



City of
Los Banos
At the Crossroads of California

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: May 20, 2016

Re: Notice of Public Hearing

Proposal: The Hill Property Final Development Plan #2016-02

NOTICE IS HEREBY GIVEN THAT a Public Hearing will be held by the Los Banos Planning Commission to consider Final Development Plan #2016-02 for The Hill Property. The final Development Plan sets development standards within the 24.4 acre project site and consists of site design and conceptual architecture to implement the Planned Development zoning for 138 single-family dwelling units. The project site is located east of Center Avenue, south of the proposed Villas Subdivision, west of Cresthills #2 Subdivision, and north of the City limit line; more specifically identified as Assessor's Parcel Numbers: 431-270-005.

The Los Banos Planning Commission held a public hearing on May 11, 2016 for the purpose of considering the Hill Property Vesting Tentative Tract Map #2016-02 and Final Development Plan #2016-02. At the completion of the public hearing, the Planning Commission duly considered all evidence presented and approved Vesting Tentative Tract Map #2016-02 and recommended approval of Final Development Plan #2016-02 to the Los Banos City Council.

A PUBLIC HEARING on this matter will be held at the next scheduled meeting of the City Council on Wednesday, June 1, 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 the 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