



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

January 22, 2014

If you require special assistance to attend or participate in this meeting, please call the Planning Secretary @ (209) 827-7000 extension 118 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 118 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.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the meeting and in the Planning Department's office located at City Hall, 520 J Street, Los Banos, California during normal business hours. In addition, such writings and documents may be posted on the City's website at www.losbanos.org
* * * * *

Cualquier escritura o los documentos proporcionaron a una mayoría del Departamento de Planificación con respecto a cualquier artículo en este orden del día será hecho disponible para la inspección pública en la reunión y en la oficina del Secretaria del Departamento de Planificación del City Hall, 520 J Street, Los Banos, California durante horas de oficina normales. Además, tales escrituras y los documentos pueden ser anunciados en el website de la Ciudad en www.losbanos.org.

1. CALL TO ORDER. **7:00 PM**
2. PLEDGE OF ALLEGIANCE.
3. ROLL CALL: (Planning Commission Members)
Baker __, Cates __, Faktorovich __, Hammond __, Mello __, Spada __, Toscano __
4. APPROVAL OF AGENDA.

Recommendation: Approve the agenda as submitted.

5. CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE REGULAR MEETING OF JANUARY 8, 2014.

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 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 – To Consider Conditional Use Permit #2014-01 for the Use of a Home Occupation Use with Employees in the Low Density Residential (R-1) Zoning District Located at 2501 S. Fallbrook Drive, More Specifically Identified as Assessor's Parcel Number: 084-315-001.

1) Planning Commission Resolution No. 2014-04 – Approving Conditional Use Permit #2014-01 for the Use of a Home Occupation with Employees in the Low Density Residential Zoning District (R-1) Located at 2501 S. Fallbrook Drive.

Recommendation: Receive staff report, open the public hearing, receive public comment, close the public hearing and adopt Planning Commission Resolution No. 2014-04 as submitted.

B. Public Hearing – To Consider Conditional Use Permit #2014-02 to Allow an Increase in Maximum Display Area for One Freestanding Sign for McDonalds Restaurant Located at 1550 W. Pacheco Blvd., More Specifically Identified as Assessor's Parcel Number: 081-140-039.

1) Planning Commission Resolution No. 2014-05 – Approving Conditional Use Permit #2014-02 to Allow an Increase in Maximum Sign Display Area for One Freestanding Sign Next to the Driveway Along Pacheco Blvd. for McDonalds Located at 1550 W. Pacheco Blvd.

Recommendation: Receive staff report, open the public hearing, receive public comment, close the public hearing and adopt Planning Commission Resolution No. 2014-05 as submitted.

8. PRESENTATION AND TRAINING REGARDING THE BROWN ACT.

Recommendation: Informational item, no action to be taken

9. COMMUNITY DEVELOPMENT DEPARTMENT REPORT.

10. COMMISSIONER REPORTS.

- A. Baker
- B. Cates
- C. Faktorovich
- D. Hammond
- E. Mello
- F. Spada
- G. Toscano

11. 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 Planning Commission by filing written notice with the Planning Commission Secretary 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 Planning Commission Secretary 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.	
_____ Stacy Souza Elms, Planning Commission Secretary	Dated this 17 th day of January 2014

**CITY OF LOS BANOS
PLANNING COMMISSION MEETING MINUTES
JANUARY 8, 2014**

***ACTION MINUTES** – These minutes are prepared to depict action taken for agenda items presented to the Planning Commission. For greater detail of this meeting refer to the electronic media (CD and/or audio) kept as a permanent record.*

CALL TO ORDER: Vice Chair Spada called the Planning Commission Meeting to order at the hour of 7:01 p.m.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was led by Commissioner Mello.

ROLL CALL – MEMBERS OF THE PLANNING COMMISSION PRESENT: Planning Commission Members Arkady Faktorovich, Tom Mello, Tom Spada, Susan Toscano.

STAFF MEMBERS PRESENT: City Attorney Vaughn, Assistant City Clerk/Human Resources Technician Sousa, and Assistant Planner Elms.

CONSIDERATION OF APPROVAL OF AGENDA: Motion by Faktorovich, seconded by Mello to approve the agenda as submitted. The motion carried by the affirmative action of all Planning Commission Members present.

ADMINISTRATION OF OATH OF OFFICE TO NEW PLANNING COMMISSIONERS:
TODD BAKER, JOHN CATES, STEPHEN HAMMOND: Assistant City Clerk/Human Resources Technician Sousa administered the Oath of Office.

ROLL CALL – MEMBERS OF THE PLANNING COMMISSION PRESENT: Planning Commission Members Todd Baker, John Cates, Arkady Faktorovich, Stephen Hammond, Tom Mello, Tom Spada, Susan Toscano.

REORGANIZATION OF PLANNING COMMISSION – SELECTION OF NEW CHAIRPERSON AND VICE CHAIR: Vice Chair Spada explained the nomination process and requested nominations for the position of Planning Commission Chair.

Commissioners Toscano and Mello nominated Commissioner Spada to serve as the new Planning Commissioner Chair.

Motion by Hammond, seconded by Faktorovich to close nominations for the position of Chair.

Motion by Mello, seconded by Toscano to appoint Commissioner Spada as Chair.

Chair Spada thanked his fellow Commissioners for the nomination and opened nominations for Vice Chair.

Commissioners Faktorovich and Mello nominated Commissioner Toscano to serve as Planning Commission Vice Chair; Commissioner Toscano nominated Commissioner Faktorovich.

Chair Spada requested a vote for either Commissioner Toscano or Commissioner Faktorovich. Commissioners Hammond, Faktorovich, Baker, and Toscano voted for Commissioner Toscano to serve as the new Vice Chair.

Motion by Faktorovich, seconded by Hammond to appoint Commissioner Toscano to serve as Vice Chair.

CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE REGULAR MEETING OF OCTOBER 9, 2013: Motion by Cates, seconded by Toscano to approve the minutes as submitted. The motion carried by the affirmative action of all Planning Commission Members present.

CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE REGULAR MEETING OF NOVEMBER 13, 2013: Motion by Mello, seconded by Toscano to approve the minutes as submitted. The motion carried by the affirmative action of all Planning Commission Members present.

PUBLIC FORUM: MEMBERS OF THE PUBLIC MAY ADDRESS THE CITY COUNCIL MEMBERS ON ANY ITEM OF PUBLIC INTEREST THAT IS WITHIN THE JURISDICTION OF THE CITY; INCLUDES AGENDA AND NON-AGENDA ITEMS. NO ACTION WILL BE TAKEN ON NON-AGENDA ITEMS. SPEAKERS ARE LIMITED TO A FIVE (5) MINUTE PRESENTATION. DETAILED GUIDELINES ARE POSTED ON THE COUNCIL CHAMBER INFORMATIONAL TABLE. Chair Spada opened the public forum.

LOS BANOS CITY MANAGER STEVE CARRIGAN, Los Banos, wished everyone a Happy New Year and Congratulated the new Commissioners, announced the City is going to provide the Planning Commissioners with training on some typical projects they may see come before them and what it means to be a Planning Commissioner, Assistant Planner Elms and City Attorney Vaughn will insert training sessions at Planning Commission Meetings throughout the year, please know that when Assistant Planner Elms speaks to you it's like I am (City Manager) speaking to you because I see Ms. Elms every day and meet with her once a week, stated he had a chance to meet with a few Commissioners and invited them to come speak with him as needed, he would like to periodically attend Planning Commission meetings to discuss what Commissioners would like to hear from him, the City is contacting developers in January to find out what they are building and where they are building it, you'll have a lot to do this year and how he looks forward to working with each Commissioner. LOS BANOS MAYOR MIKE VILLALTA, Los Banos, thanked the returning Planning Commissioners for their service and welcomed the new Planning Commissioners, invited the Commissioners to speak with him or the City Manager at any time, cautioned the Commissioners that it is not always possible for him to be in the audience because a lot

of their actions move forward to the City Council for approval, the Planning Commission is here to make those decisions first, if you request our presence we'll be happy to show up, feel free to drop by my business any time, spoke about the upcoming City-County relations dinner being hosted by Los Banos on January 28, 2014 with a social at 6:00 p.m. and dinner at 6:30 p.m.; and how he and the City Manager are here tonight to invite the Planning Commissioners to attend, welcome and thank you for your service and volunteering for the Planning Commission, how he just left the Volunteers Interacting to Advance Law Enforcement (VITAL) group and thanked them for all their service, most of us are just volunteers in the City, thank you for caring.

No one else came forward to speak and Chair Spada closed the public forum.

PUBLIC HEARING – TO CONSIDER CONDITIONAL USE PERMIT #2013-14 TO OPERATE A LARGE FAMILY DAYCARE FACILITY IN THE LOW DENSITY RESIDENTIAL ZONING DISTRICT (R-1) LOCATED AT 1027 CARDOZA ROAD, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER: 431-161-018. Chair Spada recused himself and left the room due to the fact that he owns property within 500 feet of the area. Assistant Planner Elms presented the staff report which included a PowerPoint presentation.

Vice Chair Toscano opened the public hearing. No one came forward to speak and the public hearing was closed.

Motion by Hammond, seconded by Mello to adopt Planning Commission Resolution No. 2014-01 Approving Use Permit #2013-14 to operate a Large Family Daycare in the Low Density Residential Zoning District (R-1) Located at 1027 Cardoza Road, More Specifically Identified as Assessor's Parcel Number: 431-161-018. The motion carried by the affirmative action of all Planning Commission Members present.

Chair Spada returned.

PUBLIC HEARING – TO CONSIDER CONDITIONAL USE PERMIT #2013-16 TO OPERATE A LARGE FAMILY DAYCARE FACILITY IN THE LOW DENSITY RESIDENTIAL ZONING DISTRICT (R-1) LOCATED AT 714 BORDEAUX COURT, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER: 082-601-031. Assistant Planner Elms presented the staff report which included a PowerPoint presentation.

Chair Spada opened the public hearing. No one came forward to speak and the public hearing was closed.

Commissioner Baker stated he spoke with neighbors near the daycare facility and all were in favor of the daycare, Baker stated he felt the daycare was a very nice facility and was well kept.

Motion by Faktorovich, seconded by Baker to adopt Planning Commission Resolution No. 2014-02 Approving Use Permit #2013-16 to operate a Large Family Daycare in the Low Density Residential Zoning District (R-1) Located at 714 Bordeaux Court, More Specifically Identified as Assessor's Parcel Number: 082-601-031. The motion carried by the affirmative action of all Planning Commission Members present.

PUBLIC HEARING – TO CONSIDER CONDITIONAL USE PERMIT #2013-17 FOR THE OPERATION OF AN INDOOR BOUNCE HOUSE BUSINESS IN THE GENERAL INDUSTRIAL ZONING DISTRICT (I) LOCATED AT 115 W. G STREET, SUITE D, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER: 081-110-037. Assistant Planner Elms presented the staff report which included a PowerPoint presentation, noting the applicant was not able to make it tonight but the owner Sam Baza is here to answer any questions.

Commissioner Toscano, stated she was disappointed the applicant was not present because she had a lot of questions. Toscano inquired as to how many bounce houses and how many patrons would be allowed in the area at one time. Assistant Planner Elms stated occupancy is actually regulated by Building and Fire Codes and the Fire Chief will be involved in that occupancy load regulation, she believes the applicant plans to begin with four (4) bounce houses and also plans to provide a section for toddlers versus larger children as part of his business plan.

Commissioner Cates, stated he feels this can work out to be a great benefit to the City and asked if there had been any communication from Comcast regarding issues with this business being located next door. Assistant Planner Elms stated that a public notice was provided to Comcast and she did not hear from Comcast, currently directly adjacent to Comcast is an automotive facility with heavy equipment coming in and out, Comcast is set up with gated security, AAA Jumpers & Slides will be located at the far end of the building so they will be removed from the Comcast area and there will be various entries and exits to their facility, Comcast is a Monday through Friday 8am to 5pm operation and that is not generally the time this facility will be operating as they will operate mostly on the weekends.

Commissioner Mello stated he visited the area the other day and there is plenty of parking, it's actually a pretty good site for this type of business.

Chair Spada spoke about how this means more jobs in town and he's happy to see that, it fills a need with families and the kids have a blast, wished the applicant was present so he could be thanked personally.

Chair Spada opened the public hearing. No one came forward to speak and the public hearing was closed.

Motion by Toscano, seconded by Faktorovich to adopt Planning Commission Resolution No. 2014-03 – Approving Use Permit #2013-17 for AAA Jumpers & Slides Located at 115 W. G Street, Suite D, More Specifically Identified as Assessor's Parcel Number

081-110-037. The motion carried by the affirmative action of all Planning Commission Members present.

COMMUNITY DEVELOPMENT DEPARTMENT REPORT. Assistant Planner Elms thanked the new Planning Commissioners for applying for the Planning Commission and stated she looks forward to working with them, announced the first educational workshop held will be on the Brown Act and the next workshop will be on Conflicts of Interest, other workshops will include topics such as conditional use permits, mobile vending, site permits, California Environmental Quality Act (CEQA), the City's General Plan and the various elements, the Housing Element, she's looking forward to the upcoming year, invited all Commissioners to call her with any questions they may have stating she is happy to help.

PLANNING COMMISSION MEMBER REPORTS.

BAKER: Stated he is thankful for the opportunity to serve, looking forward to learning a lot this year.

CATES: Stated he is honored to be a representative on this Commission and appreciates the interview team and the City Council, looks forward to working with the Commissioners and taking the City on a path that is very beneficial to everyone, looks forward to the more challenging issues and learning and making a difference to the community.

FAKTOROVICH: Congratulated and welcomed the new Commissioners.

HAMMOND: Stated he is thankful for the opportunity to serve and looks forward to serving, how he is the Pastor at Bethel Community Church and will be announcing events, there is a fundraiser at Chili's January 13, 2014 and if you mention Bethel Community Church the church will receive 15% of the total bill.

MELLO: Welcomed the new Commissioners, glad you're all here, before you come to the meetings please do your homework as it makes the meetings go by faster.

SPADA: Welcomed new Commissioners, Happy New Year, thanked the City Manager for attending, thinks the educational opportunities are fabulous, thank you for electing me to chair, there is a lot of talent up here and he's excited.

TOSCANO: Welcomed the new Commissioners and thanked everyone for electing her as Vice Chair, looking forward to longer meetings this year because that means there are more items on the agenda and we are prospering as a community.

ADJOURNMENT. The meeting was adjourned at the hour of 7:55 p.m.

APPROVED:

Tom Spada, Chair

ATTEST:

Jana R. Sousa, Assistant City Clerk



City of
Los Banos
At the Crossroads of California

PLANNING COMMISSION STAFF REPORT

TO: CHAIRMAN SPADA AND COMMISSIONERS
FROM: STACY SOUZA ELMS, ASSISTANT PLANNER
FOR: PLANNING COMMISSION MEETING OF JANUARY 22, 2014
SUBJECT: CONDITIONAL USE PERMIT #2014-01 – FELIPE HEREDIA

RECOMMENDATIONS:

That the Planning Commission adopts Resolution #2014-04 approving Conditional Use Permit #2014-01 for a Home Occupation use with employees, in the Low Density Residential (R-1) zoning district located at 2501 S. Fallbrook Drive.

PROJECT BACKGROUND/DESCRIPTION:

The requested Conditional Use Permit is for the operation of a Home Occupation use with employees for Heredia Artificial Insemination Services. The applicant currently operates his home based business out of his home located at 2501 S. Fallbrook Drive where he receives requests for services that are performed at dairies in the surrounding area. All customer contact is performed through the phone or on the job site. There are no customers at any time at the residential dwelling unit and all billing and collections are done through the mail. A Home Occupation is an allowed use within the R-1 zoning district.

The applicant planning to add employees to his existing home based operation, which requires a Conditional Use Permit. The employees would be sent to job locations to perform services as needed. Employees will not report to the home as they will report directly to the job site. All operations will remain mobile and the primary use of the dwelling will continue to be a home.

LOCATION AND ACCESS:

The project site is located at 2501 S. Fallbrook Drive, more specifically identified as Assessor's Parcel Number: 084-315-001.



LAND USE:

<u>Property</u>	<u>Land Use</u>	<u>Zone</u>	<u>General Plan</u>
Project site	Residential	R-1	LDR
North	Residential	R-1	LDR
South	Residential	R-1	LDR
East	Residential	R-1	LDR
West	Park	Park	Park

R-1 = Low Density Residential LDR = Low Density Residential

ENVIRONMENTAL ASSESSMENT:

Pursuant to the California Environmental Quality Act (CEQA) and the City of Los Banos Environmental Quality Guidelines, it has been determined that this project is categorically exempt from the provisions of CEQA – Article 19, Section 15301, Existing Facilities. The requested use will not alter the existing use of the home as a dwelling unit.

USE PERMIT ANALYSIS

Code Requirements

A Home Occupation, is defined by Section 9-3.201 of the Los Banos Municipal Code:

“An operation conducted on the premises by the occupant of the dwelling as a secondary use where there are no advertising signs, no displays, no stock or commodities sold on the premises, no customers, no employees, and no mechanical equipment designed to be used in connection therewith other than that necessary or convenient for domestic purposes.”

Home Occupations are permitted uses in the Low Density Residential (R-1) District and do not require Planning Commission approval. However, the applicant's plan to add employees requires a Conditional Use Permit. The proposed home occupation otherwise meets the requirements of Section 9-3.201.

Staff has evaluated the proposed Home Occupation against the applicable findings for a Conditional Use Permit and the Zoning Ordinance regulations for a Home Occupation. Staff also evaluated the proposal's potential in the areas of increased traffic, noise, safety, exterior improvements and operational characteristics. In this particular case, the proposed home occupation is not anticipated to adversely impact the neighborhood.

Pursuant to Section 9-3.2322 of the Los Banos Municipal Code, before any use permit is granted, the Planning Commission shall make the following findings:

- 1. The proposed use is consistent with the City of Los Banos General Plan and Municipal Code;*

The proposed use is consistent with the goals and policies of the Los Banos General Plan and is consistent with the requirements of the Los Banos Municipal Code. The project site has a General Plan land use designation of Low Density Residential. The Low Density Residential land use designation is intended to allow for the development of single family residences and accessory uses. Home Occupations are permitted within residential neighborhoods provided they comply with established criteria. The General Plan relies on the Zoning Code to establish the criteria and to determine the appropriateness of a proposed Home Occupation. Therefore, the proposed use, if approved, would be consistent with the General Plan.

The project site is zoned Low Density Residential (R-1). The city's Zoning Ordinance establishes the criteria of a Home Occupation. The proposed Home Occupation complies with all criteria except for the requirement of “no employees in connection therewith.”

The Zoning Ordinance requires a Conditional Use Permit for a Home Occupation with employees because employees at the residence could create impacts on

adjacent residences. The intent of the Home Occupation is that homes based businesses be transparent to the neighbors and an incidental use to the residence. A Conditional Use Permit allows the Planning Commission to evaluate the particular characteristics of a proposed business and on a case by case basis determine whether the business with employees is consistent with the intent of the Municipal Code and whether it would adversely affect the neighborhood. A Conditional Use Permit also gives the Commission the ability to impose reasonable conditions and restrictions that are intended to keep business from adversely impacting the neighborhood. Subject to the conditions of approval, staff has found that the project is consistent with the Zoning Code.

2. *The proposed use will not be a nuisance or detrimental to the public health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use;*

The Home Occupation Business currently operates harmoniously within the neighborhood and will continue to do so. The primary use of the residence will continue to be a dwelling unit. The existing operations of the Home Occupation will essentially remain the same. Conditions of approval have been incorporated into the project to ensure the business is not a nuisance to the neighborhood. There will be no visible change as the primary use as a home and there will be no employees on site.

3. *The proposed use is compatible with the adjacent uses, properties and neighborhoods and will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.*

All business operations are conducted at the service locations. Customers, employees and signage will continue to not be allowed at the residential dwelling unit. There will be no visible changes as the primary use as a home and there will be no employees on site.

PUBLIC COMMENT:

A public hearing notice was published in the Los Banos Enterprise and notices were provided to adjacent property owners within a 300 foot radius of the subject property on January 10, 2014. As of the date of this staff report one comment letter was received which stated residential zones should be maintained for residential uses.

CONCLUSION:

The proposed use permit substantially conforms to the criteria and guidelines designated in the Los Banos General Plan and Municipal Code. Staff supports the request of employees in conjunction with a Home Occupation at the proposed location as the existing use will continue to operate harmoniously in the neighborhood subject to conditions of approval.

APPLICABLE ORDINANCES/GUIDELINES:

Los Banos General Plan

Los Banos Municipal Code

RECOMMENDATIONS:

That the Planning Commission adopts Resolution #2014-04 approving Conditional Use Permit #2014-01 for the use of a Home Occupation Business License with employees, in the Low Density Residential zoning district located at 2501 S. Fallbrook Drive.

ATTACHMENTS:

1. Resolution No. 2014-04
 - Exhibit A CEQA Findings
 - Exhibit B Project Findings
 - Exhibit C Conditions of Approval
2. Site Photo
3. Plot Plan
4. Public Hearing Notice – January 10, 2014

RESOLUTION No. 2014-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS BANOS APPROVING CONDITIONAL USE PERMIT 2014-01 FOR THE USE OF A HOME OCCUPATION WITH EMPLOYEES IN THE LOW DENSITY RESIDENTIAL ZONING DISTRICT (R-1) LOCATED AT 2501 S. FALLBROOK DRIVE

WHEREAS, the applicant has requested that the City of Los Banos consider a Conditional Use Permit to allow the operation of Home Occupation Business with employees in the Low Density Residential zoning district (R-1) located at 2501 S. Fallbrook Drive, more specifically identified as Assessor's Parcel Number: 084-315-001; and

WHEREAS, Conditional Use Permit #2014-01 has been determined to be categorically exempt from the provisions of CEQA per Article 19, Section 15301, Existing Facilities; and

WHEREAS, staff has performed necessary investigations, prepared a written report, and recommend approval of this Conditional Use Permit application subject to conditions; and

WHEREAS, a public hearing notice was advertised in the Los Banos Enterprise on January 10, 2014 and notices were mailed to property owners within 300 feet of the site as required by the Los Banos Municipal Code and Government Code Section 65091; and

WHEREAS, the Los Banos Planning Commission has held a public hearing, reviewed said Use Permit request and staff report, has studied the compatibility of the applicant's request with adjacent land uses and has considered this request in accordance with the Use Permit criteria established in Section 9-3.2322 of the Los Banos Municipal Code; and

BASED UPON THE EVIDENCE PRESENTED AT THE PUBLIC HEARING, the Planning Commission of the City of Los Banos hereby makes the appropriate findings set forth in Exhibit A (California Environmental Quality Act (CEQA) Findings), and Exhibit B (Findings for Approval), attached hereto and incorporated herein by this reference.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission of the City of Los Banos does hereby approve Conditional Use Permit #2014-01 to

permit the use of a home occupation business license with employees in the Low Density Residential zoning district (R-1) located at 2501 S. Fallbrook Drive, subject to the Conditions of Approval set forth in Exhibit C, attached hereto and incorporated herein by this reference.

The foregoing resolution was introduced at a regular meeting of the Planning Commission of the City of Los Banos held on the 22nd day of January, 2014 by Planning Commissioner _____ who moved its adoption, which motion was duly seconded by Planning Commissioner _____, and the Resolution adopted by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

Tom Spada, Planning Commission Chairman

ATTEST:

Stacy Souza Elms, Assistant Planner/ Planning Commission Secretary

EXHIBIT A

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS FOR USE PERMIT #2014-01 – FELIPE HEREDIA

Pursuant to the requirements of California Public Resources Code Section 21000 et seq. (CEQA) and Title 14, California Code of Regulations 15000 et seq. (the CEQA Guidelines), the City as Lead Agency under CEQA adopts the following findings required by CEQA, along with the facts and evidence upon which each finding is based.

The City of Los Banos Planning Commission hereby finds as follows:

1. Pursuant to CEQA, the CEQA Guidelines, and the City of Los Banos Environmental Guidelines, the project was evaluated within the context of those guidelines and found to be categorically exempt from the provisions of CEQA per Article 19, Section 15301 for existing facilities, as the primary use of the dwelling unit will not be intensified or altered and no impacts on environmental resources would be expected to occur.
2. Conditional Use Permit 2014-01 was adequately noticed on January 10, 2014 for consideration at a public meeting on January 22, 2014.
3. No further environmental documentation is required as the Conditional Use Permit was contemplated and adequately analyzed in the initial review.
4. The proposal is consistent with the Los Banos General Plan as it meets the use and density standards specified within.
5. The proposal is consistent with the Los Banos Zoning Ordinance as it meets the use and development standards specified within.

EXHIBIT B

FINDINGS FOR APPROVAL OF CONDITIONAL USE PERMIT #2014-01 – FELIPE HEREDIA

FINDINGS FOR APPROVAL:

The City of Los Banos Planning Commission hereby finds as follows:

1. The project is consistent with the City of Los Banos General Plan “Low Density Residential” designation in that the project meets the use and density standards specified within and the primary use of the dwelling unit will not be altered.
2. The proposal is consistent with the Los Banos Municipal Code in that it meets the criteria and required findings as specified in Section 9-3.2322 of the Code.
3. The proposed use will not be a nuisance or detrimental to the public health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use as the existing home occupation currently operates out of the residence. The addition of employees to the home occupation will not alter the existing primary use of the residential dwelling unit as a residence.
4. The proposed use is compatible with the adjacent uses, properties and neighborhoods and will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City as the proposed use will be ancillary to the home and no customers or signage will be allowed on the premises and employees with report to the job site locations, not the home.

EXHIBIT C

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT 2014-01 – FELIPE HEREDIA

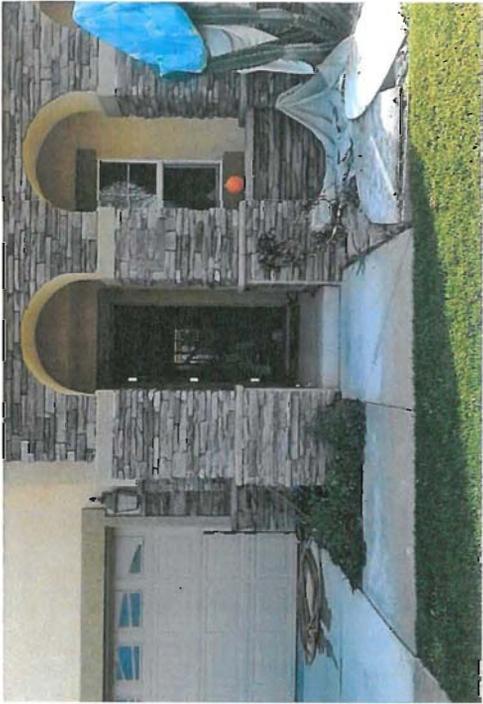
Planning:

1. The Use Permit is for a home occupation with employees for Heredia Artificial Insemination Services located at 2501 S. Fallbrook Drive; more specifically identified as Assessor's Parcel Number: 084-315-001. If the requested use is not commenced within one (1) year from date of approval by the Los Banos Planning Commission, this Conditional Use Permit shall lapse and become void. The City for cause may revoke this Conditional Use Permit.
2. Subject to and in addition to these Conditions of Approval, Conditional Use Permit #2014-01 shall substantially conform to the approved Conditional Use Permit including but not limited to the application on file with the Community Development Department, staff report and exhibits.
3. No customers, employees or signage are allowed at the premises; it is to be utilized as a home office only.
4. The applicant shall comply with all applicable City ordinances specified in the Municipal Code and other requirements, laws and policies of other governmental agencies in the conduct and operation of said business.
5. The Planning Commission reserves the right to review and/or revoke this Conditional Use Permit should the City receive complaints or should the applicant not adhere to the Conditions of Approval. The City may amend or impose new conditions to mitigate adverse affects to the neighborhood.
6. The applicant agrees to indemnify, hold harmless, and defend the City of Los Banos, its officers, agents and employees from any and all liability or claims that may be brought against the City of Los Banos arising out of its approval of this Use Permit, or the environmental determination rendered in connection with the Use Permit approval, or arising out of the operation of the use or uses allowed under the Use Permit, save and except that caused solely by the City's active negligence.
7. The premises of the subject site shall not be inconsistent with the Conditions of Approval and shall not be operated in a manner that deviates from the approved Use Permit, which shall constitute a

violation and may result in the revocation or modification of the permit upon written notice.

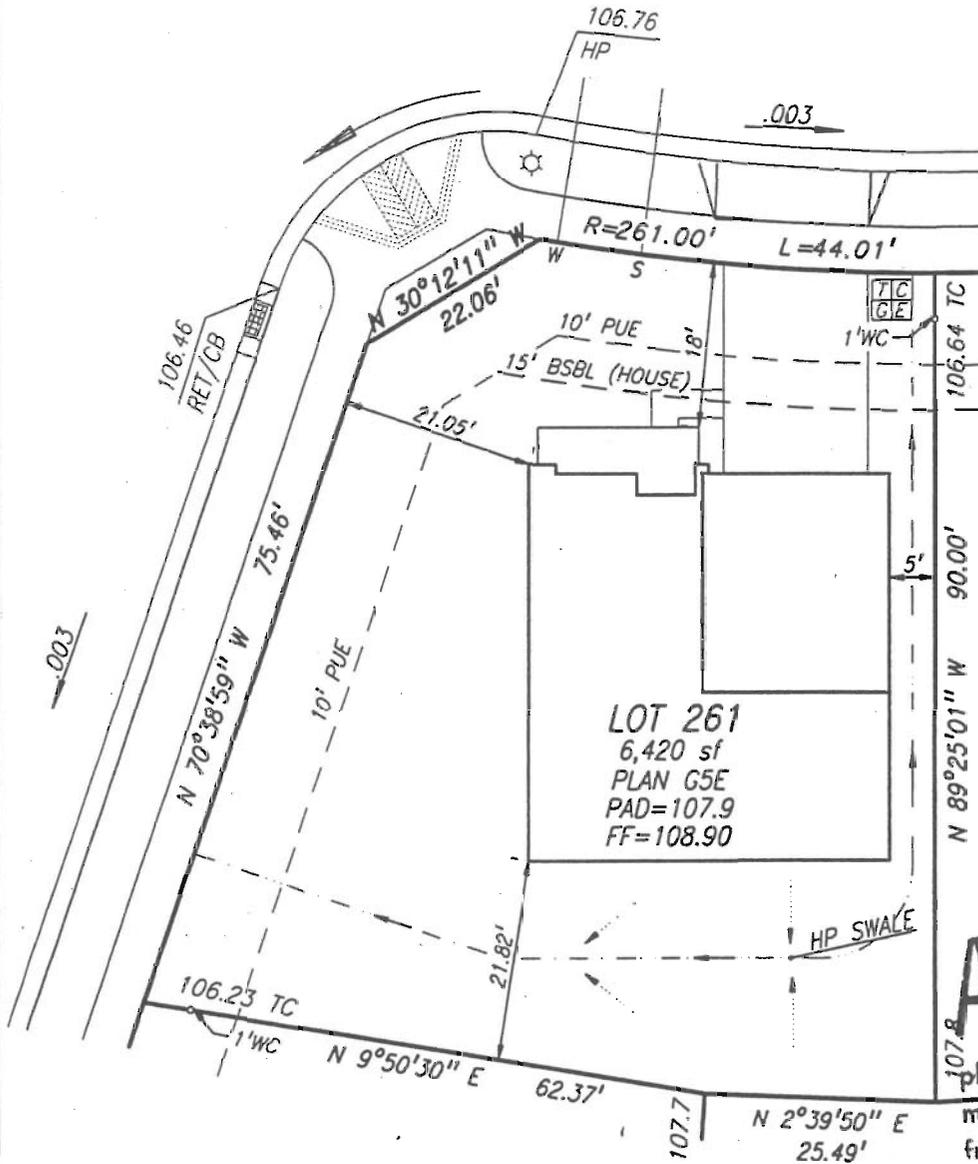
8. Authorization of a Conditional Use Permit granted pursuant to the provisions of Section 9-3.2322 of the Los Banos Municipal Code shall run with the land and shall continue to be valid upon change of ownership of the site or structure which was the subject of the use permit application provided the use shall be limited to all provisions of the Municipal Code and all conditions placed on approval of the Conditional Use Permit are continually met.
9. If the use is discontinued for a period of six (6) months, this Conditional Use Permit shall lapse and become void.





LEGEND

	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
20' BSBL	20' GARAGE SETBACK
15' BSBL	15' HOUSE SETBACK
10' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN



APPROVED

plans and specifications shall not be changed, modified or altered without authorization from the Building Official. *Ad 2/21/06*

LOT 255
PAD=107.7

LOT 256
PAD=107.9

NOTES:

- 1) UTILITY LOCATIONS ARE BASED ON CURRENT PLANS AND ARE SUBJECT TO CHANGE THROUGHOUT THE CONSTRUCTION PROCESS.
- 2) ALL DRAINAGE SWALES AND FINISH GRADING SHALL CONFORM TO F.H.A. STANDARDS.
- 3) FENCE RETURNS VARY FROM HOUSE TO HOUSE. FENCES MUST BE ALIGNED WITH NEIGHBORING HOUSE.

SCALE 1" = 20'

A.P.N. X

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
 213 SOUTH SIERRA AVENUE • OAKDALE, CALIFORNIA • 95361
 (209) 845-9300 FAX:(209) 845-9305

THE MEADOWLANDS UNIT 3
PHASE 2 - LOT 261
 LOS BANOS, CALIFORNIA
 STREET ADDRESS: 2501 SOUTH FALLBROOK DRIVE

DRAWN BY: TM
 DATE: 02/02/2006 13:37
 FILE:
 K:\PLOTPLANS\PHASE 2\REL 35G.c



City of
Los Banos
At the Crossroads of California

COMMUNITY DEVELOPMENT DEPARTMENT

Date: January 10, 2014

Regarding: Notice of Public Hearing

Proposal: Use Permit #2014-01 – Home Occupation Business License

NOTICE IS HEREBY GIVEN THAT a Public Hearing will be held by the Los Banos Planning Commission to consider a Use Permit to allow the operation of a Home Occupation Business License with employees for Felipe Heredia, dba: Heredia Artificial Insemination Services. The subject property is located at 2501 S. Fallbrook Drive, more specifically described as Assessor's Parcel Number: 084-315-001.

A PUBLIC HEARING on this matter will be held at the next scheduled meeting of the Los Banos Planning Commission on Wednesday, January 22, 2014 at 7:00 p.m. in the Council Chambers of Los Banos City Hall located at 520 "J" Street. Questions regarding the above-referenced item may be directed to Stacy Souza Elms, Assistant Planner at City Hall or at (209) 827-7000, Ext. 133.

Persons wishing to provide oral comments on the proposed project may do so at this meeting or may provide written comments on this matter prior to the public meeting. Written comments may be sent by U.S. Mail or hand delivered to the City of Los Banos City Hall at 520 "J" Street, Los Banos, California 93635. Please be advised that should this matter, at some future date go to court, testimony shall be limited to only those issues raised at the public hearing or in written correspondence delivered to the City prior to, or at, the public hearing per Government Code Section 65009.

THE CITY OF LOS BANOS

Stacy Souza Elms
Assistant Planner



City of Los Banos

At the Crossroads of California

PLANNING COMMISSION STAFF REPORT

TO: CHAIRMAN SPADA AND COMMISSIONERS

FROM: STACY SOUZA ELMS, ASSISTANT PLANNER

FOR: PLANNING COMMISSION MEETING OF JANUARY 22, 2014

SUBJECT: CONDITIONAL USE PERMIT #2014-02 – MCDONALDS

RECOMMENDATION:

That the Planning Commission adopt Resolution No. 2014-05 approving Conditional Use Permit #2014-02 to allow an increase in maximum display area for one free standing sign for McDonalds Restaurant located at 1550 W. Pacheco Blvd.

PROJECT BACKGROUND/ DESCRIPTION:

The Los Banos Planning Commission on June 12, 2013 approved Conditional Use Permit #2013-08 for an increase in maximum height and display area for three freestanding signs for AM/PM-Arco & McDonalds located at 1550 W. Pacheco Blvd. Conditional Use Permit #2013-08 allowed an increase from 20 feet to 30 feet maximum height and an increase in the display area from 50 square feet to 176 square feet of display area for the pole sign on Pacheco Blvd.; and increase from 50 square feet of display area to 136 square feet of display area for the monument sign on the northwest corner of Badger Flat Rd. and Pacheco Blvd.; and approved a pole sign on the driveway of Badger Flat Rd. with 60 square feet of display area. The third pole sign on the driveway of Badger Flat Rd. was not installed.

The current Conditional Use Permit application is requesting approval of an increase of the maximum display area of one freestanding sign located on the western end of the property next to the drive way off of Pacheco Blvd. for bus parking from the previously approved 176 square feet of display area to 196 square feet of display area. According to the applicant, McDonalds has experienced a decrease in sales at their new location as tour buses are not aware that there is bus parking provided on Badger Flat Road. The applicant is requesting an increase of 20 square feet of maximum display area for the

previously approved sign to notify bus drivers of the bus parking so that they can prepare to stop at the location at least 200 feet in advance of the project site.

No other signage will be changed.

LOCATION:

The project site is located at 1550 W. Pacheco Blvd., more specifically identified as Assessor's Parcel Number: 081-140-039.



EXISTING LAND USE:

<u>Property</u>	<u>Land Use</u>	<u>Zone</u>	<u>General Plan</u>
Subject Site	Commercial	H-C	Commercial
North	Commercial	H-C	Commercial
South	Commercial	H-C	Commercial
East	Agriculture	H-C	Commercial
West	Vacant	County	Commercial

H-C = Highway Commercial

ENVIRONMENTAL ASSESSMENT:

Pursuant to the California Environmental Quality Act (CEQA) and the City of Los Banos Environmental Quality Guidelines, it has been determined that this project is categorically exempt from the provisions of CEQA – Article 19, Section 15301-existing facilities.

ANALYSIS:

Use Permit Code Requirements

Article 28 Section 9-3.2814(b)(2) and (3) of the Los Banos Municipal Code provides that one free standing or monument sign with a maximum of fifty (50) square feet of display area shall be allowed on each street frontage of more than fifty (50'). Where a street frontage is greater than two hundred (200) lineal feet, one freestanding or monument sign with a maximum of fifty (50) square feet of display area shall be allowed for each full two hundred (200) lineal feet of street frontage.

The project site was approved for a height increase for the freestanding sign along the driveway on Pacheco Boulevard from 20 feet to 30 feet maximum height and a display area of 176 square feet of display area. The sign on the northwest corner of Badger Flat Road and Pacheco Boulevard was approved with a height of 8 feet and display area of and 136 square feet of display area. A third sign consisting of 20 feet tall and 60 square feet of display area was also approved but never built.

The applicant is currently proposing to add a 20 square foot sign to the freestanding sign located next to the driveway on Pacheco Boulevard. This requested proposal would increase the total display area of this sign to 196 square feet and is needed to notify tour bus drivers that there is bus parking available.

The purpose of the sign regulations is to provide minimum standards for signage (not to include murals) to safeguard life, health, property, and the public welfare in keeping with the character of the City by regulating and controlling the size, height, structural design, quality of materials, construction, location, electrification, and maintenance of all signs and sign structures and to accomplish the following results:

- a) To protect and enhance the character of residential neighborhoods and property values by prohibiting obtrusive and incompatible signs; and
- b) To promote and maintain healthy commercial centers and property values, to effectively communicate the nature of goods and services, and to avoid wasteful, ugly, and unsightly competition in signs; and
- c) To provide a reasonable and comprehensive system of control of signs; and
- d) To encourage signs which are well designed and pleasing in appearance and to provide incentive and latitude for variety, good design relationship, spacing, and location; and
- e) To encourage a desirable urban character which has a minimum of overhead clutter; and
- f) To attract and direct persons to various activities and enterprises in order to provide for the maximum public convenience; and

- g) To enhance the economic value of the community, and each area of it, through the regulation of the size, location, design, and illumination of signs.

Staff has evaluated the proposed increase in display area against the purpose and intent of the sign regulations as stated above. Staff has evaluated the proposal for General Plan consistency and consistency with the Los Banos Municipal Code as well as potential impacts to compatibility of the surrounding area and the health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood.

Staff believes the request to be consistent with the General Plan and as conditioned is consistent with the Los Banos Municipal Code and the stated intent of the Sign Ordinance. In this particular case the increase display area as requested is not anticipated to adversely affect the surrounding neighborhood or the health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood.

PUBLIC COMMENT:

A public hearing notice was published in the Los Banos Enterprise and notices were provided to adjacent property owners within 300 foot radius of the subject property on January 10, 2014. As of the date of this staff report no comments have been received.

RECOMMENDATION:

That the Planning Commission adopt Resolution No. 2014-05 approving Conditional Use Permit #2014-02 to allow an increase in maximum display area for one free standing sign for McDonalds located at 1550 W. Pacheco Blvd.

ATTACHMENTS:

1. Resolution No. 2014-05
Exhibit A CEQA Findings
Exhibit B Project Findings
Exhibit C Conditions of Approval
2. Proposed Signage
3. Public Hearing Notice – January 10, 2014

RESOLUTION No. 2014-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS BANOS APPROVING CONDITIONAL USE PERMIT 2014-02 TO ALLOW AN INCREASE IN MAXIMUM SIGN DISPLAY AREA FOR ONE FREESTANDING SIGN NEXT TO THE DRIVEWAY ALONG PACHECO BLVD. FOR MCDONALDS LOCATED AT 1550 W. PACHECO BLVD.

WHEREAS, the applicant has requested that the Planning Commission consider an allowance in additional sign display area for one freestanding sign next to the driveway on Pacheco Blvd. for McDonalds located at 1550 W. Pacheco Blvd.; further identified as Assessor's Parcel Number: 081-140-039; and

WHEREAS, the Los Banos Municipal Code Section 9-3.2822 requires that a request for variations of the sign standards to be through a Conditional Use Permit; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) and the City of Los Banos Environmental Quality Guidelines, the project has been determine to be categorically exempt from the provisions of CEQA per Article 19, Section 15301 – Existing Facilities; and

WHEREAS, a public hearing notice was advertised in the Los Banos Enterprise on January 10, 2014 and notices were mailed to property owners within a 300 foot radius of the project site as required by the Los Banos Municipal Code and Government Code Section 65091; and

WHEREAS, the Los Banos Planning Commission has held a public hearing, reviewed said Conditional Use Permit request and staff report, has studied the compatibility of the applicant's request with adjacent land uses and has considered this request in accordance with the Los Banos Municipal Code;

BASED UPON THE EVIDENCE PRESENTED AT THE PUBLIC HEARING, the Planning Commission of the City of Los Banos hereby makes the appropriate findings set forth in Exhibit A (California Environmental Quality Act (CEQA) Findings), and Exhibit B (Findings for Approval), attached hereto and incorporated herein by this reference.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Los Banos does hereby approve Conditional Use Permit #2014-02 to permit an increase in maximum display area for one freestanding sign next to the

driveway on Pacheco Blvd. for McDonalds located at 1550 W. Pacheco Blvd., further identified as Assessor's Parcel Number: 081-140-039, subject to the Conditions of Approval set forth in Exhibit C, attached hereto and incorporated herein by this reference.

The foregoing resolution was introduced at a regular meeting of the Planning Commission of the City of Los Banos held on the 22nd day of January 2014 by Planning Commissioner_____ who moved its adoption, which motion was duly seconded by Planning Commissioner_____, and the Resolution adopted by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

Tom Spada, Planning Commission Chairman

ATTEST:

Stacy Souza Elms, Assistant Planner

EXHIBIT A

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS FOR CONDITIONAL USE PERMIT #2014-02 – MCDONALDS

Pursuant to the requirements of California Public Resources Code Section 21000 et seq. (CEQA) and Title 14, California Code of Regulations 15000 et seq. (the CEQA Guidelines), the City of Los Banos as Lead Agency under CEQA adopts the following findings required by CEQA, along with the facts and evidence upon which each finding is based.

The City of Los Banos Planning Commission hereby finds as follows:

1. Pursuant to CEQA, the CEQA Guidelines, and the City of Los Banos Environmental Quality Guidelines, Conditional Use Permit #2014-02 was evaluated within the context of those guidelines and found to be categorically exempt from the provisions of CEQA – Article 19, Section 15301.
2. Conditional Use Permit #2014-02 was adequately noticed and circulated for public review and public comment on January 10, 2014 for consideration at a public meeting on January 10, 2014.
3. No further documentation is required as the Conditional Use Permit was contemplated and adequately analyzed in the initial review.
4. The proposal is consistent with the Los Banos General Plan as it meets the use specified within.
5. The proposal is consistent with the Los Banos Zoning Ordinance as it meets the use requirements specified within.

EXHIBIT B

PROJECT FINDINGS OF APPROVAL FOR CONDITIONAL USE PERMIT #2014-02 – MCDONALDS

The City of Los Banos Planning Commission hereby finds as follows:

1. The Los Banos General Plan was adopted by the City on July 15, 2009 and the project was prepared pursuant to the goals and policies of the General Plan;
2. The requested variation from the sign standards as conditioned will not be a nuisance or detrimental to the public health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhoods of such proposed use.
3. The requested variation from the sign standards as conditioned is compatible with the adjacent uses, properties, and neighborhoods, and will not be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the City in that the operational characteristics of the facility will not be changed due to the requested Conditional Use Permit.

EXHIBIT C

CONDITIONS OF APPROVAL FOR USE PERMIT #2014-02 – MCDONALDS

Planning:

1. The Conditional Use Permit is for McDonalds located at 1550 W. Pacheco Blvd., more specifically identified as Assessor's Parcel Number: 081-140-039. If the requested use is not commenced within one (1) year from date of approval by the Los Banos Planning Commission this Conditional Use Permit shall lapse and become void. The City for cause may revoke this Conditional Use Permit.
2. Subject to and in addition to these Conditions of Approval, Conditional Use Permit #2014-02 shall substantially conform to the approved Conditional Use Permit including but not limited to the application on file with the Community Development Department, staff report and signage plan.
3. Any variation from the approved signage plan shall require prior approval by the Planning Commission.
4. The developer/applicant shall comply with all other requirements, laws and policies of other governmental agencies in the conduct and operation of said business.
5. All signs shall comply with the requirements of the Public Utilities Commission of the State, the Uniform Sign Code as adopted by the City, the regulations of the Building Department of the City and all other relevant Federal, California State, and local laws and regulations.
6. All signs shall be constructed of permanent materials and shall be planned and constructed in accordance with State Building Code requirements and be permanently affixed to the ground in accordance with the Los Banos Municipal Code.
7. All signs shall be maintained in a good structural condition in compliance with all building and electrical codes, and in conformance with the Los Banos Municipal Code, at all times.
8. All signs shall be designed in a neat and orderly manner, and all signs, including supporting structures, shall be kept in a presentable condition at all times. All painted signs and all supporting structures of signs shall be repaired to keep them in good condition whenever such action is requested in writing by the Building Official or Community Development Director.

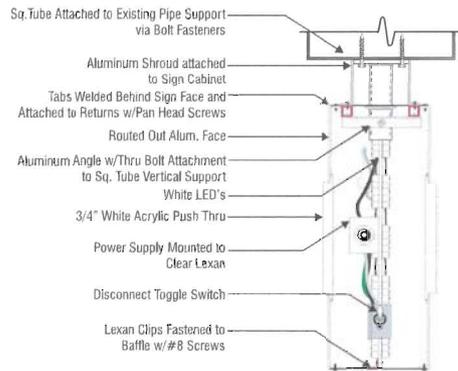
9. Lighting for illuminated signs shall be so arranged that it does not create a hazardous glare for pedestrians or vehicles either in a public street or on any private premises. No artificial light of whatever type or nature used in conjunction with, or for the purpose of lighting, any sign shall be so located or constructed, nor any substance or material capable of reflecting light on or into any adjoining or nearby lot, structure, or public right-of-way. Where spotlights or floodlights are used to illuminate a sign, the reflector shall be provided with proper shields or glass lenses concentrating the illumination upon the area of the sign so as to prevent flare upon the street or adjacent property
10. The Conditional Use Permit is specifically limited to increase the display area of one (1) freestanding sign located next to the driveway on Pacheco Blvd for "Bus Parking" at 1550 W. Pacheco Blvd as depicted (size, shape, color, materials) in the application furnished by the applicant to be placed in the locations depicted on the site plan on file with the Community Development Department and incorporated herein by this reference.
11. The developer/applicant agrees to indemnify, hold harmless, and defend the City of Los Banos, its officers, agents and employees from any and all liability or claims that may be brought against the City of Los Banos arising out of its approval of this permit, or the environmental determination rendered in connection with the permit approval, or arising out of the operation of the use or uses allowed under the permit, save and except that caused solely by the City's active negligence.



A NEW D/F ILLUMINATED SUSPENDED CABINET
 Quantity: One (1) Sign Required Scale: 3/8" = 1'-0"

SPECIFICATIONS:

- FACES:** .080" ROUTED ALUMINUM PAINTED McDONALD'S RED ROUTED OUT FOR PUSH THRU COPY
- COPY:** 3/4" THICK WHITE ACRYLIC PUSH-THRU
- ILLUMINATION:** WHITE LED'S MOUNTED TO CLEAR LEXAN BAFFLE
- CABINET:** .080" ALUMINUM W/.063: BRAKE-FORMED ALUMINUM PAINTED RED
- SHROUD:** ALUMINUM PAINTED TO MATCH EXISTING PIPE SUPPORT



1 SECTION DETAIL
 SCALE: N.T.S.



2 PROPOSED NEW SIGN CABINET FOR EXISTING SIGN
 SCALE: 3/16" = 1'-0"

superior
 electrical advertising
 1700 West Anaheim Street
 Long Beach, California
 90813-1195
 Phone: 562.495.3808
 Facsimile: 562.435.1867
 www.superiorsigns.com

Project:
 McDonald's #36285

Address:
 1550 W. Pacheco Blvd.,
 Los Banos, CA

Account Manager:
 Dave Coberly
 Designer:
 L. Ramirez 3.50
 Scale: AS NOTED
 Design No.: 13-12-7364-00
 Date: 12.17.00
 Reg. No.:
 Revisions:
 R

APPROVALS	
FOR JOB CHECK	DATE
Acct. Mgr.	
FOR CONSTRUCTION	DATE
Acct. Mgr.	
FOR INSTALL ONLY	DATE
Acct. Mgr.	
Page: 01	Of: 01

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City of
Los Banos
At the Crossroads of California

COMMUNITY DEVELOPMENT DEPARTMENT

Date: January 10, 2014

Regarding: Notice of Public Hearing

Proposal: Use Permit #2014-02 – McDonalds Signage

NOTICE IS HEREBY GIVEN THAT a Public Hearing will be held by the Los Banos Planning Commission to consider a Use Permit for an increase in maximum display area for one free standing sign for McDonalds. The requested Use Permit is located at 1550 W. Pacheco Blvd., more specifically described as Assessor's Parcel Number: 081-140-039.

A PUBLIC HEARING on this matter will be held at the next scheduled meeting of the Planning Commission on Wednesday, January 22, 2014 at 7:00 p.m. in the Council Chambers of Los Banos City Hall located at 520 "J" Street. Questions regarding the above-referenced item may be directed to Stacy Souza Elms, Assistant Planner at City Hall or at (209) 827-7000, Ext. 133.

Persons wishing to provide oral comments on the proposed project may do so at this meeting or may provide written comments on this matter prior to the public meeting. Written comments may be sent by U.S. Mail or hand delivered to the City of Los Banos City Hall at 520 "J" Street, Los Banos, California 93635. Please be advised that should this matter, at some future date go to court, testimony shall be limited to only those issues raised at the public hearing or in written correspondence delivered to the City prior to, or at, the public hearing per Government Code Section 65009.

THE CITY OF LOS BANOS

Stacy Souza Elms
Assistant Planner