 7,475 SF	PARCEL 4, 4,800 SF
027-214-005	LOT 69, 7,475 SF	PARCEL 5, 4,800 SF
027-214-006	LOT 68, 7,475 SF	PARCEL 6, 4,800 SF
027-214-007	LOT 67, 7,475 SF	PARCEL 7, 4,800 SF
	TOTAL, 52,441 SF	PARCEL 8, 4,800 SF
		PARCEL 9, 4,800 SF
		PARCEL 10, 4,800 SF
		PARCEL 11, 5,142 SF
		TOTAL, 52,440 SF

EXISTING LEGAL DESCRIPTION
 ALL OF LOTS 67, 68, 69, 70, 71, 72 AND 73, ACCORDING TO THE MAP OF "SUNSET HILLS DEVELOPMENT" IN THE CITY OF LOS BANOS, COUNTY OF MERCED, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 18 OF MAPS, PAGE 2, RECORDS OF SAID COUNTY.



EXISTING LOTS SCALE: 1" = 100'



- LEGEND**
- +— EXISTING STREET RIGHT
 - +—+— EXISTING POWER POLE & STREET LIGHT
 - +—+— EXISTING FIRE HYDRANT
 - +—+— RECORD DATA PER MAP OF "SUNSET HILLS DEVELOPMENT" RECORDED IN BOOK 18 OF MAPS, PAGE 2, S.C.A.
 - +—+— EXISTING CENTER LINE
 - +—+— EXISTING EASEMENT
 - +—+— EXISTING PROPERTY LINE - NOT FAIR
 - +—+— EXISTING PROPERTY LINE - NOT FAIR
 - +—+— PROPOSED PROPERTY LINE
 - +—+— EXISTING CURB, GUTTER & SIDEWALK
 - +—+— EXISTING DRIVEWAY
- ABBREVIATIONS**
- D DIRT
 - DR DRIVEWAY
 - FL FENCE
 - FR FIRE HYDRANT
 - FL FLOW LINE
 - MOR MERCED COUNTY RECORDS
 - PKC PUBLIC UTILITY EASEMENT
 - SMH SEWER MANHOLE
 - SOON STREET SIGN
 - TC TOP OF CURB
 - TCR TOP OF CURB / CURB RETURN
 - WH WATER VALVE

VESTING TENTATIVE SUBDIVISION MAP
 CITY OF LOS BANOS
 MERCED COUNTY, CALIFORNIA
 PLOT DATE: 8-8-18 JOB NO.: 18-125

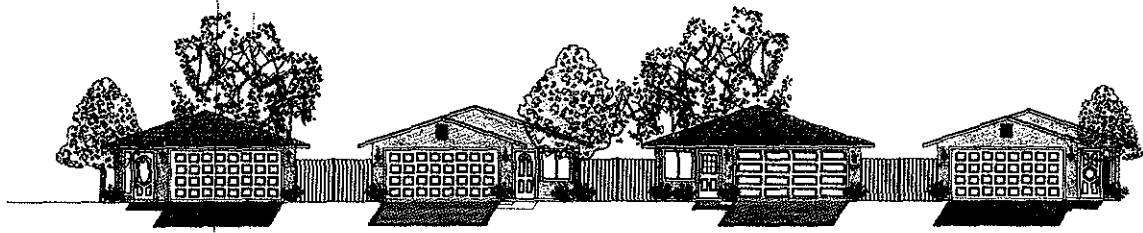
PREPARED BY: **HARBISON INTERNATIONAL INC.**
 ENGINEERS - SURVEYORS - PLANNERS
 2555 E. SHAW AVE., SUITE 101, FRESNO, CA 93710
 PHONE: (509) 291-7465 FAX: (509) 291-7467

LOTS 67-73 OF PLAT MAP BK 18 PG 2, MERCED COUNTY CITY OF LOS BANOS

Checked: JAM
 Approved: BAH
 Project No.: 18-125
 Date: 8-1-18

This: **SUBDIV MAP**

Sheet No.: **C-2**
 of 4 SHEETS



STREET VIEW

NOT TO SCALE

REVISIONS TO BE MADE BY ARCHITECT

SUNSET HILLS DEV
DELAWARE AVE
SINGLE FAMILY DWELLING

NO.	DATE	BY	REVISIONS

SHEET
A4

Vertical text along the right edge of the page, possibly containing project details or a revision log.