



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 9, 2016

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)

Cates __, Faktorovich __, Limon __, Llamas __, McCoy __, Spada __,
Toscano __

4. APPROVAL OF AGENDA.

Recommendation: Approve the agenda as submitted.

5. CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING OF FEBRUARY 24, 2016.

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 a Conditional Use Permit Including CEQA Exemption to Allow the Operation of a Fitness Facility in the General Industrial Zoning District (I) Located at 115 W. G Street, Suite B, More Specifically Identified as Assessor’s Parcel Number: 081-110-037.

1) Planning Commission Resolution No. 2016-09 – Approving Conditional Use Permit #2016-04 for Los Banos Crossfit Located at 115 W. G Street, Suite D, More Specifically Identified as Assessor’s Parcel Number: 081-110-037.

Recommendation: Receive staff report, open the public hearing, receive public comment, close the public hearing, and adopt the resolution as submitted.

8. COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT REPORT.

9. COMMISSIONER REPORTS.

A. Cates

B. Faktorovich

C. Limon

D. Llamas

E. McCoy

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 filling 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.


Sandra Benetti, Planning Technician

Dated this 4th day of March 2016

**CITY OF LOS BANOS
PLANNING COMMISSION MEETING MINUTES
FEBRUARY 24, 2016**

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. Chairperson 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 Llamas.

ROLL CALL – MEMBERS OF THE PLANNING COMMISSION PRESENT: Planning Commission Members John Cates, Arkady Faktorovich, Refugio Llamas, Erik Limon, Palmer McCoy, Tom Spada, and Susan Toscano.

STAFF MEMBERS PRESENT: Senior Planner Stacy Elms, Planning Technician Sandra Benetti, and City Attorney William Vaughn.

CONSIDERATION OF APPROVAL OF AGENDA. Motion by McCoy, seconded by Cates 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 PLANNING COMMISSION MEETING OF FEBRUARY 10, 2016. Motion by Limon, seconded by McCoy 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. Chairperson Spada opened the public forum. No one came forward to speak and the public forum was closed.

PUBLIC HEARING – TO CONSIDER A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A SOFTBALL/BASEBALL TRAINING FACILITY IN THE GENERAL INDUSTRIAL ZONING DISTRICT (I) LOCATED AT 110 W. G STREET, SUITE D, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR’S PARCEL NUMBER:

081-190-004. Senior Planner Elms presented the staff report, which included a PowerPoint presentation.

Chairperson Spada opened up the public hearing. ED MONROE, Los Banos, thanked the Planning Commission for the opportunity; Commissioner Limon spoke of being a baseball enthusiast and inquired about services; Mr. Monroe spoke of the age appropriate services that will be offered, how he is currently a pitching coach for softball at Delta College, and how this is a passion of his; Commissioner Cates thanked Mr. Monroe for doing this here in our community. No one else came forward to speak, and the public hearing was closed.

Commissioner McCoy inquired about the required number of parking spaces for that complex.

Senior Planner Elms spoke of how there was variance for Davita Dialysis, how the center is overparked, how peak hours are offset from the rest of the complex, there being a reciprocal easement for parking and driveways for the entire complex, and how there is sufficient parking.

Commissioner Toscano wished Mr. Monroe the best and thanked him for bringing this to our community.

Motion by Toscano, seconded by Faktorovich to Adopt Planning Commission Resolution No. 2016-08 – Approving Conditional Use Permit #2016-03 for Bases Academy LLC Located at 110 W. G Street, Suite D, More Specifically Identified as Assessor's Parcel Number: 081-190-004. The motion carried by the affirmative action of all Planning Commission Members present.

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT REPORT. Senior Planner Elms spoke of the upcoming Planning Commissioners Academy, how big projects will be coming forward as soon as the next few months, and how this is great and we are planning for the future.

PLANNING COMMISSION MEMBER REPORTS.

CATES: No report.

FAKTOROVICH: No report.

LIMON: Spoke of being eager to attend the Planning Commissioners Academy, wished Mr. Llamas well in his active military duty, and spoke of his respect for those who serve as he previously served in the reserve.

LLAMAS: No report.

McCOY: Encouraged the Commissioners to turn in their Form 700 and inquired about Prime Shine Car Wash.

Senior Planner Elms stated that she knew that the property closed several months ago and they will be moving forward, and how they are working through the encroachment permit process with Caltrans.

McCoy inquired if the high-speed rail affects us.

Senior Planner Elms responded that the City won't get a station because we were legislated out in the beginning and how it's within that bill that there will not be a stop between Merced and Gilroy.

SPADA: Stated that he will be driving his personal vehicle to the Planning Commissioners Academy.

Commissioner Toscano requested that the conference materials be brought back to those who couldn't attend.

TOSCANO: No report.

ADJOURNMENT. The meeting was adjourned at the hour of 7:25 p.m.

APPROVED:

Tom Spada, Chairperson

ATTEST:

Sandra Benetti, Planning Technician



City of
Los Banos
At the Crossroads of California

PLANNING COMMISSION STAFF REPORT

TO: CHAIRMAN SPADA AND COMMISSIONERS

FROM: STACY SOUZA ELMS, SENIOR PLANNER *SE*

DATE: MARCH 9, 2016

SUBJECT: CONDITIONAL USE PERMIT #2016-04 – LOS BANOS CROSSFIT

RECOMMENDATIONS:

That the Planning Commission adopt Resolution No. 2016-09 approving Conditional Use Permit #2016-04 for the operation of a fitness facility in the General Industrial zoning district located at 115 W. G Street, Suite D.

PROJECT BACKGROUND/DESCRIPTION:

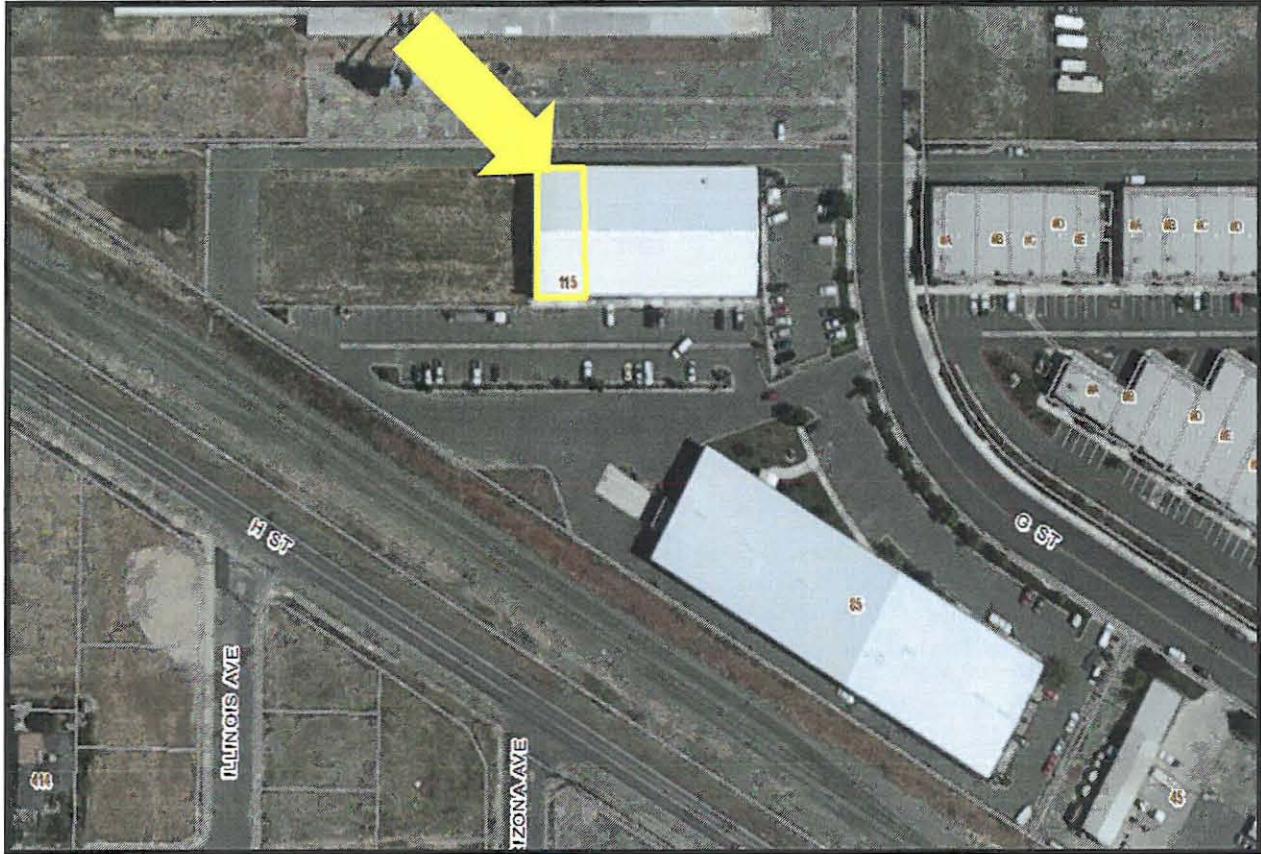
The requested Conditional Use Permit is for the operation of a crossfit fitness facility at 115 W. G Street, Suite D. The property is located within the General Industrial (I) zoning district. A fitness facility is not specifically a permitted use within the General Industrial (I) zoning district, but may be permitted subject to meeting the criteria set forth in the Zoning Code and obtaining a Conditional Use Permit. Pursuant to the Zoning Code, uses not specifically permitted by right but “deemed appropriate” by the Planning Commission may be permitted in the General Industrial (I) zoning district, subject to securing a Conditional Use Permit.

The applicants are Albert and Lorinda Sanchez who are planning to operate Los Banos Crossfit Monday thru Saturday from 5:30 a.m. to 8:30 p.m. The facility consists of approximately 5,500 square feet and will be providing high intensity workouts for men and women by certified crossfit trainers. The classes provided will consist of circuit training, weight lifting, nutrition classes, power lifting, yoga, and women’s self defense.

Los Banos Crossfit will be located in the Baza Industrial Park, which is surrounded by various businesses such as Comcast, Kagome, Divinio Church, and Nico Custom Cabinets.

LOCATION:

The project site is located in the Baza Industrial Park at 115 W. G Street, Suite D, more specifically identified as Assessor's Parcel Number: 081-110-037.



LAND USE:

Property	Land Use	Zone	General Plan
Project site	Industrial	I	I
North	Industrial	I	I
South	Industrial	I	I
East	Industrial	I	I
West	Industrial	I	I

I = Industrial

The project site consists of a reciprocal parking easement and the use of the fitness facility will generally have peak hours when the other businesses in the complex are closed. The majority of the existing businesses operate weekdays from 8 a.m. to 5 p.m. General peak hours for Los Banos Crossfit will be in the mornings before 8 a.m. and in the evenings after 5 p.m.

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.

USE PERMIT ANALYSIS

Code Requirements

Pursuant to Section 9-3.2322 of the Los Banos Municipal Code, before any Conditional Use Permit may be granted, the Planning Commission shall make the following findings:

1. That the proposed use and project is consistent with the City of Los Banos General Plan, and Los Banos Municipal Code;
 - a. The existing General Plan land use designation for the project site is Industrial, which allows primary manufacturing, R&D, whole sale and distribution, agricultural sales and services, and similar activities including those with outdoor facilities. It also accommodates warehousing and distribution, with support commercial services and ancillary office space.

The following specific General Plan Goals, Objectives, and Policies are applicable to the proposed project:

ECONOMIC DEVELOPMENT POLICY ED-G-7:

Seek and promote particular businesses or economic opportunities that provide needed local goods, services, employment, or those that enhance the City's physical and social well being.

LAND USE POLICY LU-G-13:

Foster high quality design and allow secondary uses in Employment Park or industrial areas if they can complement or enhance the primary use.

Evidence/Analysis: The fitness facility will help physically and socially serve the needs of the community at large. In addition, the project would also be consistent with General Plan land use policies as set forth above.

- b. The zoning designation for the project site is General Industrial (I). The purpose of the General Industrial District is to provide a district exclusively for industrial development wherein manufacturing and other industries can locate and operate away from the restricting influences on non-industrial uses while maintaining an environment free from offensive or objectionable noise, dust, odor, or other nuisances.

Evidence/Analysis: The proposed use is consistent with the Zoning Code as it will be compatible with existing uses in the Baza Industrial Park as

well as he uses in the Hacienda Business Park located across the street. The proposed facility is similar in nature with existing uses in the Hacienda Business Park such as Conquer MMA Fitness and Bases Academy LLC. The proposed use is also less intensive than permitted uses in the General Industrial zoning district.

2. That the proposed use or project 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 proposed use is similar to some of the existing uses within the Baza Industrial Park and the Hacienda Business Park and will be less intensive than most of the permitted uses. Conditions of approval have been incorporated into the project to ensure the business is not a nuisance or detrimental to the neighborhood.

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

The proposed use will be less intensive than most of the permitted uses within the General Industrial zoning district. This specific use is conducive to the zoning district in that it is a business that needs to be within a typical warehouse setting to meet ceiling heights and building width criteria. Peak operational hours are in the mornings before 8 a.m. and in the evenings after 5 p.m. when the majority of the businesses within the Baza Industrial Park are closed to customers. Conditions of approval have been incorporated into the project to ensure the business is not detrimental or injurious to the property and improvements in the neighborhood or to the general welfare of the City.

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 February 26, 2016. As of the date of this staff report, no comments have been received.

APPLICABLE ORDINANCES/GUIDELINES:

Los Banos General Plan

Los Banos Municipal Code – Section 9-3.1502 and Section 9-3.2322

RECOMMENDATIONS:

That the Planning Commission adopt Resolution No. 2016-09 approving Conditional Use Permit #2016-04 for the operation of a fitness facility in the General Industrial zoning district located at 115 W. G Street, Suite D.

ATTACHMENTS:

1. Resolution #2016-08
 - Exhibit A CEQA Findings
 - Exhibit B Project Findings
 - Exhibit C Conditions of Approval
2. Site Plan
3. Site Photos
4. Public Hearing Notice – February 26, 2016

RESOLUTION No. 2016-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS BANOS APPROVING CONDITIONAL USE PERMIT #2016-04 FOR LOS BANOS CROSSFIT LOCATED AT 115 W. G STREET, SUITE D, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER: 081-110-037

WHEREAS, Albert and Lorinda Sanchez (d.b.a. Los Banos Crossfit), have requested that the City of Los Banos consider a Conditional Use Permit to allow the use of a fitness facility in the General Industrial zoning district located at 115 W. G Street, Suite D, more specifically identified as Assessor's Parcel Number: 081-110-037; and

WHEREAS, a public hearing notice was advertised in the Los Banos Enterprise on February 26, 2016 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 Use Permit criteria established in Section 9-3.2322 of the Los Banos Municipal Code; and

WHEREAS, the project has been determined to be categorically exempt from the provisions of CEQA per Article 19, Section 15301 - Existing Facilities.

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 #2016-04 to allow the use of a fitness facility at 115 W. G Street, Suite D, more specifically identified as Assessor's Parcel Number: 081-110-037, 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 9th day of March 2016 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 Chair

ATTEST:

Sandra Benetti, Planning Commission Secretary

EXHIBIT A

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS FOR CONDITIONAL USE PERMIT #2016-04 – LOS BANOS CROSSFIT

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, Conditional Use Permit #2016-04 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 #2016-04 was adequately noticed and circulated for public review and comment on February 26, 2016 for consideration at a public meeting on March 9, 2016 and no comments were received.
3. No further environmental documentation is required as the Conditional Use Permit was contemplated and adequately analyzed in the initial review.
4. Prior to considering the proposed Project, the Planning Commission considered the Categorical Exemption.

EXHIBIT B

FINDINGS FOR APPROVAL OF CONDITIONAL USE PERMIT #2016-04 – LOS BANOS CROSSFIT

FINDINGS FOR APPROVAL:

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

1. That the proposed use and project is consistent with the City of Los Banos General Plan, and Los Banos Municipal Code;
 - a. The existing General Plan land use designation for the project site is Industrial, which allows primary manufacturing, R&D, whole sale and distribution, agricultural sales and services, and similar activities including those with outdoor facilities. It also accommodates warehousing and distribution, with support commercial services and ancillary office space.

The following specific General Plan Goals, Objectives, and Policies are applicable to the proposed project:

ECONOMIC DEVELOPMENT POLICY ED-G-7:

Seek and promote particular businesses or economic opportunities that provide needed local goods, services, employment, or those that enhance the City's physical and social well being.

LAND USE POLICY LU-G-13:

Foster high quality design and allow secondary uses in Employment Park or industrial areas if they can complement or enhance the primary use.

Evidence/Analysis: The fitness facility will help physically and socially serve the needs of the community at large. In addition, the project would also be consistent with General Plan land use policies as set forth above.

- b. The zoning designation for the project site is General Industrial (I). The purpose of the General Industrial District is to provide a district exclusively for industrial development wherein manufacturing and other industries can locate and operate away from the restricting influences on non-industrial uses while maintaining an environment

free from offensive or objectionable noise, dust, odor, or other nuisances.

Evidence/Analysis: The proposed use is consistent with the Zoning Code as it will be compatible with existing uses in the Baza Industrial Park as well as the uses in the Hacienda Business Park located across the street. The proposed facility is similar in nature with existing uses in the Hacienda Business Park such as Conquer MMA Fitness and Bases Academy LLC. The proposed use is also less intensive than permitted uses in the General Industrial zoning district.

2. That the proposed use or project 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;

Evidence/Analysis: The proposed use is similar to some of the existing uses within the Baza Industrial Park and the Hacienda Business Park and will be less intensive than most of the permitted uses. Conditions of approval have been incorporated into the project to ensure the business is not a nuisance or detrimental to the neighborhood.

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

Evidence/Analysis: The proposed use will be less intensive than most of the permitted uses within the General Industrial zoning district. This specific use is conducive to the zoning district in that it is a business that needs to be within a typical warehouse setting to meet ceiling heights and building width criteria. Peak operational hours are in the mornings before 8 a.m. and in the evenings after 5 p.m. when the majority of the businesses within the Baza Industrial Park are closed to customers. Conditions of approval have been incorporated into the project to ensure the business is not detrimental or injurious to the property and improvements in the neighborhood or to the general welfare of the City.

EXHIBIT C

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #2016-04 – LOS BANOS CROSSFIT

Planning:

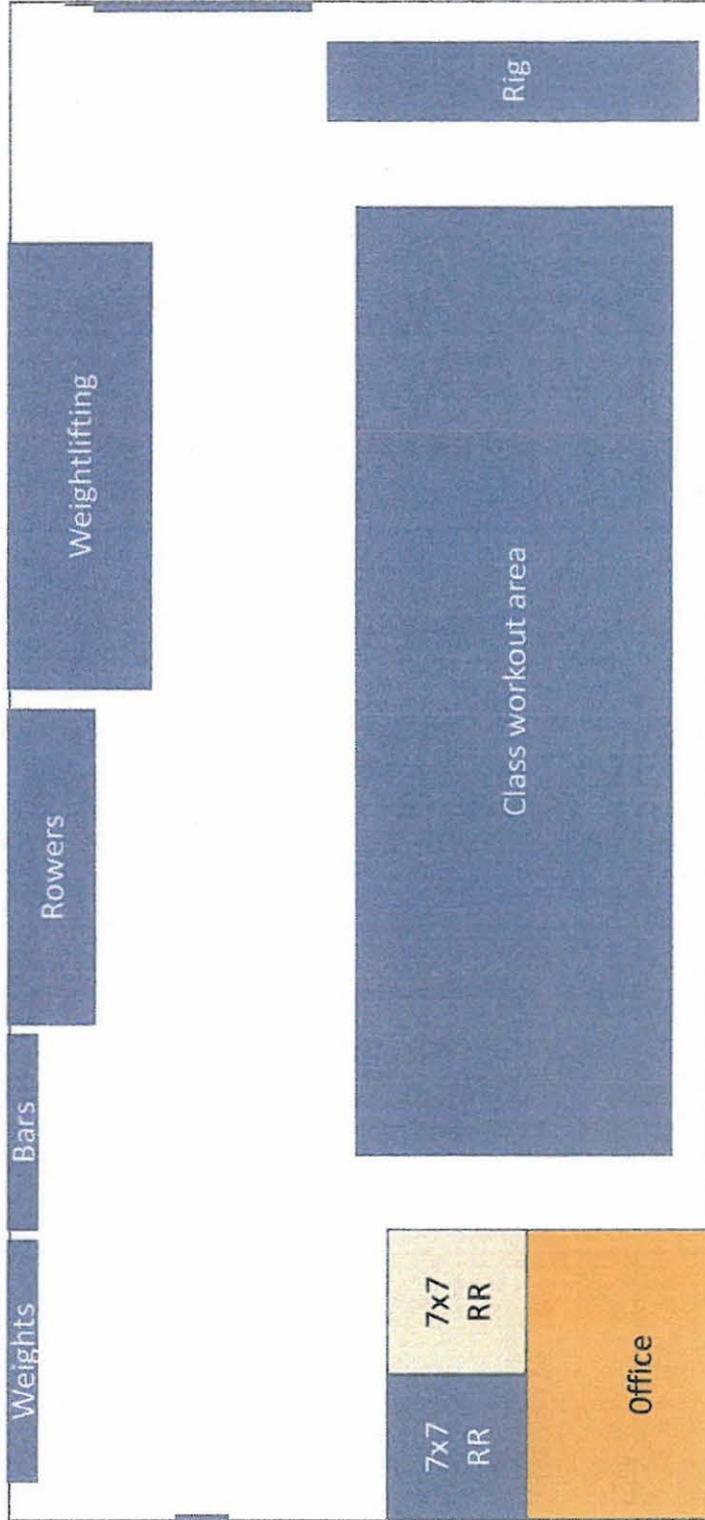
1. The following conditions of approval shall apply to and be applicable to the applicant, property owner, and/or operator. Reference to applicant, property owner, and/or operator shall be interpreted to include all. These conditions shall run with the land and shall survive the issuance of an occupancy permit.
2. Conditional Use Permit 2016-04 is for Los Banos Crossfit located at 115 W. G Street, Suite D; more specifically identified as Assessor's Parcel Number: 081-110-037. 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. Any expansion, intensification, or changes to the uses approved under this Conditional Use Permit shall be permitted only upon modification of this Conditional Use Permit or approval of a separate Conditional Use Permit application.
3. Subject to and in addition to these conditions of approval for Conditional Use Permit #2016-04, the use shall substantially conform to the approved Conditional Use Permit including but not limited to the application on file with the Community and Economic Development Department, Staff Report, and Floor Plan.
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 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 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.

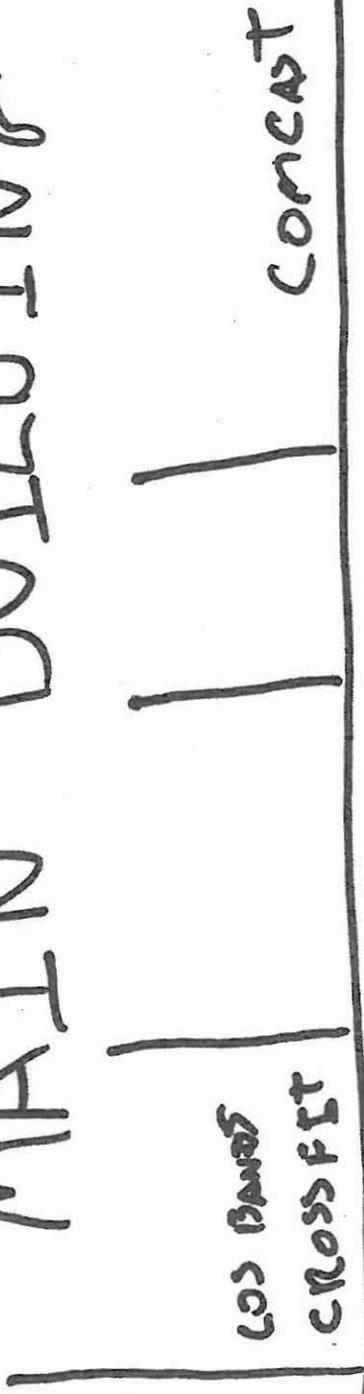
7. The premises shall be operated as a fitness facility as described and in conformance with the application prepared by the applicant and filed with the Community and Economic Development Department. Any new use or modification/expansion of uses shall be subject to the prior review and approval of the Planning Commission.
8. The premises of the subject site shall remain in compliance with the Conditions of Approval and shall not be operated in a manner that deviates from the approved conditional use permit or filed operational statement, which shall constitute a violation and may result in the revocation or modification of the permit upon written notice.
9. 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.
10. No activities shall be permitted in the parking lot or outside the enclosed premises.
11. If the use is discontinued for a period of 12 months, this Conditional Use Permit shall lapse and become void.
12. This Conditional Use Permit shall be subject to revocation by the Community and Economic Development Director or the Planning Commission upon a finding that:
 - a. Conditions of approval have not been fulfilled;
 - b. A significant change or intensification of the approved use;
 - c. The use has resulted in a nuisance or detriment to the public health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood or is detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

LOS BANOS

CROSSFIT



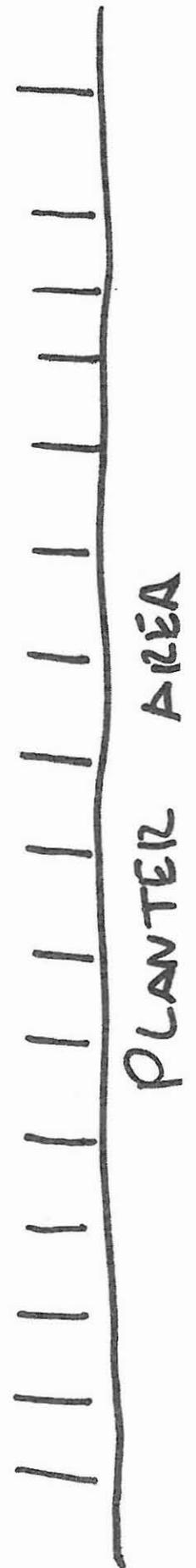
MAIN BUILDING



SIDE WALK



PARKING AREA



PLANTER AREA



15

15











City of
Los Banos
At the Crossroads of California

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: February 26, 2016

Regarding: Notice of Public Hearing

Proposal: Conditional Use Permit #2016-04 – Los Banos Crossfit

NOTICE IS HEREBY GIVEN THAT a Public Hearing will be held by the Los Banos Planning Commission to consider a Conditional Use Permit to allow the operation of a fitness facility in the General Industrial zoning district (I). The subject property is located at 115 W. G Street, Suite B, more specifically described as Assessor's Parcel Number: 081-110-037.

A PUBLIC HEARING on this matter will be held at the next scheduled meeting of the Los Banos Planning Commission on Wednesday, March 9, 2016 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, Senior Planner at City Hall or at (209) 827-7000, Ext. 133.

All persons are invited to be present at the public hearing. Written and oral testimony is invited. Notice is hereby further given that if you challenge the above described Project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this Notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Additional information may be obtained from Community & Economic Development Department at 520 J Street, Los Banos, California. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (209) 827-7000. Notification at least 72 hours prior to the public hearing will enable the City to make reasonable arrangements to allow participation at this hearing

THE CITY OF LOS BANOS

Stacy Souza Elms
Senior Planner