



City of Los Banos

At the Crossroads of California

www.losbanos.org

AGENDA

PLANNING COMMISSION

CITY HALL COUNCIL CHAMBERS
520 J Street
Los Banos, California

MARCH 26, 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.
* * * * *

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 FEBRUARY 26, 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 #2014-04 for the Replacement of an Existing Billboard Located Approximately 1,900 Feet West of Badger Flat Road and South of West Pacheco Boulevard, More Specifically Identified as Assessor’s Parcel Number: 430-010-003.

1) Planning Commission Resolution No. 2014-08 – Approving Conditional Use Permit #2014-04 to Replace an Existing Billboard with a Digital Billboard and Allow an Increase in Maximum Sign Display Area and Height of the Replacement Billboard Located Approximately 1,900 Feet West of Badger Flat Road and South of West Pacheco Blvd., More Specifically Identified as Assessor’s Parcel Number: 430-010-003.

Recommendation: Receive staff report, open the public hearing, receive public comment, close the public hearing and adopt Planning Commission Resolution No. 2014-08 as submitted.

B. Public Hearing – To Consider Conditional Use Permit #2014-05 for the Allowance of a New Digital Billboard Located Approximately 1,400 Feet West of Badger Flat Road and South of West Pacheco Boulevard, More Specifically Identified as Assessor’s Parcel Number: 430-010-040.

1) Planning Commission Resolution No. 2014-09 – Approving Conditional Use Permit #2014-05 for the Allowance of One Digital Billboard with an Increase in Maximum Sign Display Area and Height Located Approximately 1,400 Feet West of Badger Flat Road and South of West Pacheco Blvd., More Specifically Identified as Assessor’s Parcel Number: 430-010-040.

Recommendation: Receive staff report, open the public hearing, receive public comment, close the public hearing and adopt Planning Commission Resolution No. 2014-09 as submitted.

- C. Public Hearing – To Consider a Proposed Ordinance for Design and Site Development Review to Establish a Process by Which Certain Types of Development Projects and Structures shall be Subject to a Comprehensive Discretionary Review Approval Process. **(To be continued to April 9, 2014)**

Recommendation: Open the public hearing, receive public comment, and continue to the April 9, 2014 Planning Commission meeting.

8. COMMUNITY DEVELOPMENT DEPARTMENT REPORT.
9. COMMISSIONER REPORTS.
- A. Baker
 - B. Cates
 - C. Faktorovich
 - D. Hammond
 - E. Mello
 - F. Spada
 - G. Toscano
10. ADJOURNMENT.

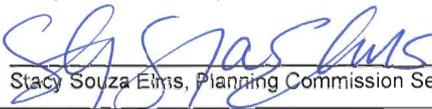
APPEAL RIGHTS AND FILING PROCEDURES

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 9-3.2326)

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 Eims, Planning Commission Secretary

Dated this 21st day of March 2014

**CITY OF LOS BANOS
PLANNING COMMISSION MEETING MINUTES
FEBRUARY 26, 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: Chair Spada called the Planning Commission Meeting to order at the hour of 7:00 p.m.

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

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.

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

CONSIDERATION OF APPROVAL OF AGENDA: Motion by Baker, seconded by Mello to approve the agenda 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 JANUARY 22, 2014: Motion by Toscano, seconded by Cates 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. No one came forward to speak and the public forum was closed.

PUBLIC HEARING – TO CONSIDER CONDITIONAL USE PERMIT #2014-03 – FOR THE USE OF A VEHICLE TOWING BUSINESS AND TIRE SHOP IN THE GENERAL INDUSTRIAL (I) ZONING DISTRICT LOCATED AT 150 W. G STREET, SUITES H & I, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR’S PARCEL NUMBER: 081-110-013. Assistant Planner Elms presented the staff report noting the Suites would actually be “G” & “H” as Suite “I” is currently occupied by another tenant.

Commissioner Mello stated he was out at the site a couple of days ago and it looked like business was being conducted, does not have a problem with this business, does not have a problem with business being conducted prior to being approved.

Bill Wyrick, property owner of 150 West G Street, stated Suite "I" is the one currently doing business and believes this is what Commissioner Mello observed, explained that Suite "H" was occupied by a towing company for approximately four years and the tenant was recently unable to continue to lease the space.

Commissioner Baker stated he drove by the site this evening and there were a lot of cars parked in the area, feels the fence is very unattractive and wonders if anything can be done to block the view of the vehicles, also feels business is being conducted now.

Mr. Wyrick stated there are currently three separate mechanic shops and the vehicles Commissioner Baker saw are overflow from those mechanic shops, spoke about how he has tried to work with the mechanic shops to get vehicle owners to pick up their vehicles as soon as possible.

City Attorney Vaughn stated if the Conditional Use Permit is approved the Planning Commission will have jurisdiction over what vehicles are parking in front of the tenant's Suite, the City can check into blight issues or nuisance and any issues can be referred to Code Enforcement, the businesses have a right to operate at that location because they were grandfathered in but they cannot operate in such a way as to become a nuisance, the Commission should keep in mind that the businesses are located in an industrial area so they will not look like businesses located on Pacheco Boulevard, if there are too many vehicles stacked in too little of a space the City can deal with that through Code Enforcement, other nuisances do not excuse other nuisances, most likely there are different degrees as to how the various businesses are stacking their vehicles in the yards.

Mr. Wyrick stated any mechanic shop that he aware of in town will have multiple vehicles outside that are waiting for parts and this facility is not the only one that has that existing condition.

Commissioner Mello stated he agrees with Commissioner Baker with regards to the fence being more aesthetic.

Commissioner Toscano stated in an industrial area you will see cyclone fences, it is not an area where things are meant to look pretty.

Chair Spada stated he feels that even though the area is zoned industrial the tenants still have an obligation to be a good neighbor and not a nuisance.

Commissioner Faktorovich stated he doesn't feel the Commission should not be imposing things on a business because they want it to look pretty.

Assistant Planner Elms stated the Planning Commission may impose conditions if they wish but feels a slat fence may become a magnet for graffiti.

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

Motion by Hammond, seconded by Toscano to adopt Planning Commission Resolution No. 2014-06 – Approving Conditional Use Permit #2014-03 for Fernandez Towing and Tire Shop Located at 150 W. G Street, Suites G and H, More Specifically Identified as Assessor's Parcel Number: 081-110-013. The motion carried by the affirmative action of all Planning Commission Members present.

PUBLIC HEARING – TO CONSIDER CONDITIONAL MITIGATED NEGATIVE DECLARATION (SCH#2014011068) AND APPROVING TENTATIVE TRACT MAP #2013-01 FOR THE SUBDIVISION OF APPROXIMATELY 11.4 ACRES INTO FIFTY-SEVEN (57) SINGLE-FAMILY RESIDENTIAL LOTS LOCATED AT THE NORTHEAST CORNER OF WILLMOTT AVENUE AND NORTH STREET, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER: 082-050-066. Assistant Planner Elms requested the Commission continue the public hearing due to the City receiving a comment letter from the Los Banos Unified School District, in order to sufficiently respond to the letter staff will need time to review and re-circulate then bring the item back for consideration on April 23, 2014.

Motion by Hammond, seconded by Faktorovich to continue the public hearing to April 23, 2014. The motion carried by the affirmative action of all Planning Commission Members present.

PRESENTATION AND TRAINING REGARDING CONFLICTS OF INTEREST. City Attorney Vaughn presented a PowerPoint.

COMMUNITY DEVELOPMENT DEPARTMENT REPORT. Assistant Planner Elms stated there is a workshop scheduled for May 16, 2014 in Visalia put on by the Central California Association of Planners, this will be good for Commissioners to attend and the City will cover the \$15 admission to attend as well as transportation.

PLANNING COMMISSION MEMBER REPORTS.

BAKER: No report.

CATES: No report.

FAKTOROVICH: Announced that St. John's Lutheran Church will host a candidate forum on March 6, 2014 where all five candidates running for Merced County Sheriff will be in attendance, the public will be able to ask questions, the forum is sponsored by the local Chamber of Commerce and the Tea Party, hopes to see everyone there.

HAMMOND: No report.

MELLO: No report.

SPADA: Inquired as to the status of the Lowe's building. Assistant Planner Elms stated there are still no tenants; on March 12th and 13th, 2014 City staff will attend the ICSC (International Council of Shopping Centers) and will attempt to plug the local shopping centers to bring in new businesses.

TOSCANO: No report.

ADJOURNMENT. The meeting was adjourned at the hour of 8:43 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 II

FOR: PLANNING COMMISSION MEETING OF MARCH 26, 2014

SUBJECT: 1. CONDITIONAL USE PERMIT #2014-04 – REPLACEMENT OF EXISTING BILLBOARD
2. CONDITIONAL USE PERMIT #2014-05 – NEW DIGITAL BILLBOARD

RECOMMENDATION:

1. That the Planning Commission adopt Resolution No. 2014-08 approving Conditional Use Permit #2014-04 for the replacement of an existing billboard located approximately 1,900 feet west of Badger Flat Road and south of West Pacheco Blvd., more specifically identified as Assessor's Parcel Number: 430-010-003.
2. That the Planning Commission adopt Resolution No. 2014-09 approving Conditional Use Permit #2014-05 for the allowance of a new digital billboard located approximately 1,400 feet west of Badger Flat Road and south of West Pacheco Blvd., more specifically identified as Assessor's Parcel Number: 430-010-040.

PROJECT DESCRIPTION:

The application for Conditional Use Permit #2014-04 is a request to replace one existing billboard sign located at the western entrance of the City of Los Banos approximately 1,900 feet west of Badger Flat Road and south of West Pacheco Blvd. The current non-digital billboard is 12'x24' (288 square feet) and 24 feet tall. The existing billboard has been at this location since 1997 and is static with a display that gets changed periodically.

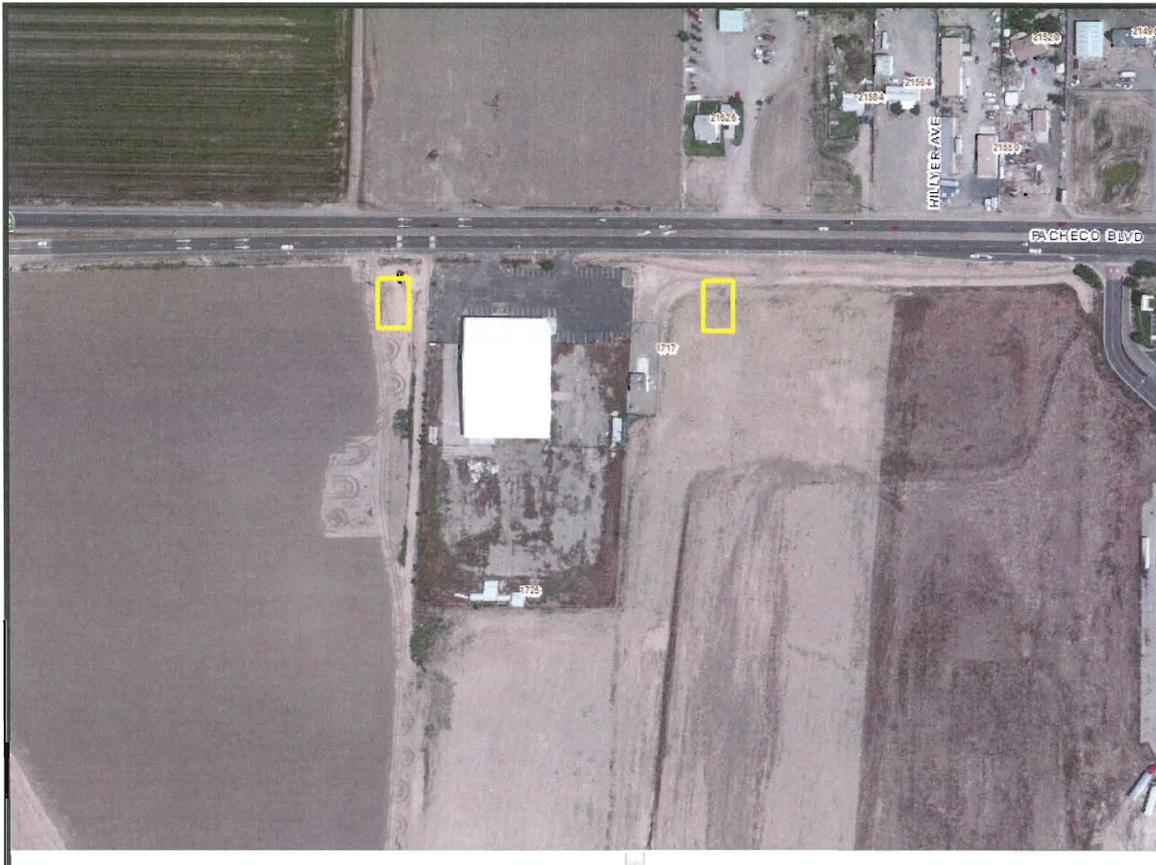
The applicant is requesting to replace the existing billboard with a new digital billboard for a more modern use of advertisement. The dimensions of the proposed billboard are 14'x48' (672 square feet) with a height of 35 feet and would consist of high resolution LEDs. The electronic software will allow for easy

creation and management of content on the billboard 24 hours a day. The digital display will be double sided facing both east and west on Pacheco Blvd.

The application for Conditional Use Permit #2014-05 is a request to erect a new digital billboard approximately 1,400 feet west of Badger Flat Road and south of West Pacheco Blvd. This proposed billboard is identical to the proposed digital billboard requested in Conditional Use Permit #2014-04 and will be located approximately 500' east of the proposed replacement billboard.

LOCATION:

The project site of Conditional Use Permit #2014-04 is located approximately 1,900 feet west of Badger Flat Road and south of West Pacheco Blvd., more specifically identified as Assessor's Parcel Number: 430-010-003. The project site of Conditional Use Permit #2014-05 is located approximately 1,400 feet west of Badger Flat Road and south of West Pacheco Blvd., more specifically identified as Assessor's Parcel Number: 430-010-040.



EXISTING LAND USE:

Property	Land Use	Zone	General Plan
Subject Site	Vacant/Billboard	H-C	Commercial
North	Vacant/Ag	County	Commercial
South	Vacant/Ag	H-C	Commercial
East	Vacant Commercial	H-C	Commercial
West	Vacant/Ag	H-C	Commercial

H-C = Highway Commercial

*It was discovered through the analysis of this proposal that the Zoning Map shows the subject properties as Neighborhood Commercial (C-N) which is inconsistent with the history of the property and Zoning Map. Staff will be investigating the inconsistency.

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 15304-minor alterations to land.

ANALYSIS:

The applicant is proposing two standard 14'x48' digital bulletin billboards 500 feet apart. The Outdoor Advertising Association of America (OAAA) states that standard bulletin billboards are typically located on major roads with the most common size being 14'x48'. Bulletin displays are typically used for highways or roads with 4 or more lanes. The existing billboards within the City limits are mostly "posters" which are generally 12'x24'. These are single sheet posters that are printed and mounted to the billboards. These displays are static and are not changed often and as a result are sun faded and worn out.

Within the City limit there are a total of 23 billboards which are mostly double sided. On the northern side of W. Pacheco Blvd., between W. I Street and Los Banos Creek, there are currently 6 double sided billboards. On the southern side of W. Pacheco Blvd., between W. I Street and the Los Banos Creek (same side as the proposed digital billboards), there are two existing billboards, one of which is the City's digital sign and the other is the double sided non-digital billboard which is proposing to be replaced. There are currently 6 double sided bulletin billboards (14'x48') located mostly on the eastern end of town which are the same size as what is being requested by the applicant. For perspective, the free standing sign at the Los Banos Creek Shopping Center (next to Taco Bell in front of Walmart) and the Stonecreek Plaza (front of Lowes) are both 50 feet tall. The recently approved Arco/McDonalds free standing sign is 30 feet tall.

In addition to the Conditional Use Permit from the City of Los Banos, the applicant will be required to obtain an Outdoor Advertising License and Permit for the operation of both digital billboards through the California Department of Transportation. Caltrans will license the use of the billboards pursuant to the Outdoor Advertising Act.

Use Permit Code Requirements

Section 9-3.2819(i) of the Los Banos Municipal Code provides the standard for billboard (nonappurtenant) signage. The maximum sign area shall be 300 square feet. The maximum height of display area shall not exceed 12 feet. The total maximum height shall not exceed 25 feet from the grade to the bottom of the sign and the minimum clearance underneath the sign shall be 12 feet. The sign displays shall not be permitted within 500 feet of a four corner intersection and a minimum distance between displays on the same side of the roadway shall be 500 feet.

Pursuant to Section 9-3.2822 of the Los Banos Municipal Code, requests for variations of the sign standards set forth in the Sign Ordinance shall be through use permits.

The applicant is requesting a variation from the size and dimensions of the sign standards as they are proposing to exceed the maximum sign display area by 372 square feet, exceed the maximum height requirement by 2 feet, and exceed the total maximum sign height by 10 feet from grade. The applicant will be meeting the requirements of the sign standards as the signs will be located at least 500 feet from each other and will be located more than 500 feet from a four corner intersection. As previously discussed, the industry standard for bulletin billboards is 14'x48' for major roadways.

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 allowance of the digital billboards with an increase in size and dimensions 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.

The proposed billboards will be located on property which is zoned for commercial use and is anticipated to be surrounded by future commercial development. The nearest residential development is anticipated to be approximately a quarter mile north and south of the proposed billboards and as

such, the proposed uses will not affect the safety morals, comfort, and general welfare of 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 March 14, 2014. As of the date of this staff report no comments have been received.

RECOMMENDATION:

1. That the Planning Commission adopt Resolution No. 2014-08 approving Conditional Use Permit #2014-04 for the modification of an existing billboard located approximately 1,900 feet west of Badger Flat Road and north of West Pacheco Blvd., more specifically identified as Assessor's Parcel Number: 430-010-003.

2. That the Planning Commission adopt Resolution No. 2014-09 approving Conditional Use Permit #2014-05 for the modification of an existing billboard located approximately 1,400 feet west of Badger Flat Road and north of West Pacheco Blvd., more specifically identified as Assessor's Parcel Number: 430-010-040.

ATTACHMENTS:

1. Resolution No. 2014-08
 - Exhibit A CEQA Findings
 - Exhibit B Project Findings
 - Exhibit C Conditions of Approval
2. Resolution No. 2014-09
 - Exhibit A CEQA Findings
 - Exhibit B Project Findings
 - Exhibit C Conditions of Approval
3. Proposed Signage
4. Photos of Existing Billboards
5. Public Hearing Notice – March 14, 2014

RESOLUTION No. 2014-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS BANOS APPROVING CONDITIONAL USE PERMIT 2014-04 TO REPLACE AN EXISTING BILLBOARD WITH A DIGITAL BILLBOARD AND ALLOW AN INCREASE IN MAXIMUM SIGN DISPLAY AREA AND HEIGHT OF THE REPLACEMENT BILLBOARD LOCATED APPROXIMATELY 1,900 FEET WEST OF BADGER FLAT ROAD AND SOUTH OF WEST PACHECO BLVD., MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER: 430-010-003.

WHEREAS, the applicant has requested that the Planning Commission consider approving the replacement of one existing billboard sign with a digital billboard and allow an increase in the display area and height of the replacement billboard located approximately 1,900 feet west of Badger Flat Road and south of West Pacheco Blvd.; further identified as Assessor's Parcel Number: 430-010-003; and

WHEREAS, the Los Banos Municipal Code Section 9-3.2819 and Section 9-3.2822 requires that all modifications of billboards and requests 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 15304 – Minor Land Alterations; and

WHEREAS, a public hearing notice was advertised in the Los Banos Enterprise on March 14, 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 #2014-04 to replace an existing billboard with a digital billboard and allow an increase in the maximum display area and height of the replacement billboard located approximately 1,900 feet west of Badger Flat Road and north of West Pacheco Blvd., further identified as Assessor's Parcel Number: 430-010-003, 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 26th day of March 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:

Sandra Benetti, Planning Technician

EXHIBIT A

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS FOR CONDITIONAL USE PERMIT #2014-04 – REPLACEMENT OF EXISTING BILLBOARD

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 #2014-04 was evaluated within the context of those guidelines and found to be categorically exempt from the provisions of CEQA – Article 19, Section 15304.
2. Conditional Use Permit #2014-04 was adequately noticed and circulated for public review and public comment on March 14, 2014 for consideration at a public meeting on March 26, 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 #2014-04 – REPLACEMENT OF EXISTING BILLBOARD

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 replacement of the existing billboard will not change the surrounding use of properties. Future commercial development is designated for the adjacent areas by the General Plan and the Zoning Map and the use of the digital billboard will be compatible with future commercial uses. The City currently has similar sized billboards located adjacent to commercial uses which operate harmoniously with adjacent uses, properties, and neighborhoods and are not detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the City.

EXHIBIT C

CONDITIONS OF APPROVAL FOR USE PERMIT #2014-04 – REPLACEMENT OF EXISTING BILLBOARD

Planning:

1. The Conditional Use Permit is for the replacement of one existing non-digital billboard with a 14'x48' digital billboard located approximately 1,900 feet west of Badger Flat Road and south of West Pacheco Blvd., more specifically identified as Assessor's Parcel Number: 430-010-003. 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 #2014-04 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 use.
5. The developer/applicant shall obtain any necessary Outdoor Advertising Display Permits and Licenses from Caltrans prior to erecting a
6. All contractors and subcontractors shall obtain a City of Los Banos Business License, prior to start of work on the project. All work performed on the project shall comply with the requirements of the California Business and Professions Code.
7. The developer/applicant shall obtain any necessary encroachment permits from Caltrans or other jurisdictions prior to performing any work within that jurisdiction's right-of-way.
8. 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.

9. 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.
10. 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.
11. 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 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.
12. Lighting for the digital sign 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.
13. The Conditional Use Permit is specifically limited for the modification of one existing billboard into a 14'x48' digital billboard and to increase the display area and height of the billboard located approximately 1,900 feet west of Badger Flat Road and north of West 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.
14. The minimum distance between any other billboards on the same side of the roadway shall be 500 feet.
15. No sign display shall be permitted within 100 feet of a property division line or building.
16. The digital billboard shall be supported by a single pole structure.
17. V-type and side-by-side displays shall be prohibited.

18. Banners, balloons, flags, pennants, pinwheels, and similar attention getting devices shall be prohibited.
19. No moving parts or animation shall be permitted.
20. The identity of the owners of the digital billboard shall be posted on the sign.
21. The digital billboard shall be erected and maintained in accordance with the provisions of the Los Banos Sign Ordinance and all conditions of approval for Conditional Use Permit #2014-04. Failure to abide by such provisions will result in the revocation of the Conditional Use Permit and the removal of the sign.
22. 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.

RESOLUTION No. 2014-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS BANOS APPROVING CONDITIONAL USE PERMIT 2014-05 FOR THE ALLOWANCE OF ONE DIGITAL BILLBOARD WITH AN INCREASE IN MAXIMUM SIGN DISPLAY AREA AND HEIGHT LOCATED APPROXIMATELY 1,400 FEET WEST OF BADGER FLAT ROAD AND SOUTH OF WEST PACHECO BLVD., MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER: 430-010-040.

WHEREAS, the applicant has requested that the Planning Commission consider approving the use of one digital billboard sign with an increase in maximum display area and height located approximately 1,400 feet west of Badger Flat Road and south of West Pacheco Blvd.; further identified as Assessor's Parcel Number: 430-010-040; and

WHEREAS, the Los Banos Municipal Code Section 9-3.2819 and Section 9-3.2822 requires that all erection of billboards and requests 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 15304 – Minor Land Alterations; and

WHEREAS, a public hearing notice was advertised in the Los Banos Enterprise on March 14, 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 #2014-05 for the allowance of one digital billboard with an increase in maximum display area and height located approximately 1,400 feet west of Badger Flat Road and south of West Pacheco Blvd., further identified as Assessor's Parcel Number: 430-010-040, 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 26th day of March 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:

Sandra Benetti, Planning Technician

EXHIBIT A

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS FOR CONDITIONAL USE PERMIT #2014-05 – NEW DIGITAL BILLBOARD

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 #2014-04 was evaluated within the context of those guidelines and found to be categorically exempt from the provisions of CEQA – Article 19, Section 15304.
2. Conditional Use Permit #2014-05 was adequately noticed and circulated for public review and public comment on March 14, 2014 for consideration at a public meeting on March 26, 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 #2014-05 – NEW DIGITAL BILLBOARD

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 replacement of the existing billboard will not change the surrounding use of properties. Future commercial development is designated for the adjacent areas by the General Plan and the Zoning Map and the use of the digital billboard will be compatible with future commercial uses. The City currently has similar sized billboards located adjacent to commercial uses which operate harmoniously with adjacent uses, properties, and neighborhoods and are not detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the City.

EXHIBIT C

CONDITIONS OF APPROVAL FOR USE PERMIT #2014-05 – NEW DIGITAL BILLBOARD

Planning:

1. The Conditional Use Permit is for one 14'x48' digital billboard located approximately 1,400 feet west of Badger Flat Road and south of West Pacheco Blvd., more specifically identified as Assessor's Parcel Number: 430-010-040. 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 #2014-05 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 use.
5. The developer/applicant shall obtain any necessary Outdoor Advertising Display Permits and Licenses from Caltrans prior to erecting any billboard.
6. All contractors and subcontractors shall obtain a City of Los Banos Business License, prior to start of work on the project. All work performed on the project shall comply with the requirements of the California Business and Professions Code.
7. The developer/applicant shall obtain any necessary encroachment permits from Caltrans or other jurisdictions prior to performing any work within that jurisdiction's right-of-way.
8. 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.
9. 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.

10. 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.
11. 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 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.
12. Lighting for the digital sign 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.
13. The Conditional Use Permit is specifically limited for the modification of one existing billboard into a 14'x48' digital billboard and to increase the display area and height of the billboard located approximately 1,400 feet west of Badger Flat Road and south of West 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.
14. The minimum distance between any other billboards on the same side of the roadway shall be 500 feet.
15. No sign display shall be permitted within 100 feet of a property division line or building.
16. The digital billboard shall be supported by a single pole structure.
17. V-type and side-by-side displays shall be prohibited.
18. Banners, balloons, flags, pennants, pinwheels, and similar attention getting devices shall be prohibited.

19. No moving parts or animation shall be permitted.
20. The identity of the owners of the digital billboard shall be posted on the sign.
21. The digital billboard shall be erected and maintained in accordance with the provisions of the Los Banos Sign Ordinance and all conditions of approval for Conditional Use Permit #2014-05. Failure to abide by such provisions will result in the revocation of the Conditional Use Permit and the removal of the sign.
22. 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.



Google earth

feet
meters



Existing Billboard

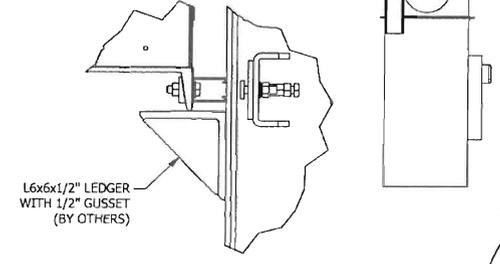
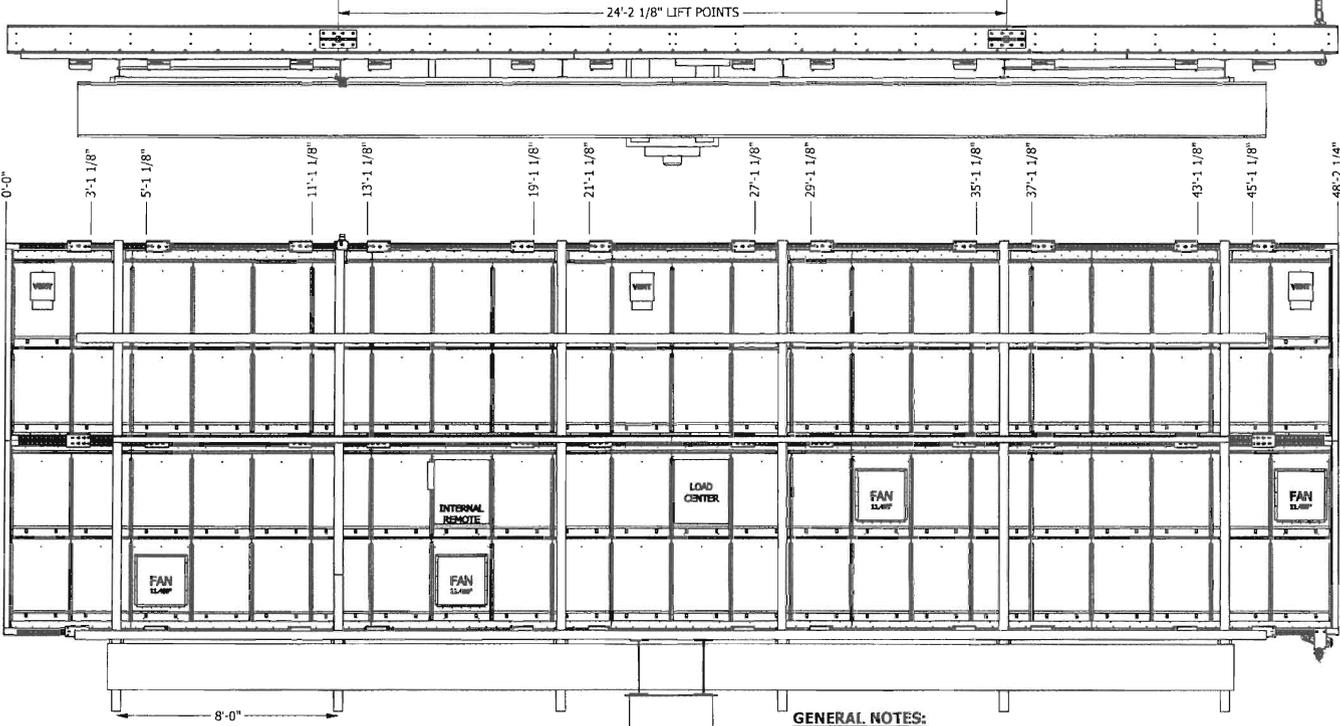
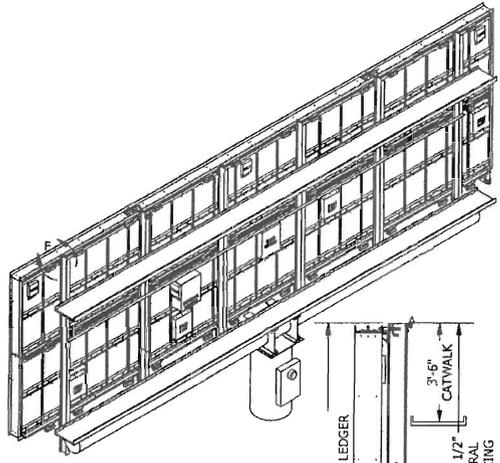


Google earth

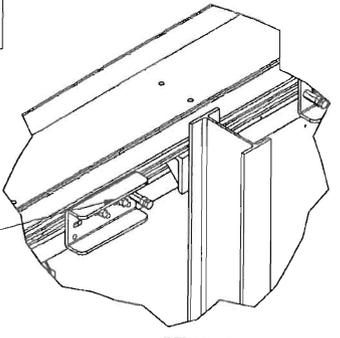


2nd Billboard to be approx 500' from existing billboard

REVISION HISTORY			
REV	DESCRIPTION	DATE	APPROVED
A	INITIAL REVIEW	8/12/2013	



DETAIL H
BOTTOM LEDGER OPTION



DETAIL F

INSTALLATION NOTES:
 REST DISPLAY ON LEDGER (PROVIDED BY OTHERS)
 REMOVE MOUNTING CLIPS FROM SHIPPING LOCATIONS
 AND REINSTALL TIGHT TO WEB OF WIDE FLANGE UPRIGHTS.
 TIGHTEN ALL HARDWARE.

MAIN POWER
(BY OTHERS)

GENERAL NOTES:

(1) FRONT SERVICE/ REAR ACCESS LED DISPLAY PROVIDED.
 APPROXIMATE WEIGHT OF DISPLAY IS 7,300 LBS.
 ALL WEIGHTS ARE APPROXIMATE AND SUBJECT TO CHANGE.

IBC: 2009 130mph (3-SEC GUST)
 PER ASCE 7-05, MAX. ELEVATION 100-FT.

PROVIDE (300) SQUARE INCHES OF AIR INTAKE FOR FANS.

V.O. 47'-8" WIDE X 13'-6 1/2" TALL - 20mm 704x200 BULLETIN.

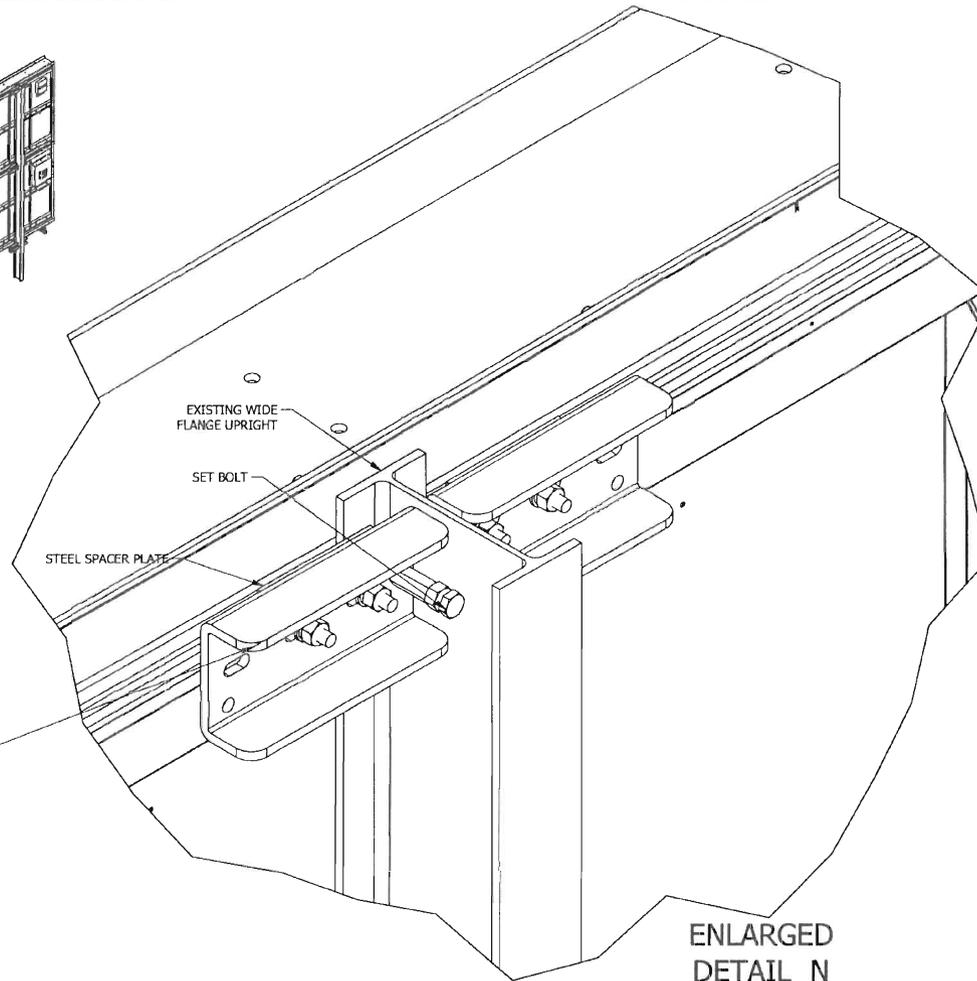
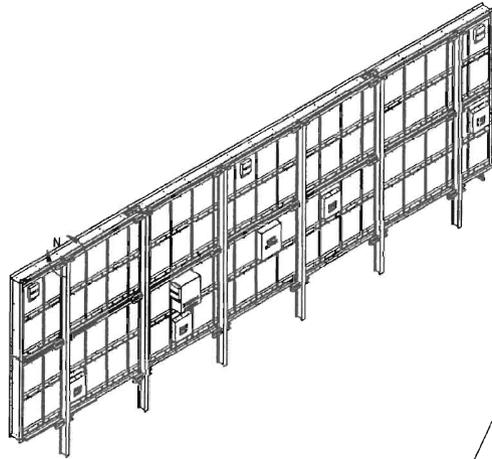
yesco **ELECTRONICS**
 1651 NORTH 1000 WEST
 LOGAN, UT 84321
 (800) 989-3726

STANDARD GEN 6 BULLETIN
 ALUMINUM, REAR SERVICE
 SF 704x200 20mm

UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS ARE IN INCHES	ITEM REV A	ITEM NO.	SHEET SIZE	DWG EDITION
		C20SFG6U704x200	B	1
UNSPECIFIED TOLERANCES DECIMAL: ± .010 FRACTIONAL: ± 1/16 ANGULAR: ± 3°		SCALE AS NOTED	SHEET NO.	8/12/2013
			1 OF 5	

THIS DOCUMENT AND THE INFORMATION IT CONTAINS IS THE EXCLUSIVE PROPERTY OF YESCO ELECTRIC SIGN CO. ANY REPRODUCTION OR USE OF THIS DRAWING IN PART OR IN WHOLE, WITHOUT EXPRESS CONSENT OF THE PROPRIETOR IS PROHIBITED. SEE YOUR SALES REPRESENTATIVE. COPYRIGHT © 2009 YESCO ELECTRONICS.

C:\Users\james\Documents\20130812\20SFG6U704x200\20SFG6U704x200.dwg
 User: james Date: 8/12/2013 Time: 10:00:00 AM
 Plot: 20SFG6U704x200.dwg
 Plot Date: 8/12/2013 Time: 10:00:00 AM
 Plot Device: HP DesignJet 2400
 Plot Path: C:\Users\james\Documents\20130812\20SFG6U704x200\20SFG6U704x200.dwg
 Plot Scale: 1:1
 Plot Size: 36x48
 Plot Orientation: Landscape
 Plot Color: Black
 Plot Lineweight: 0.20
 Plot Linetype: Solid
 Plot Font: Arial, 10
 Plot Background: No
 Plot Plotter: HP DesignJet 2400
 Plot Driver: HP DesignJet 2400 PCL6
 Plot Command: /p /n /s /m /l /e /f /o /r /u /v /w /x /y /z /aa /as /at /b /c /d /e /f /g /h /i /j /k /l /m /n /o /p /q /r /s /t /u /v /w /x /y /z /aa /ab /ac /ad /ae /af /ag /ah /ai /aj /ak /al /am /an /ao /ap /aq /ar /as /at /au /av /aw /ax /ay /az /ba /bb /bc /bd /be /bf /bg /bh /bi /bj /bk /bl /bm /bn /bo /bp /bq /br /bs /bt /bu /bv /bw /bx /by /bz /ca /cb /cc /cd /ce /cf /cg /ch /ci /cj /ck /cl /cm /cn /co /cp /cq /cr /cs /ct /cu /cv /cw /cx /cy /cz /da /db /dc /dd /de /df /dg /dh /di /dj /dk /dl /dm /dn /do /dp /dq /dr /ds /dt /du /dv /dw /dx /dy /dz /ea /eb /ec /ed /ee /ef /eg /eh /ei /ej /ek /el /em /en /eo /ep /eq /er /es /et /eu /ev /ew /ex /ey /ez /fa /fb /fc /fd /fe /ff /fg /fh /fi /fj /fk /fl /fm /fn /fo /fp /fq /fr /fs /ft /fu /fv /fw /fx /fy /fz /ga /gb /gc /gd /ge /gf /gg /gh /gi /gj /gk /gl /gm /gn /go /gp /gq /gr /gs /gt /gu /gv /gw /gx /gy /gz /ha /hb /hc /hd /he /hf /hg /hh /hi /hj /hk /hl /hm /hn /ho /hp /hq /hr /hs /ht /hu /hv /hw /hx /hy /hz /ia /ib /ic /id /ie /if /ig /ih /ii /ij /ik /il /im /in /io /ip /iq /ir /is /it /iu /iv /iw /ix /iy /iz /ja /jb /jc /jd /je /jf /jg /jh /ji /jj /jk /jl /jm /jn /jo /jp /jq /jr /js /jt /ju /jv /jw /jx /jy /jz /ka /kb /kc /kd /ke /kf /kg /kh /ki /kj /kk /kl /km /kn /ko /kp /kq /kr /ks /kt /ku /kv /kw /kx /ky /kz /la /lb /lc /ld /le /lf /lg /lh /li /lj /lk /ll /lm /ln /lo /lp /lq /lr /ls /lt /lu /lv /lw /lx /ly /lz /ma /mb /mc /md /me /mf /mg /mh /mi /mj /mk /ml /mm /mn /mo /mp /mq /mr /ms /mt /mu /mv /mw /mx /my /mz /na /nb /nc /nd /ne /nf /ng /nh /ni /nj /nk /nl /nm /nn /no /np /nq /nr /ns /nt /nu /nv /nw /nx /ny /nz /oa /ob /oc /od /oe /of /og /oh /oi /oj /ok /ol /om /on /oo /op /oq /or /os /ot /ou /ov /ow /ox /oy /oz /pa /pb /pc /pd /pe /pf /pg /ph /pi /pj /pk /pl /pm /pn /po /pp /pq /pr /ps /pt /pu /pv /pw /px /py /pz /qa /qb /qc /qd /qe /qf /qg /qh /qi /qj /qk /ql /qm /qn /qo /qp /qq /qr /qs /qt /qu /qv /qw /qx /qy /qz /ra /rb /rc /rd /re /rf /rg /rh /ri /rj /rk /rl /rm /rn /ro /rp /rq /rr /rs /rt /ru /rv /rw /rx /ry /rz /sa /sb /sc /sd /se /sf /sg /sh /si /sj /sk /sl /sm /sn /so /sp /sq /sr /ss /st /su /sv /sw /sx /sy /sz /ta /tb /tc /td /te /tf /tg /th /ti /tj /tk /tl /tm /tn /to /tp /tq /tr /ts /tt /tu /tv /tw /tx /ty /tz /ua /ub /uc /ud /ue /uf /ug /uh /ui /uj /uk /ul /um /un /uo /up /uq /ur /us /ut /uu /uv /uw /ux /uy /uz /va /vb /vc /vd /ve /vf /vg /vh /vi /vj /vk /vl /vm /vn /vo /vp /vq /vr /vs /vt /vu /vv /vw /vx /vy /vz /wa /wb /wc /wd /we /wf /wg /wh /wi /wj /wk /wl /wm /wn /wo /wp /wq /wr /ws /wt /wu /wv /ww /wx /wy /wz /xa /xb /xc /xd /xe /xf /xg /xh /xi /xj /xk /xl /xm /xn /xo /xp /xq /xr /xs /xt /xu /xv /xw /xx /xy /xz /ya /yb /yc /yd /ye /yf /yg /yh /yi /yj /yk /yl /ym /yn /yo /yp /yq /yr /ys /yt /yu /yv /yw /yx /yy /yz /za /zb /zc /zd /ze /zf /zg /zh /zi /zj /zk /zl /zm /zn /zo /zp /zq /zr /zs /zt /zu /zv /zw /zx /zy /zz

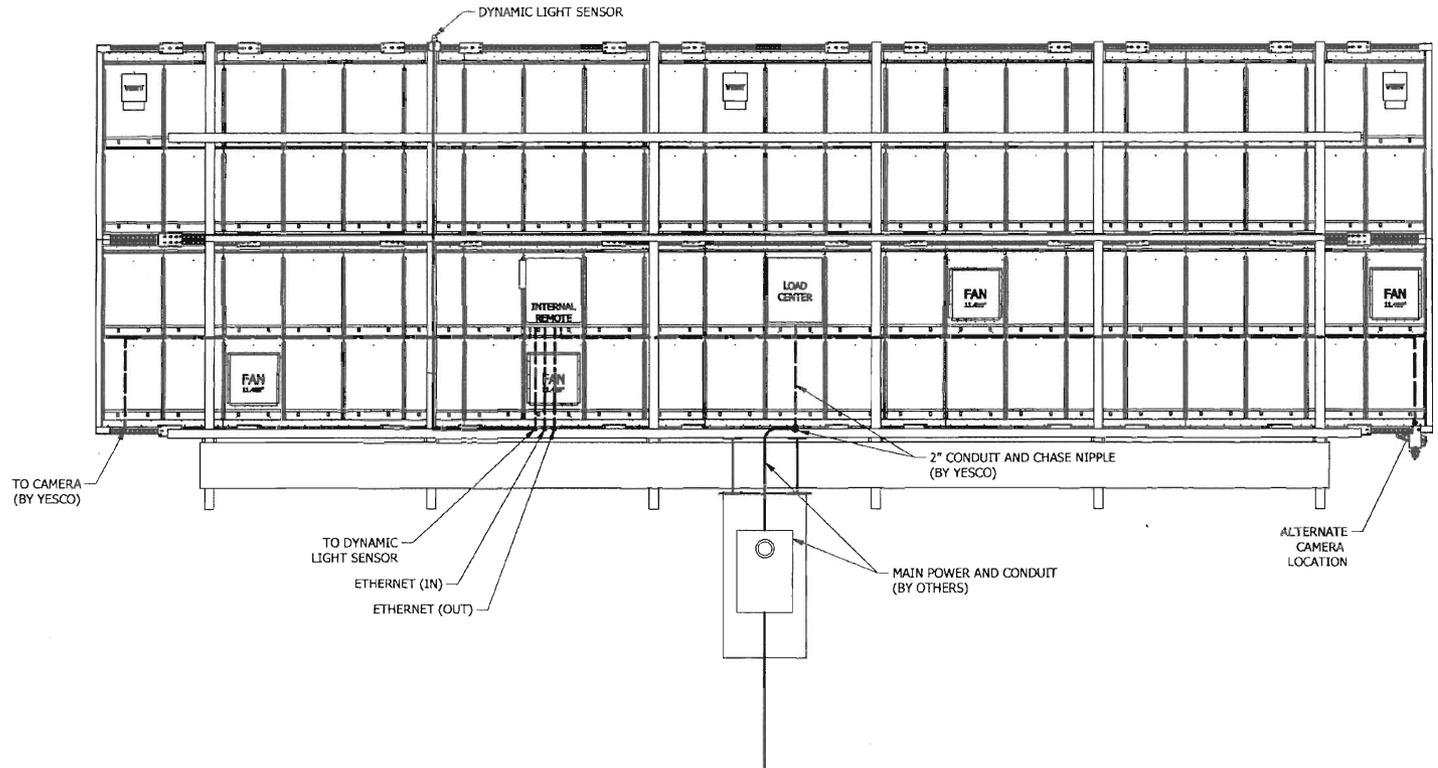


INSTALLATION NOTES:
 WHILE HELD BY THE CRANE, REST DISPLAY ON LEDGER
 REMOVE MOUNTING CLIPS FROM SHIPPING LOCATIONS
 AND REINSTALL TIGHT TO WEB OF WIDE FLANGE UPRIGHTS.
 TIGHTEN ALL HARDWARE.

ENLARGED
 DETAIL N

 ELECTRONICS 1651 NORTH 1000 WEST LOGAN, UT 84321 (866) 965-3726	STANDARD GEN 6 BULLETIN ALUMINUM, REAR SERVICE SF 704x200 20mm			
	UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS ARE IN INCHES UNSPECIFIED TOLERANCES DECIMAL: ± .010 FRACTIONAL: ± 1/16 ANGULAR: ± 2°	ITEM REV A	ITEM NO. C20SFG6U704x200	SHEET SIZE B
SCALE AS NOTED		SHEET NO. 2 OF 5	8/12/2013	

U.S. Patent Pending. Patent # 7,812,000. All rights reserved. This document is the property of YESCO ELECTRONICS. No part of this document may be reproduced without written consent of YESCO ELECTRONICS.



704 x 200 Bulletin Panel Schedule - Single Phase

VOLTAGE: 120/240V NEUTRAL BUS: YES ENCLOSURE: NEMA 3R
 PHASE: 1PH CONDUCTOR: MOUNTING: SURFACE
 WIRE: 3W + GND BREAKER TYPE: PLUG-IN
 MAIN: 125A GROUND BUS: YES FINISH:
 KSAIC ISOL. GROUND: NO

CIR.	LOAD	ESCRPTX	BREAKER	AMPS	BREAKER	ESCRPTX	LOAD	CIR.
NO.	AMPS		SIZE POLE	PH A PH B	SIZE POLE		AMPS	NO.
#01	1152	POWER SUPPLY	20A 2P-1	2380.8	20A 2P-1	POWER SUPPLY	1228.8	#02
#03	1152		20A 2P-2	2380.8	20A 2P-2		1228.8	#04
#05	1228.8	POWER SUPPLY	20A 2P-1	2457.6	20A 2P-1	POWER SUPPLY	1228.8	#06
#07	1228.8		20A 2P-2	2457.6	20A 2P-2		1228.8	#08
#09	1228.8	POWER SUPPLY	20A 2P-1	2380.8	20A 2P-1	POWER SUPPLY	1152	#10
#11	1228.8		20A 2P-2	2380.8	20A 2P-1		1152	#12
#13	1228.8	POWER SUPPLY	20A 2P-1	2528.8	15A/15A A / B	COMPUTER	1300	#14
#15	1228.8		20A 2P-2	2228.8	15A/15A A / B	FAN/SERVABLE	1000	#16

OTHER SPECIFICATIONS

W	TOTAL CONNECTED A PH	9748	W	AMP	81.23	KVA	AMP	19.196	79.9833
B	TOTAL CONNECTED B PH	9448			78.73				
	TOTAL CONNECTED	19196							

 <p>ELECTRONICS 1651 NORTH 1000 WEST LOGAN, UT 84321 (866) 999-3726</p>	STANDARD GEN 6 BULLETIN ALUMINUM, REAR SERVICE SF 704x200 20mm			
	UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS ARE IN INCHES UNspecified TOLERANCES DECIMAL: ± 0.010 FRACTIONAL: ± 1/16 ANGULAR: ± 2°	ITEM REV A	ITEM NO. C20SFG6U704x200	SHEET SIZE B
SCALE AS NOTED		SHEET NO. 4 OF 5	DATE 8/12/2013	

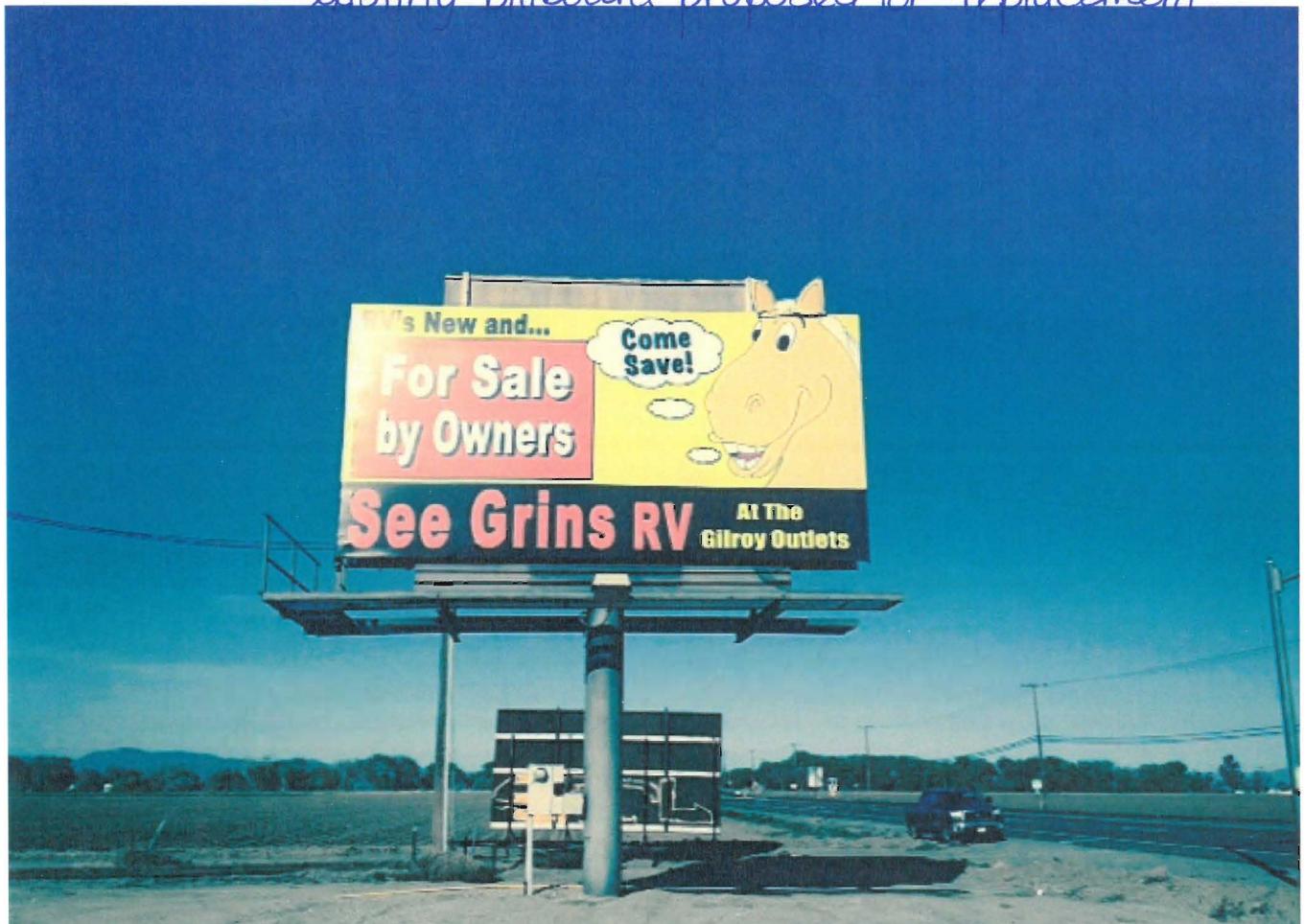
THIS DOCUMENT AND THE INFORMATION IT CONTAINS IS THE EXCLUSIVE PROPERTY OF YOUNG ELECTRIC, SAGIN CO. ANY REPRODUCTION OR USE OF THE DRAWING, IN PART OR IN WHOLE, WITHOUT EXPRESS CONSENT OF THE PROPRIETOR IS PROHIBITED. SEE YOUR SALES REPRESENTATIVE. COPYRIGHT © 2009 YESCO ELECTRONICS.

© 2009 Young Electric, Sagin Co. All rights reserved. No part of this drawing may be reproduced without the written permission of Young Electric, Sagin Co. This drawing is the property of Young Electric, Sagin Co. and is not to be used for any other project without the written permission of Young Electric, Sagin Co.

within commercial development example



existing billboard proposed for replacement



14'x48' example



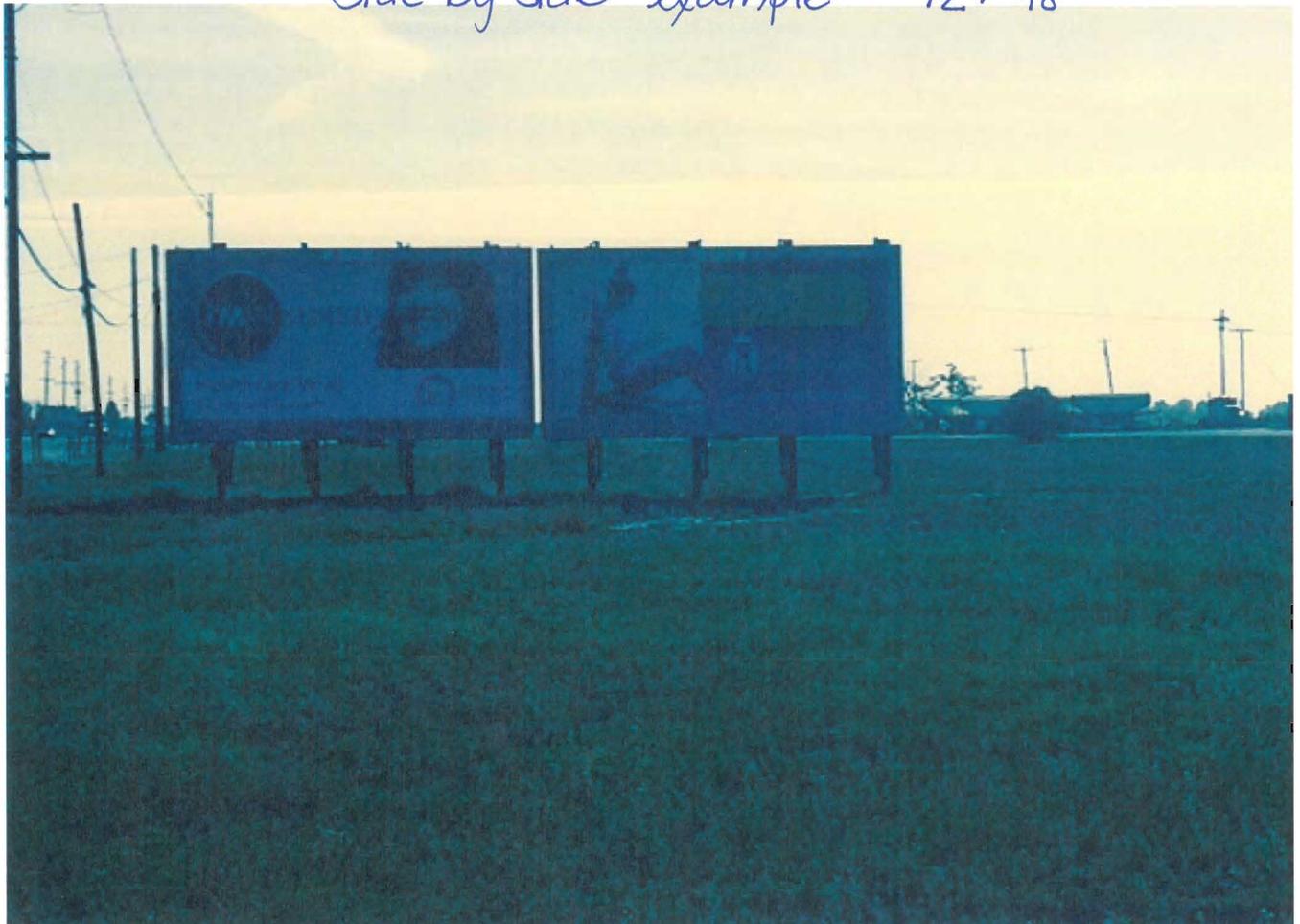
14 x 48' example.



Sun Faded Example



side by side example 12' x 48'



dilapidated example





City of
Los Banos
At the Crossroads of California

COMMUNITY DEVELOPMENT DEPARTMENT

Date: March 14, 2014

Regarding: Notice of Public Hearing

Proposal: Use Permit #2014-04 – Modify Existing Billboard

NOTICE IS HEREBY GIVEN THAT a Public Hearing will be held by the Los Banos Planning Commission to consider a Conditional Use Permit for the modification of an existing billboard into a digital billboard located approximately 1,900 feet west of Badger Flat Road and south of Pacheco Blvd., more specifically described as Assessor's Parcel Number: 430-010-003.

A PUBLIC HEARING on this matter will be held at the next scheduled meeting of the Planning Commission on Wednesday, March 26, 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 II 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 II



City of
Los Banos
At the Crossroads of California

COMMUNITY DEVELOPMENT DEPARTMENT

Date: March 14, 2014

Regarding: Notice of Public Hearing

Proposal: Use Permit #2014-05 – West Pacheco Digital Billboard

NOTICE IS HEREBY GIVEN THAT a Public Hearing will be held by the Los Banos Planning Commission to consider a Conditional Use Permit for the display of a digital billboard located approximately 1,400 feet west of Badger Flat Road and south of Pacheco Blvd., more specifically described as Assessor's Parcel Number: 430-010-040.

A PUBLIC HEARING on this matter will be held at the next scheduled meeting of the Planning Commission on Wednesday, March 26, 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 II 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 II