



City of  
**Los Banos**  
*At the Crossroads of California*

**AGENDA**

**PLANNING COMMISSION**

CITY HALL COUNCIL CHAMBERS  
520 J Street  
Los Banos, California

**WEDNESDAY, DECEMBER 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](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 \_\_, McCoy \_\_, Spada \_\_, Toscano \_\_
4. APPROVAL OF AGENDA.

*Recommendation: Approve the agenda as submitted.*

5. CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE ADJOURNED PLANNING COMMISSION MEETING OF NOVEMBER 27, 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 Approval of Site Plan Review #2018-06 for the Development of a Commercial Structure within the Highway-Commercial Zoning District Consisting of One (1) 4,200 Square Foot Commercial Structure Located at 1153 West Pacheco Boulevard, More Specifically Identified as Assessor's Parcel Number: 431-141-021.

- 1) Planning Commission Resolution No. 2018-39 – Approving Site Plan Review #2018-06 for the Development of One (1) 4,200 Square Foot Commercial Structure Located at 1153 West Pacheco Boulevard, More Specifically Identified as Assessor's Parcel Number: 431-141-021.

*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 Categorical Exemption from the California Environmental Quality Act (CEQA) Pursuant to Section 15332 (Infill Development Projects) and Site Plan Review #2018-04 for the Development of Four (4) Residential Structures Totaling 12,124 Square Feet within the Medium-Density Residential Zoning District Located at 649 and 661 E Street, More Specifically Identified as Assessor's Parcel Numbers: 025-063-018 and 025-063-019.

- 1) Planning Commission Resolution No. 2018-37 – Approving a Categorical Exemption from the California Environmental Quality Act Pursuant to Section 15332 (Infill Development Projects) and Approving Site Plan Review #2018-04 for the Development of Four (4) Residential Structures Totaling 12,124 Square Feet Located at 649 and 661 E Street, More Specifically Identified as Assessor's Parcel Numbers: 025-063-018 And 025-063-019.

*Recommendation: Receive staff report, 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) Pursuant to Section 15332 (Infill Development Projects) and Site Plan Review #2018-05 for the Development of a Mixed-Use Structure within the Mixed-Use Zoning District Consisting of Two (2) Residential Units on the Second Floor and Office Space on the First Floor Totaling 3,192 Square Feet Located at 652 K Street, More Specifically Identified as Assessor’s Parcel Number: 026-053-020.

- 1) Planning Commission Resolution No. 2018-38 – Approving a Categorical Exemption from the California Environmental Quality Act Pursuant to Section 15332 (Infill Development Projects) and Approving Site Plan Review #2018-05 for the Development of a Two (2) Story Mixed-Use Structure with Two (2) Residential Units on the Second Floor and Office Space on the First Floor Totaling 3,192 Square Feet Located At 652 K Street, More Specifically Identified as Assessor’s Parcel Number: 026-053-020.

*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) Pursuant to Section 15311 (Accessory Structures) and Conditional Use Permit #2018-15 to Allow for the Use of Five (5) Billboards within the Highway-Commercial Zoning District Located at 3400 East Pacheco Boulevard, More Specifically Identified as Assessor’s Parcel Number: 084-010-077.

- 1) Planning Commission Resolution No. 2018-40 – Approving a Categorical Exemption from the California Environmental Quality Act (CEQA) Pursuant to Section 15311 (Accessory Structures and Approving Conditional Use Permit #2018-15 to Allow the Modification and Use of Five (5) Billboards Located at 3400 East Pacheco Boulevard, More Specifically Identified as Assessor’s Parcel Number: 084-010-077.

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

8. COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT REPORT.

9. COMMISSIONER REPORTS.

A. Cates

- B. Dees
- C. McCoy
- D. Spada
- E. Toscano

10. ADJOURNMENT.

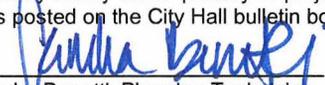
**APPEAL RIGHTS AND FILING PROCEDURES**

Any person dissatisfied with an act or determination of the Planning Commission may appeal such act or determination to the Planning Commission by 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 7<sup>th</sup> day of December 2018