AGENDA

PLANNING COMMISSION

CITY HALL COUNCIL CHAMBERS
520 J Street
Los Banos, California

AUGUST 10, 2016

1. CALL TO ORDER. 7:00 PM

2. PLEDGE OF ALLEGIANCE.

3. ROLL CALL: (Planning Commission Members)
   Cates __, Faktorovich __, Limon __, Llamas __, McCoy __, Spada __, Toscano __

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 proporcionados 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.
4. APPROVAL OF AGENDA.

Recommendation: Approve the agenda as submitted.


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 Vesting Tentative Tract Map #2016-01, Final Development Plan #2016-01, East Center Area Plan Amendment, and Associated Mitigated Negative Declaration for the Villas Consisting of the Subdivision of Approximately 58.8 Acres into 378 Single-family Residential Lots Ranging from Custom and Semi-custom Homes to Production Homes; Approximately 51 Acres of the Project Site Will be Contained within a Private Gated-community with a Four Acre Park/Detention Basin; the Final Development Plan Consists of Site Design and Conceptual Architecture to Implement the Planned Development Zoning; the Project Site is Located East of Center Avenue, South of the Cresthills #1 Subdivision, West of Cresthills #2 Subdivision, and North of Pioneer Road and the City Limit Line; More Specifically Identified as Assessor’s Parcel Numbers: 431-270-010 and 431-270-004 (Continued from July 27, 2016).


2) Planning Commission Resolution No. 2016-40 – Approving the Villas Vesting Tentative Tract Map No. 2016-01 for the Subdivision of Approximately 58.8 Acres into 231 Single-Family Residential Lots Located Generally East of Center Avenue, South of the Cresthills #1 Subdivision, West of the Cresthills #2 Subdivision, and North of Pioneer Road and the City Limit Line; More Specifically Identified as Assessor’s Parcel Numbers: 431-270-004 AND 431-270-010.

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

B. Public Hearing – to Consider a Conditional Use Permit and Associated California Environmental Quality Act (CEQA) Categorical Exemption to Allow the Operation of a Spray Booth for Automotive Repair and Restoration at Fabian's Auto Body Located at 1434 Ward Road, More Specifically Identified as Assessor's Parcel Number: 084-030-006.


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

8. DESIGN REVIEW STUDY SESSION – CONSTRUCTION OF A 3,000 SQUARE FOOT MODULAR BUILDING TO BE UTILIZED AS A TRAINING CENTER FOR WAL-MART AT 1575 W. PACHECO BOULEVARD.

Recommendation: Receive staff analysis and provide initial feedback to the applicant.

9. DESIGN REVIEW STUDY SESSION – DEVELOPMENT AND RE-SUBDIVISION OF SEVEN (7) EXISTING LOTS INTO ELEVEN (11) LOTS FOR SINGLE-FAMILY RESIDENTIAL HOMES.

Recommendation: Receive staff analysis and provide initial feedback to the applicant.

10. COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT REPORT.

11. COMMISSIONER REPORTS.

A. Cates
B. Faktorovich
C. Limon
D. Llamas
E. McCoy
F. Spada
G. Toscano
12. 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.

Sandra Benetti, Planning Technician

Dated this 5th day of August 2016