City of Los Banos
At the Crossroads of California

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SPECIAL MEETING
AGENDA

PLANNING COMMISSION

CITY HALL COUNCIL CHAMBERS
520 J Street
Los Banos, California

TUESDAY, DECEMBER 13, 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.

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Si requiere asistencia especial para atender o participar en esta junta por favor llame a la oficina de la Secretaria del Departamento de Planificación al (209) 827-7000 extensión 118 a lo menos de 48 horas previas de la junta.

La Cuidad 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.

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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 OCTOBER 26, 2016.

Recommendation: Approve the minutes as submitted.

6. CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING OF NOVEMBER 9, 2016.

Recommendation: Approve the minutes as submitted.

7. 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.

8. 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 the San Luis Estates Mitigated Negative Declaration (SCH #2016101002) and Associated Vesting Tentative Tract Map #2015-03 for the Subdivision of Approximately 5.5 Acres into 25 Single-Family Residential Lots Ranging from 6,000 Square Feet to 9,519 Square Feet Located on the South Side of San Luis Street Between Jeffrey Road and Miller Lane, More Specifically Identified as Assessor's Parcel Number: 428-121-012 **(Continued from November 9, 2016)**.

   Recommendation: Receive staff report, open the public hearing, receive public comment, and close the public hearing.

   B. Public Hearing – to Consider a CEQA Categorical Exemption and a Conditional Use Permit to Allow the Use of a Type 47 Alcohol License for the On-sale of General Alcohol in Conjunction with an Eating Place for Tacos Campesinos Located at 651 I Street, More Specifically described as Assessor's Parcel Number: 025-231-007.

      1) Planning Commission Resolution No. 2016-54 – Recommending Approval of Conditional Use Permit #2016-19 to the Los Banos City Council for the Use of a Type 47 Alcohol License for the On-sale of General Alcohol in Conjunction with an Eating Place for Tacos Campesinos Located at 651 I Street.

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

9. DESIGN REVIEW STUDY SESSION – THE DEVELOPMENT OF A 57 UNIT SUBDIVISION AT THE NORTHEAST CORNER OF WILLMOTT AVENUE AND NORTH STREET FOR STONEFIELD HOMES HARVEST GROVE.

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

10. DESIGN REVIEW STUDY SESSION – THE CONSTRUCTION OF A NEW 2,450 SQUARE FOOT AUTOMOTIVE REPAIR BUILDING ON 0.22 ACRES LOCATED ON ROMERO STREET, APPROXIMATELY 140 FEET WEST OF MERCEY SPRINGS ROAD IN THE HIGHWAY COMMERCIAL ZONING DISTRICT.

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

11. COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT REPORT.

12. COMMISSIONER REPORTS.

    A. Cates

    B. Faktorovich

    C. Limon

    D. Llamas

    E. McCoy

    F. Spada

    G. Toscano

13. 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 9th day of December 2016