City of Los Banos
At the Crossroads of California

AGENDA

PLANNING COMMISSION

CITY HALL COUNCIL CHAMBERS
520 J Street
Los Banos, California

WEDNESDAY, AUGUST 22, 2018

If you require special assistance to attend or participate in this meeting, please call the Community & Economic Development Department at (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.

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 Community & Economic Development 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 __, Dees __, Jones __, Limon __, 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 JULY 11, 2018.

Recommendation: Approve the minutes as submitted.

6. CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE ADJOURNED JOINT CITY COUNCIL/ PLANNING COMMISSION MEETING OF JULY 25, 2018.

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 a Conditional Use Permit and Categorical Exemption from the California Environmental Quality Act Pursuant to Section 15301 (Existing Facilities) to Allow the Use and Operation of a Home Occupation Business involving Employees within the Low Density Residential Zoning District (R-1) for Reece Blevins dba: Reece's Painting Located at 1845 Chabot Court, More Specifically Identified as Assessor's Parcel Number 083-404-028 **(Continued from August 8, 2018)**.

      1) Planning Commission Resolution No. 2018-15 – Approving Conditional Use Permit #2018-07 for the Use of a Home Occupation with Employees within the Low-Density Residential Zoning District (R-1) Located at 1845 Chabot Court, More Specifically Identified as Assessor's Parcel Number 083-404-028.

   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 a Statutory Exemption from CEQA Pursuant to Section 15268 (Ministerial Project) and to Consider a Recommendation to the Los Banos City Council to Adopt an Ordinance to Establish the Regulation and Processing of Accessory Buildings and Structures (Shade Canopies, Patio Covers, Sheds, Carports, and Other Outbuildings or Structures) in the Low Density and Medium Density Residential Zoning Districts (R-1 and R-2) **(Continued from August 8, 2018)**.

      1) Planning Commission Resolution No. 2018-14 – Recommending to the City Council Adoption of an Ordinance Amending Article 18, Chapter 3,

of Title 9 of the Los Banos Municipal Code and Adding Article 44 to Chapter 3, Title 9 relating to Accessory Buildings and Structures.

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

C. Public Hearing – to Consider a Categorical Exemption from the California Environmental Quality Act (CEQA) and a Conditional Use Permit to Allow the Variation of the Highway Commercial Sign Standards for Ross Dress for Less Located in the Highway Commercial Zoning District at 1400 Mercey Springs Road, Suite A, More Specifically Identified as Assessor's Parcel Number: 083-130-053.

1) Planning Commission Resolution No. 2018-16 – Approving Conditional Use Permit 2018-08 to Allow the Variation of the Highway Commercial Zoning District Sign Standards for Ross Dress for Less Located in the Highway Commercial Zoning District at 1400 Mercey Springs Road, Suite A, More Specifically Identified as Assessor's Parcel Number: 083-130-053.

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

D. Public Hearing – to Consider a Categorical Exemption from the California Environmental Quality Act (CEQA) and a Conditional Use Permit to Allow the Operation of a Performing Arts and Fitness Facility (The Academy of Performing Arts & Fitness), Operated by Reginald Grimes, Located in the General Industrial Zoning District at 150 West G Street, Suite I, More Specifically Identified as Assessor's Parcel Number: 081-110-013.

1) Planning Commission Resolution No. 2018-17 – Approving Conditional Use Permit #2018-09 for a Performing Arts and Fitness Facility at 150 W. G Street, Suite I, More Specifically Identified as Assessor's Parcel Number: 081-110-013.

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

9. COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT REPORT.

10. COMMISSIONER REPORTS.

A. Cates

B. Dees

C. Jones

D. Limon

E. McCoy

F. Spada

G. Toscano

11. 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 17th day of August 2018