



# City of Los Banos

At the Crossroads of California

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## AGENDA

### PLANNING COMMISSION

CITY HALL COUNCIL CHAMBERS  
520 J Street  
Los Banos, California

**WEDNESDAY, JULY 12, 2017**

*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](http://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](http://www.losbanos.org).*

1. CALL TO ORDER. **7:00 PM**
2. PLEDGE OF ALLEGIANCE.
3. ROLL CALL: (Planning Commission Members)  
Cates \_\_, Dees \_\_, Jones \_\_, Limon \_\_, Llamas \_\_, McCoy \_\_, 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 JUNE 28, 2017.

*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 CEQA Exemption and a Conditional Use Permit to Allow the Operation of a Large Family Day Care Facility for Little Hands Daycare, Operated by Heather Schaefer, Located in the Low Density Residential Zoning District at 1517 Mayweed Drive, More Specifically Identified as Assessor's Parcel Number: 430-032-018.

- 1) Planning Commission Resolution No. 2017-20 – Approving Conditional Use Permit #2017-01 to Operate a Large Family Day Care in the Low Density Residential Zoning District (R-1) Located at 1517 Mayweed Drive, More Specifically Identified as Assessor's Parcel Number: 430-032-018.

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

B. 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.

- 1) Planning Commission Resolution No. 2017-21 – Approving Mitigated Negative Declaration (SCH#2016101002), Addendum, and Mitigation Monitoring/Reporting Plan for the San Luis Estates 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.

- 2) Planning Commission Resolution No. 2017-22 – Approving the San

Luis Esates Vesting Tentative Tract Map No. 2015-03 for the Subdivision of Approximately 5.5 Acres into 25 Single-Family Residential Lots Located Generally on the South Side of San Luis Street, between Jefferey Road and Miller Lane, More Specifically Identified as Assessor's Parcel Number: 428-121-012.

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

C. Public Hearing – to Consider a Recommendation to the Los Banos City Council Regarding the Los Banos General Plan Land Resources Amendment and Draft Subsequent EIR (SCH #2016051033) **(Continued from June 28 , 2017)**.

- 1) Planning Commission Resolution No. 2017-23 – Certifying a Subsequent Environmental Impact Report (SCH#2016051033), and Mitigation Monitoring/Reporting Plan for the Los Banos General Plan Land Resources Amendment.
- 2) Planning Commission Resolution No. 2017-24 - Recommending Approval to the City Council of the Los Banos General Plan Land Resources Amendment.

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

8. COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT REPORT.

9. COMMISSIONER REPORTS.

- A. Cates
- B. Dees
- C. Jones
- D. Limon
- E. Llamas
- F. McCoy
- 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.

  
Sandra Benetti, Planning Technician

Dated this 7<sup>th</sup> day of July 2017