



City of
Los Banos
At the Crossroads of California

AGENDA

PLANNING COMMISSION

CITY HALL COUNCIL CHAMBERS
520 J Street
Los Banos, California

WEDNESDAY, SEPTEMBER 12, 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.

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.

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 __, 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 AUGUST 22, 2018.

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 Categorical Exemption from the California Environmental Quality Act (CEQA) and a Mobile Food Vendor Permit #2018-01 to Allow the Operation of a Mobile Vending Vehicle to Vend on Private Property for Roger Pires dba A-1 Water Quality Located in the Highway-Commercial Zoning District at 1248 East Pacheco Boulevard, More Specifically Identified as Assessor's Parcel Number: 026-171-021.

- 1) Planning Commission Resolution No. 2018-18 – Approving Mobile Vendor Permit #2018-01 for the Operation of a Mobile Retail Water Vendor on Private Commercial Property Located at 1248 East Pacheco Boulevard, More Specifically Identified as Assessor's Parcel Number: 026-171-021.

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 Regulating Residential Onsite Parking and Paved Surfaces.

Recommendation: Receive staff report, open the public hearing, receive public comment, close the public hearing, and provide feedback and direction to staff.

8. DESIGN REVIEW STUDY SESSION – DEVELOPMENT OF ONE 5,016 SQUARE FOOT MULTI-TENANT COMMERCIAL BUILDING WITH A DRIVE THROUGH, ONE 2,114 SQUARE FOOT STANDALONE RESTAURANT STRUCTURE WITH A DRIVE THROUGH, AND ONE 3,065 SQUARE FOOT CONVENIENCE STORE WITH GAS STATION FOR HALFERTY DEVELOPMENT COMPANY, LOCATED AT THE SOUTHEAST CORNER OF

MERCEY SPRINGS ROAD AND OVERLAND AVENUE IN THE HIGHWAY-COMMERCIAL ZONING DISTRICT.

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

9. DESIGN REVIEW STUDY SESSION – DEVELOPMENT OF A MINI STORAGE ON A VACANT PARCEL CONSISTING OF 5 STRUCTURES SIZED AT 3,600 SQUARE FEET, 4,500 SQUARE FEET, 2,400 SQUARE FEET, 2,000 SQUARE FEET, AND 1,800 SQUARE FEET FOR BRYCE HOWARD, LOCATED ON THE SOUTHSIDE OF H STREET BETWEEN NEVADA AVENUE AND SECOND STREET IN THE PROFESSIONAL-OFFICE ZONING DISTRICT.

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

10. CONSIDERATION OF APPOINTMENT OF A PLANNING COMMISSIONER AND AN ALTERNATE TO THE TRAFFIC SAFETY COMMITTEE.

Recommendation: Select a Planning Commissioner and an alternate.

11. COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT REPORT.

12. COMMISSIONER REPORTS.

A. Cates

B. Dees

C. Jones

D. McCoy

E. Spada

F. Toscano

13. ADJOURNMENT.

APPEAL RIGHTS AND FILING PROCEDURES

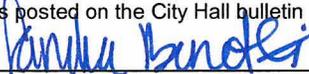
Any person dissatisfied with an act or determination of the Planning Commission may appeal such act or determination to the Planning Commission by filling written notice with the Planning Commission Secretary not later than five (5) business days (excluding holidays) after the day on which the act or 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 7th day of September 2018