



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 10, 2019

If you require special assistance to attend or participate in this meeting, please call the Planning Secretary @ (209) 827-7000 ext. 2431 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 Secretaría del Departamento de Planificación al (209) 827-7000 ext. 2431 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 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 Comisión 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 Departamento de Comunidad y Desarrollo Economico 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 __, Giuliani __, Higby __, 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 JUNE 26, 2019

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 and Make a Recommendation to the Los Banos City Council to Amend Chapter 3 of Title 9 of the Los Banos Municipal Code to Allow Child Day Care Centers in All Zoning Districts Subject to a Conditional Use Permit.

- 1) Planning Commission Resolution No. 2019-14 – Recommending to the City Council Adoption of an Ordinance of the City Council of the City of Los Banos Amending Article 37 Chapter 3 of Title 9 of the Los Banos Municipal Code Relating to Child Day Care Facilities and Related Zoning Code Classifications and Definitions.

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 Recommending to the Los Banos City Council General Plan Amendment 2019-01, Zone Change #2019-01, and Categorical Exemption from the California Environmental Quality Act Pursuant to Section 15301 (Existing Facilities) for the Child Development Center to Redesignate Current Park General Plan Land Use Designation to Professional Office Land Use Designation and Zone Change from Park Zoning District to Professional Office (P-O) Zoning District Located at 1624 San Luis Street, More Specifically Identified as a portion of Assessor's Parcel Number: 428-070-001.

- 1) Planning Commission Resolution No. 2019-15 – Recommending Approval to the Los Banos City Council of General Plan Amendment #2019-01 and Zone Change #2019-01 of Approximately 1.33 Acres for the Child Development Center Facility Located at 1624 San Luis Street, More Specifically Identified as a Portion of Assessor's Parcel Number: 428-070-001 and Finding that the Disposition of the Property is Consistent with the City's General Plan.

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

8. DESIGN REVIEW STUDY SESSION – DEVELOPMENT OF ONE (1) COMMERCIAL STRUCTURE TOTALLING 5,156 SQUARE FEET FOR AN AUTOMOTIVE REPAIR SHOP AND RESTAURANT FOR JOSE TELLEZ LOCATED IN THE GENERAL-COMMERCIAL (C-1) ZONING DISTRICT AT 1101 F STREET, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER: 025-152-009.

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

9. COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT REPORT
10. COMMISSIONER REPORTS
 - A. Cates
 - B. Dees
 - C. Giuliani
 - D. Higby
 - E. Spada
 - F. Toscano
11. ADJOURNMENT.

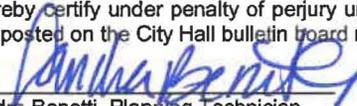
APPEAL RIGHTS AND FILING PROCEDURES

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 5th day of July 2019

**CITY OF LOS BANOS
PLANNING COMMISSION MEETING MINUTES
JUNE 26, 2019**

ACTION MINUTES – These minutes are prepared to depict action taken for agenda items presented to the Planning Commission. For greater detail of this meeting refer to the electronic media (CD and/or audio) kept as a permanent record.

CALL TO ORDER: Commissioner Giuliani called the Planning Commission Meeting to order at the hour of 7:00 p.m.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was led by Commissioner Higby.

ROLL CALL – MEMBERS OF THE PLANNING COMMISSION PRESENT: Planning Commission Members David Dees, Mona Giuliani, Thomas Higby III, and Susan Toscano; John Cates, Erik Limon, and Tom Spada absent.

STAFF MEMBERS PRESENT: City Attorney William A. Vaughn, Community & Economic Development Director Stacy Elms, Associate Planner Rudy Luquin, and Planning Technician Sandra Benetti.

CONSIDERATION OF APPROVAL OF AGENDA. Motion by Dees, seconded by Toscano to approve the agenda as submitted. The motion carried by the affirmative action of all Planning Commission Members present; Cates, Limon, and Spada absent.

CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING OF JUNE 12, 2019. Motion by Higby, seconded by Dees to approve the minutes as submitted. The motion carried by the affirmative action of all Planning Commission Members present; Cates, Limon, and Spada absent.

PUBLIC FORUM: MEMBERS OF THE PUBLIC MAY ADDRESS THE PLANNING COMMISSION MEMBERS ON ANY ITEM OF PUBLIC INTEREST THAT IS WITHIN THE JURISDICTION OF THE CITY; INCLUDES AGENDA AND NON-AGENDA ITEMS. NO ACTION WILL BE TAKEN ON NON-AGENDA ITEMS. SPEAKERS ARE LIMITED TO A FIVE (5) MINUTE PRESENTATION. DETAILED GUIDELINES ARE POSTED ON THE COUNCIL CHAMBER INFORMATIONAL TABLE.

Commissioner Giuliani opened the public forum. No one came forward to speak and the public forum was closed.

PUBLIC HEARING – TO CONSIDER TENTATIVE PARCEL MAP #2019-01 TO DIVIDE A 3.3 ACRE PARCEL INTO TWO (2) PARCELS AND SITE PLAN REVIEW #2019-02 FOR THE DEVELOPMENT OF TWO (2) COMMERCIAL STRUCTURES TOTALING 4,662 SQUARE FEET WITH SITE IMPROVEMENTS WITHIN THE HIGHWAY-COMMERCIAL ZONING DISTRICT AND CATEGORICAL EXEMPTIONS FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO

SECTIONS: 15315 MINOR LAND DIVISIONS AND 15332 IN-FILL DEVELOPMENT PROJECTS LOCATED AT 1415 BADGER FLAT ROAD, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER: 430-010-014. Associate Planner Luquin presented the staff report, which included a PowerPoint presentation.

Commissioner Dees inquired if the applicant indicated the alternate use of the remainder parcel.

Associate Planner Luquin responded that the remainder parcel is presently landscaped and unbuildable as it is a substandard parcel.

Community & Economic Development Director Elms commented that the applicant is only purchasing the 2nd parcel and that the 3rd parcel is landscaped as required of Target.

Commissioner Giuliani opened the public hearing. No one came forward to speak and the public hearing was closed.

Motion by Higby, seconded by Dees to adopt Planning Commission Resolution No. 2019-12 – Approving a Categorical Exemption from the California Environmental Quality Act Pursuant to Section 15332 In-Fill Development Projects and Approving Site Plan Review #2019-02 for the Development of Two Commercial Structures Totaling 4,662 Square Feet Located at 1415 Badger Flat Road, More Specifically Identified as Assessor's Parcel Number: 430-010-014. The motion carried by the affirmative action of all Planning Commission Members present; Cates, Limon, and Spada absent.

Motion by Dees, seconded by Higby to adopt Planning Commission Resolution No. 2019-13 – Approving a Categorical Exemption from the California Environmental Quality Act Pursuant to Section 15315 Minor Land Divisions and Approving Tentative Parcel Map #2019-01 for the Minor Subdivision of a 3.3 Acre Parcel into Two Parcels and a Remainder Parcel within the Highway-Commercial Zoning District Located at 1415 Badger Flat Road, More Specifically Identified as Assessor's Parcel Number: 430-010-014. The motion carried by the affirmative action of all Planning Commission Members present; Cates, Limon, and Spada absent.

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR REPORT.

Community & Economic Development Director Elms reported that the joint Planning Commission/City Council meeting for the police facility needs meeting has been moved to August 14, 2019 at 6:00 p.m. at the Police Annex, how there will be a formal invitation for the downtown strategic plan community meeting on July 8, 2019 at 6:00 p.m. at the Community Center Lounge for implementation task of the General Plan, how PlaceWorks will be presenting this workshop, and advised that less than a quorum can attend otherwise we would need to adjourn to that meeting.

Commissioner Toscano inquired about the construction near Jack in the Box.

Community & Economic Development Director Elms responded that it will be the building that will house Western Dental.

PLANNING COMMISSION MEMBER REPORTS.

CATES: Absent.

DEES: Wished everyone a happy and safe Fourth of July.

GIULIANI: Thanked staff for their work.

HIGBY: No report.

LIMON: Absent.

SPADA: Absent.

TOSCANO: No report.

ADJOURNMENT: The meeting was adjourned at the hour of 7:21 p.m.

APPROVED:

John Cates, Chairperson

ATTEST:

Sandra Benetti, Planning Technician



City of
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Agenda Staff Report

TO: Chairman Cates and Planning Commissioners
FROM: Stacy Souza Elms, Community and Economic Development Director 
DATE: July 10, 2019
TYPE OF REPORT: Public Hearing
SUBJECT: Child Care Facilities Ordinance.

Recommendation:

Staff recommends that the Planning Commission adopt Resolution 2019-14.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS BANOS RECOMMENDING TO THE CITY COUNCIL ADOPTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS BANOS AMENDING ARTICLE 37 CHAPTER 3 OF TITLE 9 OF THE LOS BANOS MUNICIPAL CODE RELATING TO CHILD DAY CARE FACILITIES AND RELATED ZONING CODE CLASSIFICATIONS AND DEFINITIONS

Background:

California Child Day Care Facilities Act – Cal. Health & Safety Code, Div. 2, Chaps. 3.4-3.6, §§ 1596.70 – 1597.621 is the governing state law and preempts local ordinances that conflict with its provisions.

The City's current zoning ordinance (Article 37 of Title 9 Chapter 3) concerning Child Day Care Facilities only specifically addresses Large Family Day Care Homes. The purpose of this Ordinance is to set forth development standards for Child Day Care Facilities which includes 1) small family daycare homes; 2) large family daycare homes;

and 3) day care centers. Child Day Care Facilities are heavily regulated by the California Department of Social Services which is authorized to assume licensing responsibilities for Child Care Facilities in California.

What is a Child Care Facility? “Child day care facility” means a facility that provides nonmedical care to children under 18 years of age in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a 24-hour basis. Child day care facility includes day care centers, employer-sponsored child care centers, and family day care homes.

Under state law small family day care homes and large family daycare homes are considered a residential use and are allowed in all residential districts within the City. Under the current zoning code child day care centers are only allowed in the Professional Office district subject to obtaining a conditional use permit.

Discussion:

Key provisions of the proposed Ordinance.

1) Incorporates the state law definitions as follows:

“Child day care facility” means a facility that provides nonmedical care to children under 18 years of age in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a 24-hour basis. Child day care facility includes day care centers, employer-sponsored child care centers, and family day care homes.

“Day care center” means a child day care facility other than a family day care home, and includes infant centers, preschools, extended day care facilities, and school age child care centers, and includes child care centers licensed pursuant to Section 1596.951 of the Health and Safety Code.

“Family day care home” means a home that is licensed by the State of California that regularly provides care, protection, and supervision for 14 or fewer children, in the provider’s own home, for periods of less than 24 hours per day, while the parents or guardians are away, and is either a large family day care home or a small family day care home.

“Large family day care home” means a home that provides family day care for 7 to 14 children, inclusive, including children under the age of 10 years who reside at the home, as defined in Health and Safety Code Chapter 3.4. The use of large family day care homes shall be considered a residential use of property for all residential zones.

“Small family day care home” means a home that provides family day care for eight or fewer children, including children under the age of 10 years who reside at the

home, as defined in Health and Safety Code Chapter 3.4. The use of small family day care homes shall be considered a residential use of property for all residential zones.

2) Follows state law by clearly providing that small family day care homes are a use by right in all residential zoning districts.

3) Follows state law governing the regulation of large family day care homes as an allowed use in all residential zoning districts, subject to an administrative permit. The current ordinance requires a public hearing and CUP issued by the Planning Commission. The proposed ordinance would streamline that process by allowing for an administrative permit (over the counter) unless a public hearing is requested by an interested party.

4) Establishes development standards for child day care centers, subject to a CUP issued by the Planning Commission. The current ordinance is silent on the development standards for a child day care center.

5) Allows day care centers in all zoning districts within the City except for Industrial zoning districts.

ENVIRONMENTAL REVIEW:

The proposed ordinance does not propose any changes to City policies or regulations that would result in a direct or indirect physical environmental impact; therefore it has been determined that the proposed ordinance is covered by the general rule that the California Environmental Quality Act applies only to projects which have the potential for causing a significant effect on the environment pursuant to CEQA guidelines Section 15061 (b)(3) and is not subject to environmental review.

Attachments:

1. Resolution #2019-14
2. Proposed Ordinance
3. Public Hearing Notice – June 28, 2019

RESOLUTION NO. 2019-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS BANOS RECOMMENDING TO THE CITY COUNCIL ADOPTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS BANOS AMENDING ARTICLE 37 CHAPTER 3 OF TITLE 9 OF THE LOS BANOS MUNICIPAL CODE RELATING TO CHILD DAY CARE FACILITIES AND RELATED ZONING CODE CLASSIFICATIONS AND DEFINITIONS

WHEREAS, the State legislature has found and declared that:

A. Child daycare facilities can contribute positively to a child's emotional, cognitive, and educational development;

B. It is the intent of this state to provide a comprehensive, quality system for licensing child daycare facilities to ensure a quality childcare environment;

C. Good quality childcare services are an essential service for working parents;

D. California has a tremendous shortage of regulated childcare, and only a small fraction of families who need childcare have it. Parents should be able to support their families without having to sacrifice their child's well-being;

E. Good, affordable childcare gives children a strong start and creates opportunities for families and communities; and

WHEREAS, the City of Los Banos seeks to ensure that the City's zoning laws are consistent with the goals, policies and standards set forth in the City's General Plan, and state law as it relates to the regulation and approval of child care facilities within the City; and

WHEREAS, the City of Los Banos has adopted a general plan which includes a land use text; and

WHEREAS, the City of Los Banos had adopted Title 19 of the Municipal Code which is the official zoning text; and

WHEREAS, California Government Code Section 65850, et seq., authorizes the City Council to amend the zoning ordinance; and

WHEREAS, the City of Los Banos recognizes the need to provide appropriate locations and regulations for the establishment and operation of family day care homes and child care centers; and

WHEREAS, the proposed change is consistent with the policies of the General Plan of the City of Los Banos; and

WHEREAS, the Los Banos 2030 General Plan includes policies and programs to promote development of child care facilities in all districts except industrial within the City; and

WHEREAS, the proposed ordinance is attached hereto and incorporated herein by this reference as Attachment A; and

WHEREAS, the proposed ordinance does not propose any changes to City policies or regulations that would result in a direct or indirect physical environmental impact; therefore it has been determined that the proposed ordinance is covered by the general rule that the California Environmental Quality Act applies only to projects which have the potential for causing a significant effect on the environment pursuant to CEQA guidelines Section 15061 (b)(3) and is not subject to environmental review.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Los Banos does hereby recommend that the City Council of the City of Los Banos consider and approve the attached Ordinance of The City Council of the City Of Los Banos Amending Article 37 Chapter 3 Of Title 9 Of The Los Banos Municipal Code Relating To Child Day Care Facilities And Related Zoning Code Classifications And Definitions.

The foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Los Banos held on the 10th day of July 2019, by Planning Commissioner _____ who moved its adoption, which motion was duly seconded by Planning Commissioner _____ and the Resolution adopted by the following vote:

AYES:
NOES:
ABSENT:

APPROVED:

John Cates, Planning Commission Chairman

ATTEST:

Sandra Benetti, Planning Commission Secretary

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS BANOS AMENDING ARTICLE 37 CHAPTER 3 OF TITLE 9 OF THE LOS BANOS MUNICIPAL CODE RELATING TO CHILD DAY CARE FACILITIES AND RELATED ZONING CODE CLASSIFICATIONS AND DEFINITIONS

WHEREAS, the State legislature has found and declared that:

A. Child daycare facilities can contribute positively to a child's emotional, cognitive, and educational development;

B. It is the intent of this state to provide a comprehensive, quality system for licensing child daycare facilities to ensure a quality childcare environment;

C. Good quality childcare services are an essential service for working parents;

D. California has a tremendous shortage of regulated childcare, and only a small fraction of families who need childcare have it. Parents should be able to support their families without having to sacrifice their child's well-being;

E. Good, affordable childcare gives children a strong start and creates opportunities for families and communities; and

WHEREAS, the City of Los Banos seeks to ensure that the City's zoning laws are consistent with the goals, policies and standards set forth in the City's General Plan, and state law as it relates to the regulation and approval of child care facilities within the City; and

WHEREAS, the City of Los Banos has adopted a general plan which includes a land use text; and

WHEREAS, the City of Los Banos had adopted Title 19 of the Municipal Code which is the official zoning text; and

WHEREAS, California Government Code Section 65850, et seq., authorizes the City Council to amend the zoning ordinance; and

WHEREAS, the City of Los Banos recognizes the need to provide appropriate locations and regulations for the establishment and operation of family day care homes and child care centers; and

WHEREAS, the proposed change is consistent with the policies of the General Plan of the City of Los Banos; and

WHEREAS, the Los Banos 2030 General Plan includes policies and programs to promote development of child care facilities in all districts except industrial within the City; and

WHEREAS, the subject Ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2), 15060(c)(3) and 15061(b)(3). The activity is not subject to CEQA because it will not result in a direct or reasonably foreseeable indirect physical change in the environment; the activity is not a project as defined in Section 15378, and the activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment, the activity is not subject to CEQA; and

WHEREAS, the Planning Commission held a public hearing on July 17, 2019 and recommended approval of the proposed Ordinance with findings of General Plan consistency, and

WHEREAS, the City Council conducted a duly noticed public hearing on the on August 7, 2019 and August 21, 2019 at which time all individuals desiring to comment on the proposed amendments were heard; and

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS BANOS DOES ORDAIN AS FOLLOWS:

Section 1: Section 9-3.201 is amended to delete the following definitions:

“Large family daycare home” means a home which regularly provides family day care, protection, and supervision of seven (7) to fourteen (14) children, including children under the age of ten (10) years who reside in the provider’s own home, for periods of less than twenty-four (24) hours per day, while the parents or guardians are away, also subject to the requirements of the State of California Department of Social Services.

“Small family day care home” means a home which regularly provides family day care, protection, and supervision of six (6) or fewer children, including children under the age of ten (10) years who reside in the provider’s own home, for periods of less than twenty-four (24) hours per day, while the parents or guardians are away, as regulated by the State of California Department of Social Services.

Section 2: Section 9-3.201 is amended to add the following definitions to read as follows:

“Child day care facility” means a facility that provides nonmedical care to children under 18 years of age in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on less

than a 24-hour basis. Child day care facility includes day care centers, employer-sponsored child care centers, and family day care homes.

“Day care center” means a child day care facility other than a family day care home, and includes infant centers, preschools, extended day care facilities, and school age child care centers, and includes child care centers licensed pursuant to Section 1596.951 of the Health and Safety Code.

“Family day care home” means a home that is licensed by the State of California that regularly provides care, protection, and supervision for 14 or fewer children, in the provider’s own home, for periods of less than 24 hours per day, while the parents or guardians are away, and is either a large family day care home or a small family day care home.

“Large family day care home” means a home that provides family day care for 7 to 14 children, inclusive, including children under the age of 10 years who reside at the home, as defined in Health and Safety Code Chapter 3.4. The use of large family day care homes shall be considered a residential use of property for all residential zones.

“Small family day care home” means a home that provides family day care for eight or fewer children, including children under the age of 10 years who reside at the home, as defined in Health and Safety Code Chapter 3.4. The use of small family day care homes shall be considered a residential use of property for all residential zones.

Section 3, Article 37 of Title 9 Chapter 3 is amended and restated in its entirety to read as follows:

Article 37. Child Day Care Facilities

Sec. 9-3.3701 Purpose and Intent.

The State of California has enacted laws and regulations with the intent to provide for the care of children in an appropriate environment. The purpose of this Article is to implement said laws and regulations and to establish standards for child day care facilities as defined in Section 9-3.201.

Sec. 9-3.3702 Small Family Daycare Home.

(a) Small family day care homes as defined in Section 9-3.201 shall be a permitted use in all residential zones, provided said uses are housed within structures which comply with the development standards required of all structures within the zoning district. Notwithstanding any other provisions of this chapter, and pursuant to Section 1597.45 of the Health and Safety Code, small family day care homes which are properly licensed pursuant to the provision of the Child Day Care Act shall be considered a residential use of property and shall be allowed as a matter of right in all residential zones. Small family day care homes shall also be allowed as a matter of

right in single family dwelling units in non-residential zones, so long as they are a legal non-conforming use.

(b) Proper state licensing shall be obtained prior to operation of a small family day care home.

Sec. 9-3.3703 Large Family Daycare Home.

(a) Subject to the procedures and restrictions of this Section, Large family day care homes shall be a permitted use, in all residential zones, provided said uses are housed within structures which comply with the development standards required of all structures within the zoning district.

(b) Operation of a large family day care home shall be subject to the review and approval of a large family day care administrative permit issued by the Community and Economic Development Director ("Director"), or designee in accordance with the following:

(i) Not less than ten (10) days prior to the decision by the Director, the City shall mail notices of the proposed use to all property owners as shown on the last equalized assessment rolls within a 300-foot radius of the property boundaries of the proposed large family day care home site.

(ii) A decision on the Permit shall be made by the Director, without a formal hearing, unless one is requested by either the applicant or other affected persons. For the purpose of this Article, an affected person shall mean a person who owns or who lives within a 300-foot radius of the proposed facility. If so requested, the hearing shall be scheduled for the next available Planning Commission meeting and the Planning Commission shall hear the request. Unless otherwise appealed, the decision of the Director of Community Development shall be final.

(b) Proper state licensing shall be obtained prior to operation of a large family day care home.

(c) In accordance with the purpose of this Article, all large family day care homes shall comply with the development standards for the zoning district in which they are located, including but not limited to the following:

(1) The use shall be incidental to the residential use of the property.

(2) The site shall not be located within one thousand two hundred (1,200) feet of another such facility on the same street as measured from the exterior boundaries of the property.

(3) An area shall be provided for the temporary parking of at least two (2) motor vehicles for the safe loading and unloading of children. In most cases, the driveway in front of a two (2) car garage will satisfy this requirement.

(4) The applicant shall demonstrate that there is little or no potential for significant traffic problems as related to the request or that the resulting traffic generated will insure maintenance of traffic safety levels within the vicinity of the residence.

(5) A usable rear yard play area of at least one thousand two hundred (1,200) square feet shall be provided on the site in which the outdoor play activity shall not be allowed in the front or exterior side yard areas of the home.

(6) The play areas shall be designed and located to reduce the impact of noise on surrounding properties, however reasonable requirements to alleviate noise may be required.

(7) The use shall comply with all other requirements and regulations of the State of California Department of Social Services.

(d) The applicant shall be required to:

(1) Comply with the applicable provisions of the Uniform Building Code, as adopted by the City of Los Banos.

(2) Comply with any standards promulgated by the State Fire Marshall and the City of Los Banos Fire Department relating to the subject of fire and life safety in large family day care homes, and the applicable provisions of the Uniform Fire Code.

(3) Be licensed or deemed exempt from licensing by the State of California as a large family day care home.

(4) Operator(s) reside at the residence. Additional care givers, required under State of California Health and Safety Code, need not live in the home.

(5) No signs advertising the use of the property as a family day care home shall be permitted.

(6) Comply with any conditions imposed by the Director or Planning Commission, deemed necessary to satisfy the requirements of this Article.

Sec. 9-3.3704 Day Care Centers.

(a) Operation of a child care center as defined in Section 9-3.201 shall be permitted in all zoning districts subject to the review and approval of a conditional use permit, in accordance with the following:

(b) In accordance with the purpose of this Article, all day care centers shall comply with the development standards for the zoning district in which they are located, including but not limited to the following:

(1) Play area shall be enclosed with a solid minimum fence height of six (6) feet. Wall and/or fencing shall be block wall, wrought iron, or wood fencing.

(2) Play areas shall be located at a minimum of ten (10) feet from any public right-of-way.

(3) One (1) off-street parking stall shall be provided for every four (4) children, and one (1) for every employee on the largest shift.

(4) Loading and unloading area for children shall be provided to accommodate no less than two (2) vehicles, and shall be located within proximity to the main entrance and shall not interfere with traffic and circulation of the area and on-site.

(5) Site design shall minimize to the degree possible, excessive noise impacts to adjoining properties.

(c) In addition to the development standards set forth in subsection (b) the following development standards shall apply in all residential zones:

(1) No outdoor play equipment shall be located in required front or street-side yards.

(2) Outdoor play areas shall be enclosed with a solid, six-foot high fence along property lines abutting residential uses.

(3) No structural or decorative alterations are permitted that change the residential appearance of the building exterior.

(4) Nighttime security lighting shall not be directed at neighboring properties and the light source shall be shielded from view off-site.

(5) Days and hours of operation shall be limited to weekdays, between the 6:30 a.m. and 7:30 p.m.

(6) No signage shall be permitted for day care centers in residential districts,

(7) The site shall not be located within one thousand two hundred (1,200) feet of another child care facility on the same street as measured from the exterior boundaries of the property.

(d) The applicant shall be required to:

(1) Comply with the applicable provisions of the Uniform Building Code, as adopted by the City of Los Banos.

(2) Comply with any standards promulgated by the State Fire Marshall and the City of Los Banos Fire Department relating to the subject of fire and life safety in child care centers, and the applicable provisions of the Uniform Fire Code.

(3) Operator/applicant shall be licensed or deemed exempt from licensing by the State of California as a child care center.

(4) Comply with any conditions imposed by the Planning Commission, deemed necessary to satisfy the requirements of this Article.

(e) Proper state licensing shall be obtained prior to operation of a child care center.

Section 4. Section 9-3.603(h) is amended to read as follows:

(h) Large family day care homes and day care centers.

Section 5. Section 9-3.703(g) is amended to read as follows:

(g) Large family day care homes and day care centers.

Section 6. Section 9-3.803(g) is amended to read as follows:

(g) Large family day care homes and day care centers.

Section 7. Section 9-3.903(c) is added to read as follows:

(c) Large family day care homes in a single family residence and day care centers.

Section 8. Section 9-3.1003(c) is amended to read as follows:

(c) Large family day care homes in a single family residence and day care centers.

Section 9. Section 9-3.1103(l) is amended to read as follows:

(l) Large family day care homes in a single family residence and day care centers.

Section 10. Section 9-3.1203(p) is added to read as follows:

(p) Large family day care homes in a single family residence and day care centers.

Section 11. Section 9-3.1303(d) is amended to read as follows:

(d) Large family day care homes in a single family residence and day care centers.

Section 12. Section 9-3.1603(c) is amended to read as follows:

(c) Day care centers.

Section 13. To the extent that the terms and provisions of this Ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance, motion, resolution, rule or regulation governing the same subject, the terms of this Ordinance shall prevail with respect to the subject matter thereof and such inconsistent or conflicting provisions of prior ordinances, motions, resolutions, rules or regulations are hereby repealed.

Section 14. If any section, subsection, subdivision, paragraph, sentence, clause or phrase added by this Ordinance, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences, clauses or phrases are declared unconstitutional, invalid or ineffective.

Section 15. The proposed amendments to the Los Banos Municipal Code do not propose any changes to City policies or regulations that would result in a direct or indirect physical environmental impact; therefore it has been determined that this ordinance amendment is covered by the general rule that the California Environmental Quality Act applies only to projects which have the potential for causing a significant effect on the environment pursuant to CEQA guidelines section 15601(b)(3) and is not subject to environmental review.

Section 16. This Ordinance shall go into effect and be in full force and operation thirty (30) days after its final passage and adoption. The City Clerk shall certify to the adoption of this Ordinance and cause the same to be posted and published once within

fifteen days after passage and adoption as may be required by law; or, in the alternative the City Clerk may cause to be published a summary of this Ordinance and a certified copy of the text of this Ordinance shall be posted in the Office of the City Clerk five days prior to the date of adoption of this Ordinance; and, within fifteen days after adoption, the City Clerk shall cause to be published, the aforementioned summary and shall post a certified copy of this Ordinance, together with the vote for and against the same, in the Office of the City Clerk.

Introduced by Council Member _____ and seconded by Council Member _____ on the ____ day of _____, 2019.

Passed on the ____ day of _____, 2019 by the following vote:

AYES: Council Members
NOES:
ABSENT:

APPROVED:

Michael Villalta, Mayor

ATTEST:

Lucille L. Mallonee, City Clerk



City of
Los Banos
At the Crossroads of California

**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT**

Date: June 28, 2019

Regarding: Notice of Public Hearing

Proposal: Child Day Care Center Ordinance

NOTICE IS HEREBY GIVEN THAT a Public Hearing will be held by the Los Banos Planning Commission to consider and make a recommendation to the Los Banos City Council to amend Chapter 3 of Title 9 of the Los Banos Municipal Code to allow Child Day Care Centers in all Zoning Districts subject to a conditional use permit.

A PUBLIC HEARING on this matter will be held at the next scheduled meeting of the Los Banos Planning Commission on Wednesday, July 10, 2019 at 7:00 p.m. in the Council Chambers of Los Banos City Hall located at 520 "J" Street. Questions regarding the above-referenced item may be directed to Stacy Souza Elms, Community and Economic Development Director, at City Hall or at (209) 827-7000, Ext.133.

All persons are invited to be present at the public hearing. Written and oral testimony is invited. Notice is hereby further given that if you challenge the above described Ordinance in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this Notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing per Government Code Section 65009.

Additional information may be obtained from Community & Economic Development Department at 520 J Street, Los Banos, California. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (209) 827-7000. Notification at least 72 hours prior to the public hearing will enable the City to make reasonable arrangements to allow participation at this hearing

THE CITY OF LOS BANOS

Stacy Souza Elms
Community and Economic Development Director



City of
Los Banos
At the Crossroads of California

PLANNING COMMISSION STAFF REPORT

TO: CHAIRMAN CATES AND PLANNING COMMISSIONERS

FROM: STACY SOUZA ELMS, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

FOR: JULY 10, 2019

SUBJECT: GENERAL PLAN AMENDMENT #2019-01 AND ZONE CHANGE #2019-01 FOR THE CHILD DEVELOPMENT CENTER

RECOMMENDATIONS:

That the Planning Commission take the following actions:

1. Adopt Resolution No. 2019-15, recommending the Los Banos City:
 - a. Approve a Categorical Exemption from the California Environmental Quality Act pursuant to Section 15301, Existing Facilities; and
 - b. Amend the General Plan (Land Use Map) from Park to Professional Office on approximately 1.33 acres located at 1624 San Luis Street for the Child Development Center Facility, more specifically identified as a portion of Assessor's Parcel Number: 428-070-001; and
 - c. Amend the Zoning Map to complete a Zone Change from Park to Professional Office (P-O) on approximately 1.33 acres located at 1624 San Luis Street for the Child Development Center Facility, more specifically identified as a portion of Assessor's Parcel Number: 428-070-001; and
 - d. In accordance with Government Code 65402 determine that the disposition of the property by the City is consistent with the City's General Plan.

BACKGROUND:

In 2005 the City of Los Banos developed a portion of Talbot Park with the construction of a 12,785 square foot building for the purpose of providing a location for a Child Development Center at 1624 San Luis Street. The Merced County Community Action

Agency (MCCAA) has occupied the premises and has provided much needed programs to eligible children and families of Los Banos.

MCCAA has expressed a desire to purchase the Child Development Center Facility from the City of Los Banos in order to continue operating their program at 1624 San Luis Street.

PROJECT DESCRIPTION:

The City of Los Banos is requesting a General Plan Amendment and Zone Change to re-designate approximately 1.33 acres immediately surrounding the premises of the Child Development Center Facility for the continued operation of a Child Day Care Facility. The project site is currently designated and zoned Park, and requires a re-designation and zone change to accommodate a Child Day Care Facility. The City of Los Banos is proposing to redesignate a portion of Talbot Park, which consists of 1.33 acres to Professional Office and leave the remaining acreage of approximately 9.4 acres as Park Land Use.

Project Location

The project site is located at 1624 San Luis Street, within the center of Talbot Park and immediately west of Los Banos Junior High School.



Additionally, the surrounding zoning is depicted on the map below. Note that the green color is Park, brown is High Density Residential (R-3), tan is Medium Density Residential (R-2), and yellow is Low Density Residential (R-1).



ENVIRONMENTAL ASSESSMENT:

Pursuant to the California Environmental Quality Act (CEQA) and the City of Los Banos Environmental Quality Guidelines, an Initial Study was prepared to identify and assess potential environmental impacts as a result of this project. Through the Initial Study, staff determined that the project would not result in any significant adverse effects and the project can be categorically exempt pursuant to Section 15301, Existing Facility. The project involves no expansion of the existing use of a Child Development Center.

PROJECT ANALYSIS:

Existing Setting

The project site consists of approximately 1.33 acres consisting of a child development center facility, outdoor play area, and associated parking lot. The Site is immediately adjacent to Los Banos Junior High School. The project site has a Los Banos General Plan land use designation of Park and a Zoning Map designation of Park. The Child Development Center Facility is currently operated by MCCA with a State funded preschool program serving the residents of Los Banos. The preschool side offers a play-based program with developmentally appropriate educational activities for young children. The program includes activities in music, movement, art, language development, computer activities, physical development, science, math, and social

skills.

The properties immediately adjacent to the project site, with exception of the Los Banos Junior High, currently consist of residential development or are planned for future residential development.

Proposed Uses and Density

The project includes a General Plan Amendment from Park to Professional Office and a re-zone from Park zoning to Professional Office (P-O). The existing General Plan Land Use and Zoning Maps are included as attachments.

Compatibility with Adjacent Uses

The proposed Professional Office (P-O) land use designation is compatible with the surrounding uses which consist of the Los Banos Junior High School, future Assisted Living Care Facility and residential uses. The intent of the re-designation is to create a compatible use for the Child Development Center within the Zoning Code to facilitate its existing use as a child day care facility/preschool program.

PUBLIC COMMENT:

A public hearing notice was published in the Los Banos Enterprise and notices were mailed out to property owners within a 300' radius of the Project site on June 28, 2019. As of the date of this report no comments have been received.

RECOMMENDATION:

That the Planning Commission takes the following actions:

1. Adopt Resolution No. 2019-15, recommending the Los Banos City:
 - a. Approve a Categorical Exemption from the California Environmental Quality Act pursuant to Section 15301, Existing Facilities; and
 - b. Amend the General Plan (Land Use Map) from Park to Professional Office on approximately 1.33 acres located at 1624 San Luis Street for the Child Development Center Facility, more specifically identified as a portion of Assessor's Parcel Number: 428-070-001; and
 - c. Amend the Zoning Map to complete a Zone Change from Park to Professional Office (P-O) on approximately 1.33 acres located at 1624 San Luis Street for the Child Development Center Facility, more specifically identified as a portion of Assessor's Parcel Number: 428-070-001; and
 - d. In accordance with Government Code 65402 determine that the disposition of the property by the City is consistent with the City's General Plan.

ATTACHMENTS:

1. Resolution 2019-15
 - Exhibit A: CEQA Findings
 - Exhibit B: Findings for Approval
2. Current General Plan Land Use Map
3. Current Zoning Map
4. Site Photo
5. Public Hearing Notice – June 28, 2019

RESOLUTION NO. 2019-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS BANOS RECOMMENDING APPROVAL TO THE LOS BANOS CITY COUNCIL OF GENERAL PLAN AMENDMENT #2019-01 AND ZONE CHANGE #2019-01 OF APPROXIMATELY 1.33 ACRES FOR THE CHILD DEVELOPMENT CENTER FACILITY LOCATED AT 1624 SAN LUIS STREET, MORE SPECIFICALLY IDENTIFIED AS A PORTION OF ASSESSOR'S PARCEL NUMBER: 428-070-001 AND FINDING THAT THE DISPOSITION OF THE PROPERTY IS CONSISTENT WITH THE CITY'S GENERAL PLAN

WHEREAS, the City of Los Banos has requested an amendment to the General Plan Land Use Map and Zoning Map to facilitate the existing use of the child development center of approximately 1.33 acres located at 1624 San Luis Street, more specifically identified as a portion of Assessor's Parcel Numbers: 428-070-001; and

WHEREAS, the Los Banos General Plan was adopted in July 2009, and is the guiding document for land use in the City of Los Banos; and

WHEREAS, the proposal is consistent with the intent of the General Plan and the Zoning Code regulations; and

WHEREAS, the proposal is compatible with adjacent properties and the surrounding area in general; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) and the City of Los Banos Environmental Quality Guidelines, General Plan Amendment #2019-01 and Zone Change #2019-01 for the Child Development Center Facility was adequately evaluated and determined to be categorically exempt pursuant to Section 15301, Existing Facility; and

WHEREAS, a public hearing was duly noticed for July 10, 2019, in accordance with California Government Code Section 65091 by advertisement in the Los Banos Enterprise and by mail to property owners within 300 feet of the project boundaries on June 28, 2019, to consider and take testimony regarding General Plan Amendment #2019-01 and Zone Change #2019-01 for the Child Development Center Facility; and

WHEREAS, at the July 10, 2019, Planning Commission meeting the Los Banos Planning Commission, heard and considered testimony, if any, of all persons desiring to

be heard; reviewed the Project and staff report; studied the compatibility of the applicant's request with adjacent land uses; has considered the applicant's request in accordance with the criteria established in Section 9-3.1605 of the Los Banos Municipal Code; and

WHEREAS, the Planning Commission of the City of Los Banos hereby makes the appropriate findings set forth in Exhibit A (California Environmental Quality Act (CEQA) Findings), and Exhibit B (Findings for Approval), attached hereto and incorporated herein by this reference.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Los Banos does hereby recommend approval to the Los Banos City Council of General Plan Amendment #2019-01 and Zone Change #2019-01 of approximately 1.33 acres for the Child Development Center Facility located at 1624 San Luis Street, more specifically identified as a portion of Assessor's Parcel Number: 428-070-001 to be effective and conditioned upon Merced County Community Action Agency acquiring title to the property.

AND BE IT FURTHER RESOLVED, that the Planning Commission hereby determines that the disposition of the property by the City is consistent with the City's General Plan.

The foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Los Banos held on the 10th day of July, by Commissioner _____, who moved its adoption, which motion was duly seconded by Commissioner _____, and the Resolution is hereby adopted by the following vote:

AYES:
NOES:
ABSENT:

APPROVED:

John Cates, Planning Commission Chairman

ATTEST:

Sandra Benetti, Planning Commission Secretary

EXHIBIT A

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS FOR GENERAL PLAN AMENDMENT #2019-01 AND ZONE CHANGE #2019-01 FOR THE CHILD DEVELOPMENT CENTER FACILITY

Pursuant to the requirements of California Public Resources Code Section 21000 et seq. ("CEQA") and Title 14, California Code of Regulations Section 15000 et seq. (the "CEQA Guidelines"), the City as Lead Agency under CEQA adopts the following findings required by CEQA, along with the facts and evidence upon which each finding is based.

The City of Los Banos Planning Commission hereby finds as follows:

1. Pursuant to CEQA, the CEQA Guidelines, and the City of Los Banos Environmental Quality Guidelines, the Los Banos Police Station project was evaluated in an Initial Study which determined the project would not involve any significant environmental impacts and was found to be categorically exempt from the provisions of CEQA pursuant to Article 19, Class 15, Section 15301- Existing Facility. The project involves no expansion of the existing use of a Child Development Center.
2. General Plan Amendment #2019-01 and Zone Change #2019-01 were circulated for public review and comment on June 28, 2019 for consideration at a public meeting on July 10, 2019 in which no comments were received.
3. No further environmental documentation is required as the General Plan Amendment and Zone Change were contemplated and adequately analyzed in the initial review.
4. Prior to considering the proposed Project, the Planning Commission considered the Categorical Exemption for the Child Development Center Facility.

EXHIBIT B

FINDINGS FOR APPROVAL FOR GENERAL PLAN AMENDMENT #2019-01 AND ZONE CHANGE #2019-01 FOR THE CHILD DEVELOPMENT CENTER FACILITY

The City of Los Banos Planning Commission hereby finds as follows:

1. The Los Banos General Plan was adopted by the City on July 15, 2009, and the Project was prepared in accordance with it;
2. The General Plan Amendment and Zone Change will not be detrimental to the health, safety, comfort, or general welfare of the persons residing or working in the City of Los Banos, or injurious to property or improvements in the surrounding neighborhoods or within the City;

EVIDENCE: The Professional Office (P-O) land use: (1) facilitates the permitted use of a child day care facility; and (2) it is compatible with the adjacent use of the Los Banos Junior High School.

3. The use is compatible with the adjacent uses, properties, and neighborhoods, and will not be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the City and will not result in detrimental effects to neighboring properties or to City services;

EVIDENCE: The existing facility enhances the surrounding area, because: (1) it promotes child care facilities for the community consistent with General Plan Implementing Action LU-I-17, and (2) it was analyzed in an Initial Study and determined that there is no evidence the project will have a significant effect on the environment as it is an existing facility.

Existing General Plan Land Use Map



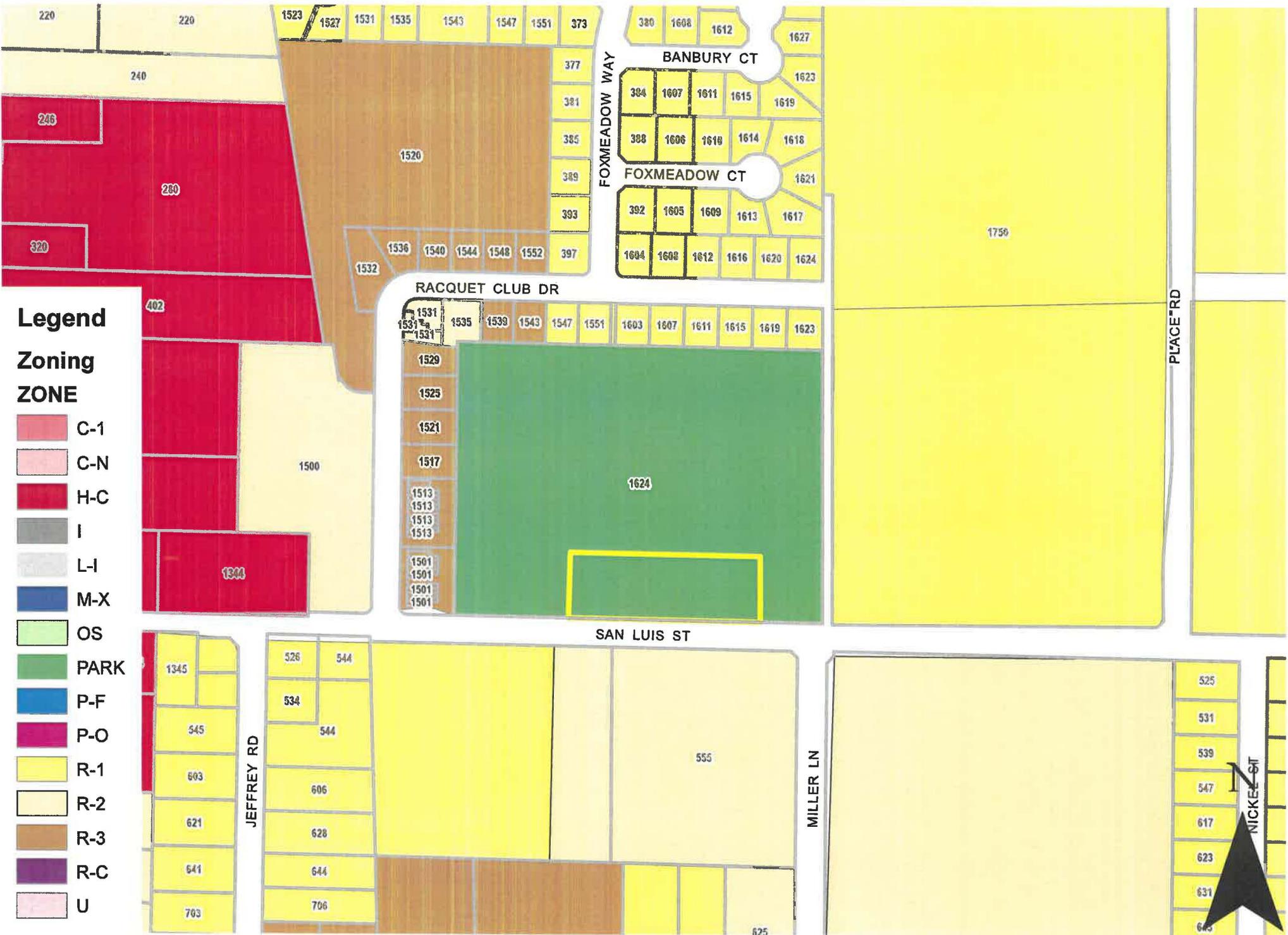
Legend

LosBanos_GPLU GPLU

- Agriculture/Rural
- Civic/Institutional
- Commercial
- Employment Park
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Neighborhood Commercial
- Park
- Professional Office
- SR 152 Bypass Corridor



Existing Zoning Map



Legend

Zoning ZONE

- C-1
- C-N
- H-C
- I
- L-I
- M-X
- OS
- PARK
- P-F
- P-O
- R-1
- R-2
- R-3
- R-C
- U

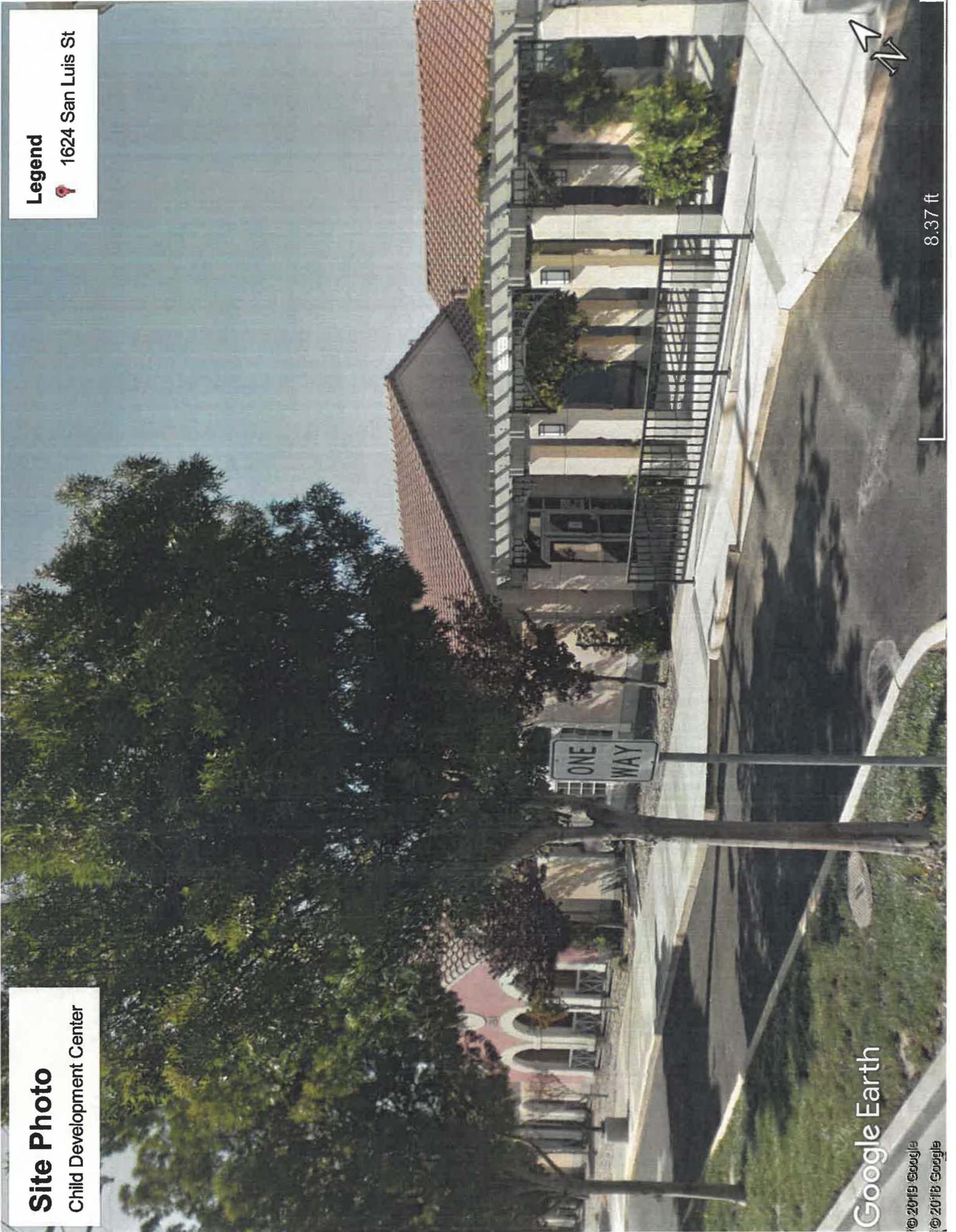
Site Photo

Child Development Center

Legend



1624 San Luis St



Google Earth

© 2019 Google

© 2018 Google

8.37 ft



City of
Los Banos
At the Crossroads of California

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: June 28, 2019

Regarding: Notice of Public Hearing

Proposal: General Plan Amendment #2019-01 and Zone Change #2019-01-
Child Development Center

NOTICE IS HEREBY GIVEN THAT a Public Hearing will be held by the Los Banos Planning Commission to consider recommending to the Los Banos City Council General Plan Amendment 2019-01, Zone Change #2019-01, and Categorical Exemption from the California Environmental Quality Act pursuant to Section 15301 (Existing Facilities) for the Child Development Center. The proposed project consists of a General Plan Amendment to redesignate current Park General Plan land use designation to Professional Office land use designation and Zone Change from Park Zoning District to Professional Office (P-O) Zoning District. The project site is located at 1624 San Luis Street; more specifically identified as Assessor's Parcel Numbers: 428-070-001.

A PUBLIC HEARING on this matter will be held at the next scheduled meeting of the Los Banos Planning Commission on Wednesday, July 10, 2019, at 7:00 p.m. in the Council Chambers of Los Banos City Hall located at 520 "J" Street. Questions regarding the above-referenced item may be directed to Stacy Souza Elms, Community and Economic Development Director at City Hall or at (209) 827-7000, Ext. 2433.

All persons are invited to be present at the public hearing. Written and oral testimony is invited. Notice is hereby further given that if you challenge the above described Project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this Notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Additional information may be obtained from Community & Economic Development Department at 520 J Street, Los Banos, California. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (209) 827-7000. Notification at least 72 hours prior to the public hearing will enable the City to make reasonable arrangements to allow participation at this hearing

THE CITY OF LOS BANOS

Stacy Souza Elms
Community and Economic Development Director



City of
Los Banos
At the Crossroads of California

Community & Economic
Development Department
520 J Street
Los Banos, CA 93635

Phone: (209) 827-7000
www.losbanos.org

DESIGN REVIEW STUDY SESSION

TO: Chairman Cates and Planning Commissioners

FROM: Rudy Luquin, Associate Planner 

DATE: July 10, 2019

SUBJECT: Project Study Session Review – 1101 F Street

Project Description

The City of Los Banos Community and Economic Development Department received an application in request for a Site Plan Review entitlement. The applicant, Jose Tellez and his representative Jose Perez, are proposing to develop one commercial building totaling to 5,156 square feet on a vacant parcel located at 1101 F Street. The proposed commercial structure is proposed to serve as a Smog Shop and specialty eatery area. The project site is surrounded by various uses North of the project site are multi-family residential units, to the east is Young's Automotive, to the west is the City of Los Banos Public Works Department Operations Division yard and to the south is a vacant lot. The proposed Smog Shop and specialty eatery uses are permitted within the General Commercial Zoning District.

The proposed commercial structure will consist of two different uses; 1,620 square feet that will serve as a smog shop and the remaining 3,536 square feet will serve as they proposed eatery area consisting of kitchens, wash area, office area, and dining area is 4,462 square feet and will be constructed to be approximately twenty-two feet (22') tall at the buildings highest point. The proposed project also consists of improvements to the project site such as paving, landscaping, and lighting.



Planning Commission Project Study Session Review

The Community and Economic Development Department has referred the proposed project for a Design Review Study Session with the Planning Commission, in regards to the design of the proposed project in accordance with Los Banos Municipal Code, Section 9-3.2318(a), Planning Commission project study session review. Nonetheless, the proposed project will require final site plan approval by the Planning Commission through a public hearing at a later date.

The objective of the study session is to provide the applicant with analytical commentary from the Planning Commission in the forefront of the design process, prior to the applicant(s) becoming overly invested in a design that is inconsistent with the City of Los Banos Design Guidelines, in conformity with Los Banos Municipal Code Section 9-3.2318(a), Planning Commission project study sessions review. The design review study session is virtually a discussion between the Planning Commission and the applicant concerning the aesthetics of the proposed project, and does not constitute a final decision by the Planning Commission concerning the proposed development project.

In accordance with Los Banos Municipal Code Section 9-3.2318(b) ,Planning Commission project study session review, the Planning Commission's purview of the design review study session is to review, consider, and provide commentary on the following design aspects of the proposed project in light of the City's General Plan and applicable policies:

- Architecture
- Landscaping
- Lighting

Architecture

According to Los Banos Municipal Code Section 9-3.2318(c), Planning Commission project study session review, the Planning Commission shall evaluate and provide commentary on the following architectural elements:

- Architectural style and consistency
- Height
- Bulk
- Area
- Color of buildings
- Types of construction materials
- Physical and architectural relationships with existing and proposed structures
- Materials and variations of boundary walls
- Fences
- Exterior elevations of all sides of the buildings or structures
- Methods used to screen mechanical equipment from public view

The Los Banos Community Design Standards does not contain specific design guidelines for commercial buildings in this particular area of Los Banos. Nonetheless the applicant will be utilizing some Spanish/ Mission architectural theme features. The applicant has incorporated Spanish/ Mission architectural characteristics directly from the Design Standards such as stucco walls, Spanish tile on awning, towers, stone veneer accents at the on the wall elevations of the entrance and the base of the building, and earth tone colors.

The applicant is proposing to have a combination of two (2) earth tone colors. The proposed color patterns are compatible and consistent with the City of Los Banos preferred color palate and are also complimentary to the existing commercial structure in the parcel to the east.

The complete design of the structure will consist of parapet walls, awnings at the entrances and exit of the building. The body of the structure will consist of; stucco walls, decorative cap, stone veneer accents on base and wall elevations, two types of belly bands near base and roof of structure and three towers imbedded into the design.

The applicant is not proposing any perimeter fencing.

Landscaping

In consistency with Los Banos Municipal Code, Section 9-3.2318(c), Planning Commission project study review,, the Planning Commission shall evaluate and provide commentary on the following landscaping and site treatment elements:

- Types of planting and vegetation;
- Rock groupings; and
- Topography and location of landscaping areas.

The applicant is proposing landscaping throughout the development, mainly along the street frontages, proposed parcel lines, and parking lot. The landscape plan consists of five (5) tree species totaling to 40 planted trees, and one (1) shrub species totaling to 10 total shrubs planted.

Lighting

In reference to Los Banos Municipal Code, Section 9-3.2318(c), Planning Commission project study review,, the Planning Commission shall evaluate and provide commentary on the following lighting elements:

- Aesthetics of exterior lighting

The applicant has proposed three (3) exterior LED lighting fixtures for the parking lot that will be compatible to or exceed the City of Los Banos Parking Lot lighting Standards. The applicant has provided the specifications for the fixtures and are attached for review.

Project Review Board

The proposed project will be reviewed by the Project Review Board (PRB) in regards to the following elements:

- Building layout;
- Location;
- Orientation of all new and existing structures and the relationship to one another and surrounding properties
- Methods of landscape irrigation;
- Location and design of facilities for physically disabled persons;
- Location of fencing and other screening;
- Location and screening of refuse facilities;
- Traffic circulation on-site and off-site;
- Pedestrian and bicycle circulation and safety;
- Arrangement of off-street parking and loading facilities;
- Location and intensity of all onsite lighting; and
- Provision of municipal and public services.

The PRB will be providing a formal recommendation to the Planning Commission concerning the scope of their review during the Site Plan Review process.

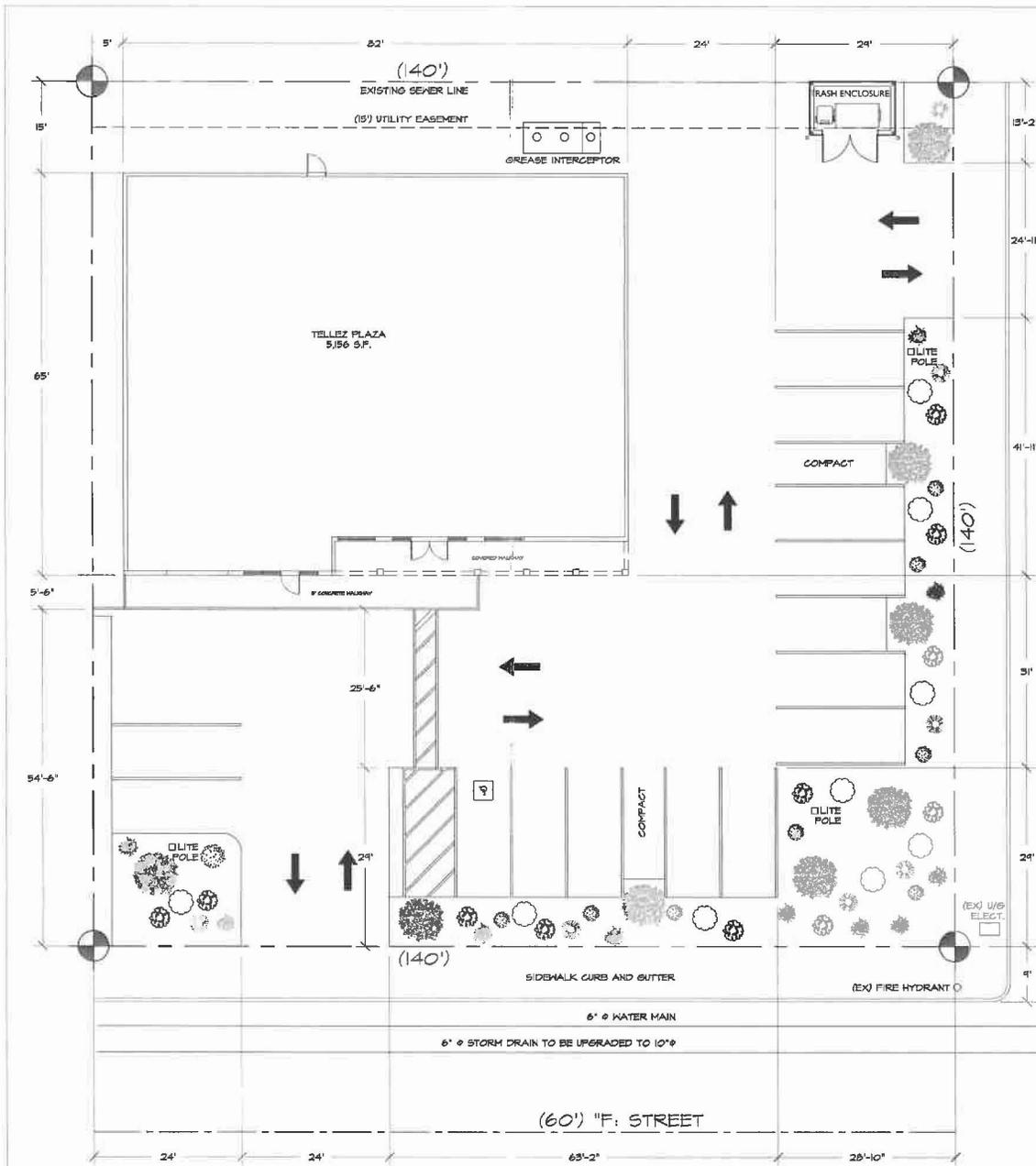
Recommendation

Design Review – 1101 F Street
July 10, 2019

Staff is recommending that the Planning Commission evaluate the proposed projects architectural considerations, landscaping, site improvements and exterior lighting elements as described above and provide initial commentary to the applicant regarding the proposed design. No formal action will be taken at this juncture.

Attachments:

Plan Set
Site Photos



(60') SAN JUAN AVE.

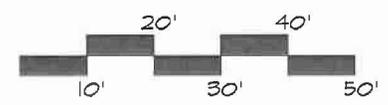
6" STORM DRAIN

ASSESSOR PARCEL NUMBER: 025-152-008
 ADDRESS: 1101 F Street, Los Banos, California
 PARCEL LOT SIZE: 19,584 s.f., 0.45 acres

PROJECT DATA:
 Automotive Repair Shop: 1,471 s.f.
 Food Facility: 3,204 s.f.
 Working/Retail Area: 479 s.f.
 Restroom/Accessory: 276 s.f.
 Gross Building Area: 5,156 s.f.
 Net Building Area: 4,680 s.f.

LOT COVERAGE:
 Building: 5,156/19,584 = 27%
 Hardscape: 10,464/19,584 = 53%
 Landscape: 3,936/19,584 = 20%

Proposed parking:
 15 Parking Stalls
 1 H/C Parking Stall
 16 Total Parking Stalls



PROPOSED COMMERCIAL DEVELOPMENT
 SCALE: 1" = 100'-0"

Revisions	
△	
△	
△	
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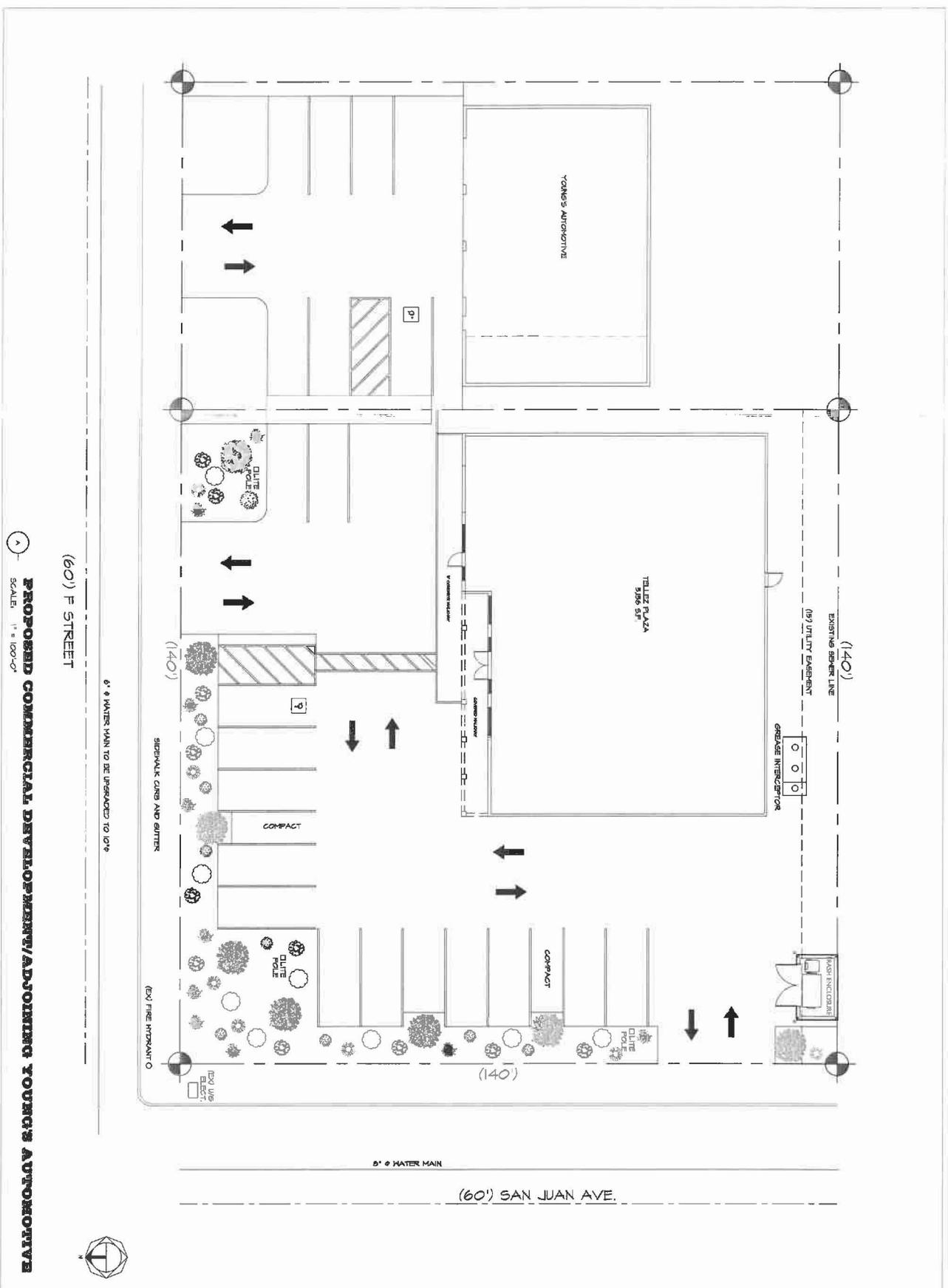
Proposed Commercial Development;
 Tellez Plaza
 1101 F Street
 Los Banos, Calif. 95635

J.M. PEREZ
 2025.008.008
 11/15/25

Job No.	Date		
Job No.	Checked By		
REVISIONS			
No.	Description	Date	Checked

SITE PLAN

Sheet:
AS1.1
 of



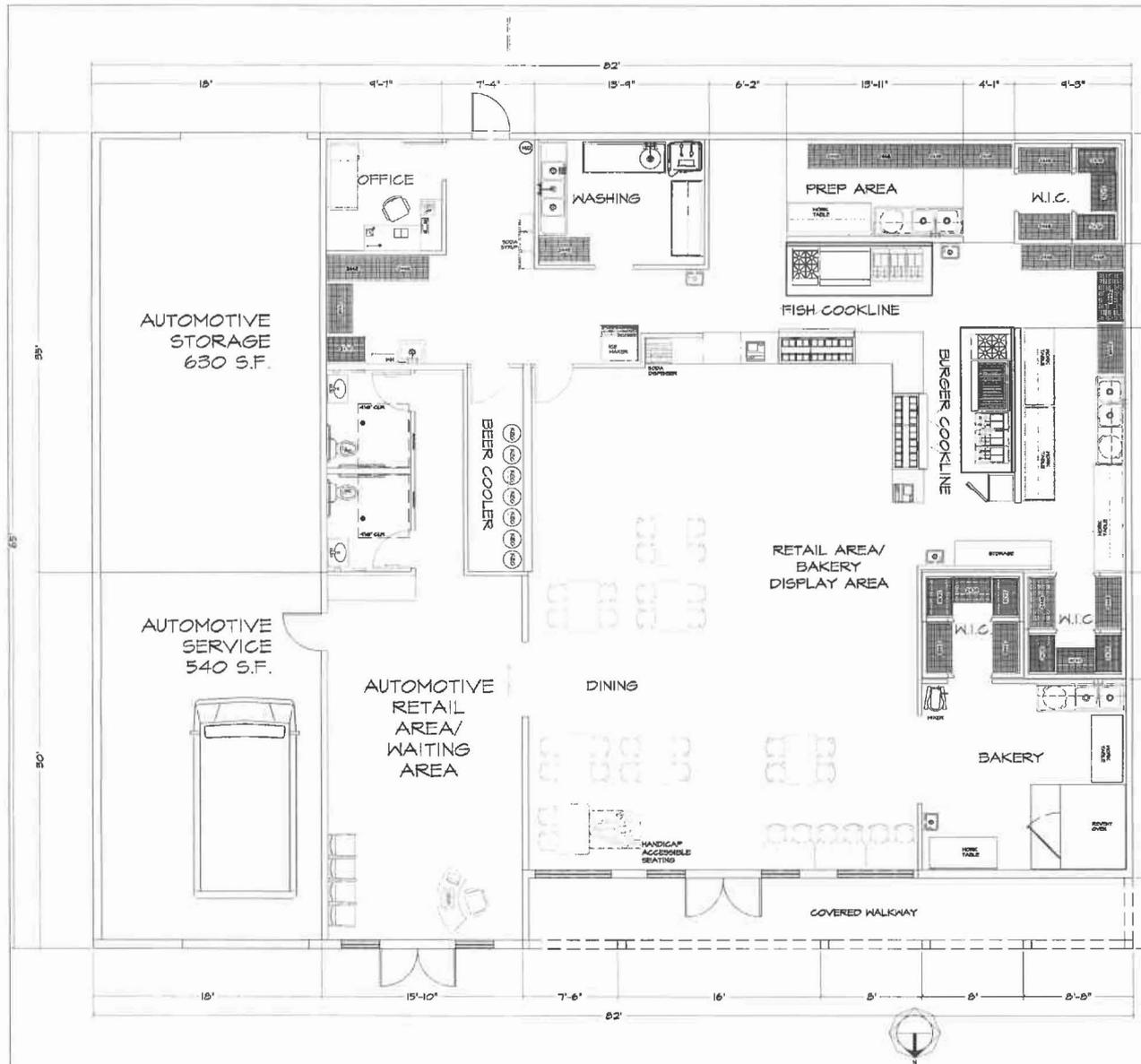
PROPOSED COMMERCIAL DEVELOPMENT/ADJOINING YOUNG'S AUTOMOTIVE
 SCALE: 1" = 100'-0"
 (60') F STREET
 (60') SAN JUAN AVE.
 6" Ø WATER MAIN TO BE UPSPACED TO 10"



THESE DRAWINGS ARE THE INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF JOSE M. PEREZ. ANY USE, REUSE OR DISCLOSURE OF SAID PLANS IS PROHIBITED WITHOUT EXPRESSED WRITTEN PERMISSION OF JOSE M. PEREZ.

Proposed Commercial Development;
Tellez Plaza
 101 F Street
 Los Banos, Calif. 95635

<p>AS1.2</p>	<p>SITE PLAN</p>	<p>J.M. PEREZ CIVIL ENGINEER No. 10101 Date: 08/11/11</p>	<p>Job No. _____ Checked By _____ Date _____ Revisions _____ Date _____</p>	<p>Revisions</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td></tr> </table>										



PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

OCCUPANT LOAD TABLE

ROOM NAME	AREA	OCC	OCCUPANT LOAD FACTOR	# OCC.	REG'D EXIT WIDTH
KITCHEN/PANADERIA	1,811	B	1,300/SERV	10	36"
RETAIL/BAKERY DISPLAY	890	B	1,300/RETAIL	7	36"
DINING AREA	591	A-2	1,500/DINING	4	36"
WAITING AREA	40	B	1,500/WAITING	3	36"
AUTO RETAIL AREA	381	B	1,300/RETAIL	3	36"
AUTO REPAIR SHOP	340	SI	1,300/SERVICE	3	36"
AUTO REPAIR STORAGE	450	SI	1,300/STOR	3	36"
PUBLIC ADA RESTROOM	180	B	ACCESSORY	0	36"
TOTAL	4,494			37	

OCCUPANT LOAD CALC'S
SCALE: N.A.

OFFSITE PARKING REQUIREMENTS

ROOM NAME	AREA	OCC	PARKING REG'T FACTOR	PARKING REG'T
KITCHEN/PANADERIA	1,811	B	1,400/SERV	13
RETAIL/BAKERY DISPLAY	890	B	1,300/RETAIL	7
DINING AREA	591	A-2	1,500/DINING	4
WAITING AREA	40	B	1,500/WAITING	3
AUTO RETAIL AREA	381	B	1,300/RETAIL	3
AUTO REPAIR SHOP	340	SI	1,300/SERVICE	3
AUTO REPAIR STORAGE	450	SI	1,300/STOR	3
PUBLIC ADA RESTROOM	180	B	ACCESSORY	0
TOTAL	4,494			46

PARKING REQUIREMENTS
SCALE: N.A.

Revisions

△	
△	

Proposed Commercial Development;
Tellez Plaza
1101 F Street
Los Banos, Calif. 95635

J.M.PEREZ
Architect
11455 E. Highway 99
Fresno, CA 93720
Phone: (559) 242-8888
Fax: (559) 242-8889
www.jmperez.com

Job No. _____ Date _____
Job No. _____ Checked By _____
REVISIONS
No. Description Date Check'd

PROPOSED FLOOR PLAN
EXISTING FLOOR PLAN

Sheet
A.1
OF

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Revisions	
△	
△	

Proposed Commercial Development;
Tellez Plaza
 1101 F Street
 Los Banos, Calif. 95635

J.M.PEREZ
 design and consulting
 5246 Beewood Road
 Hughson, Calif. 95325
 phone: (209) 245-6205
 email: jperezck@aol.com

Job No.	Date:		
Job No.	Checked By:		
REVISIONS			
No.	Description:	Date:	Check'd:

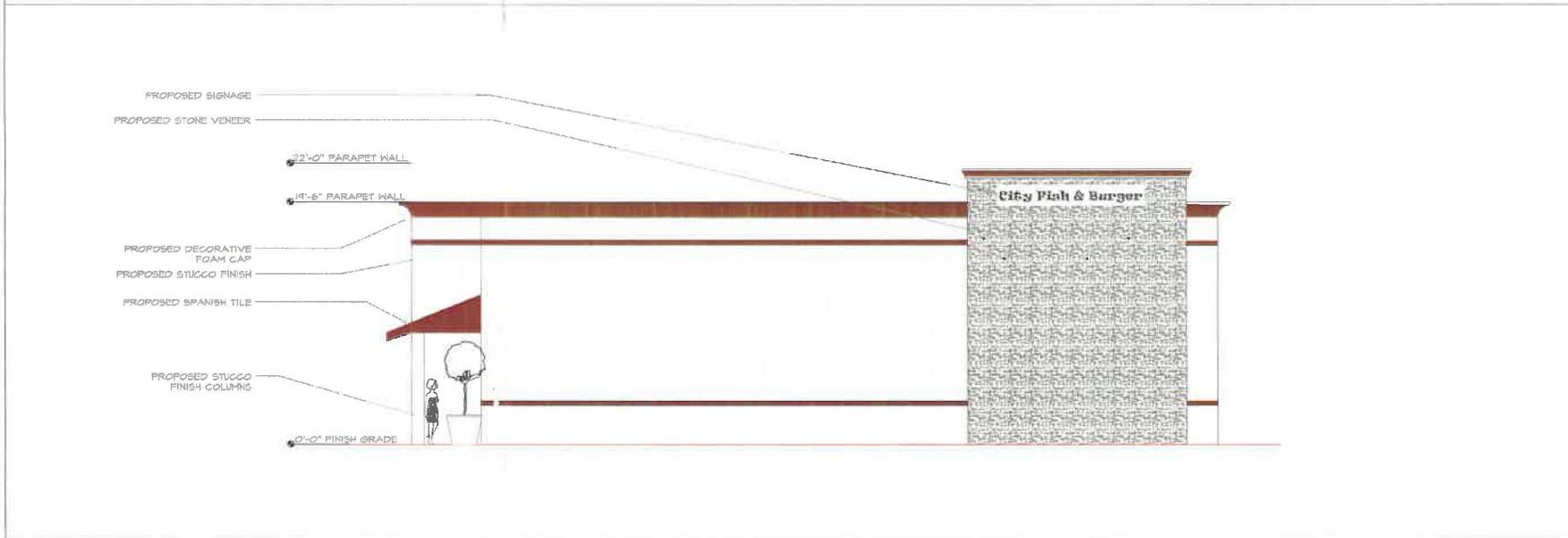
PROPOSED NORTH & WEST ELEVATIONS

Sheet
A5.1
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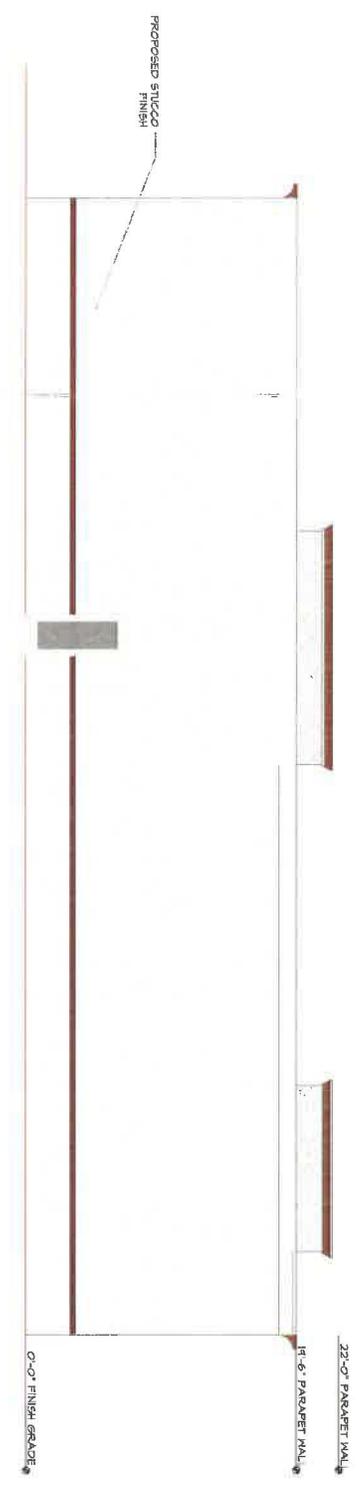
PROPOSED NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



PROPOSED WEST ELEVATION
 SCALE: 1/4" = 1'-0"

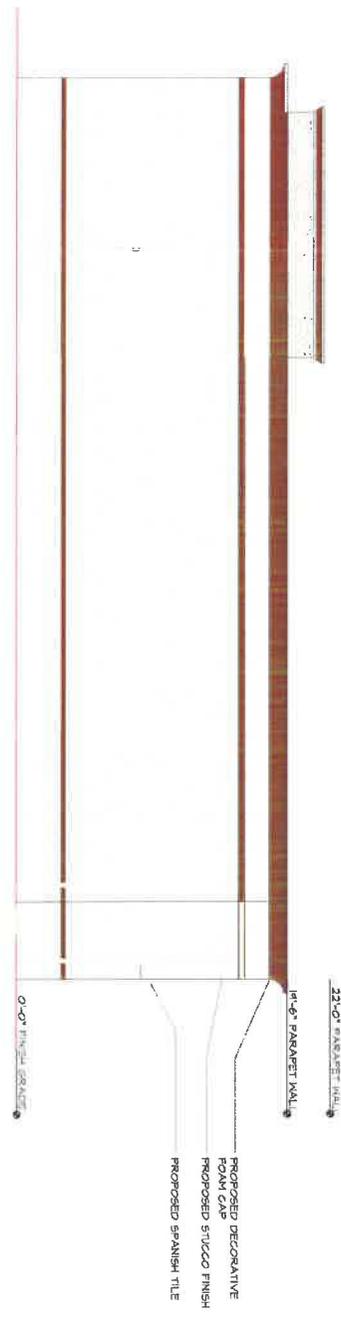
PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"



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Proposed Commercial Development;
Tellez Plaza
 101 F Street
 Los Banos, Calif. 95635

J.M. PEREZ
 design and consulting
 8427 Redwood Road
 Hayward, Calif. 94543
 Phone: (510) 885-2525
 Email: jperez@jmpca.com

Job No. _____ Date _____
 Job Title _____
 No. _____
 No. _____
 No. _____

PROPOSED SOUTH & EAST ELEVATIONS

Sheet
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 of

Revisions

DESCRIPTION

The USSL LED area, site, and roadway luminaire combines optical performance, energy efficiency and long term reliability in an advanced, patent pending modern design. Utilizing the latest LED technology, the USSL luminaire delivers unparalleled uniformity resulting in greater pole spacing. A versatile mount standard arm facilitates ease of installation for both retrofit and new installations. The USSL fixture replaces 150 - 1,000W metal halide fixtures in general area lighting applications such as parking lots, walkways, roadways and building areas.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

Construction is comprised of a heavy-duty, single-piece die-cast aluminum housing. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. The die-cast aluminum door is tethered to provide easy access to the driver if replacement is required. A one-piece silicone gasket seals the door to the fixture housing. The optics are mounted on a versatile, aluminum plate that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP66 and vibration rated (ANSI C136.31) to insure strength of construction and longevity in the selected application.

Optics

Precision molded, high efficiency optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. Available in Type II, III, IV and V distributions with lumen packages ranging from 7,000 to 48,600 nominal lumens. Light engine configurations consist of 1, 2, 4 or 6 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life. For the ultimate level of spill light control,

an optional house side shield accessory can be field or factory installed.

Electrical

LED drivers are mounted to the fixture for optimal heat sinking and ease of maintenance. Thermal management incorporates both conduction and convection to transfer heat rapidly away from the LED source for optimal efficiency and light output. Class 1 electronic drivers have a power factor >90%, THD <20%. Available in 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. 0-10V dimming driver is standard with leads external to the fixture to accommodate controls capability such as dimming and occupancy. Suitable for ambient temperatures from -40°C to 40°C. Optional 50°C HA (high ambient) available. NEMA 3-PIN twistlock photocontrol receptacle and NEMA 7-PIN twistlock photocontrol receptacles are available as options. Standard 3-position terminal block installed with flying leads external to the luminaire.

Controls

See Control Options section for more details on available offerings.

Mounting

Standard pole mount arm is bolted directly to the pole and the fixture slides onto the arm and locks in place with a bolt facilitating quick and easy installation. The versatile, patent pending, standard mount arm accommodates multiple drill patterns ranging from 4-7/8" to 1-1/2". Removal of the door on the standard mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting. Wall mount and mast arm mounting options are available. Mast arm adapter fits 2-3/8" O.D. tenon.

Finish

Housing and cast parts finished in five-stage superTGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, black, dark platinum and graphite metallic.

Warranty

Standard five-year warranty. Optional ten-year warranty, please see your Eaton Streetworks sales representative for more information.



USSL
USSL-XL

LED

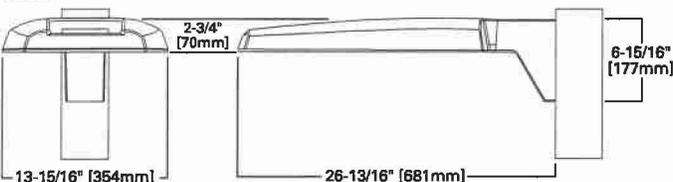
AREA / SITE / ROADWAY
LUMINAIRE



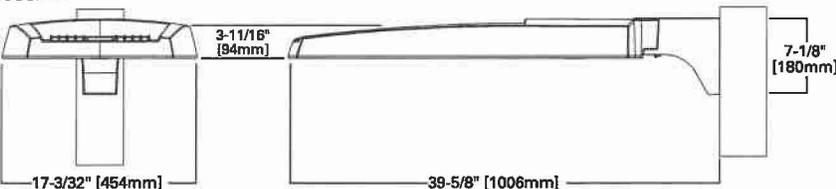
LumenSafe Technology
[CLICK HERE](#)

DIMENSIONS

USSL



USSL-XL



CERTIFICATION DATA

UL and cUL Wet Location Listed
IP66-Rated
3G Vibration Rated (USSL)
1.6G Vibration Rated (USSL-XL)
ISO 9001
FCC Class A

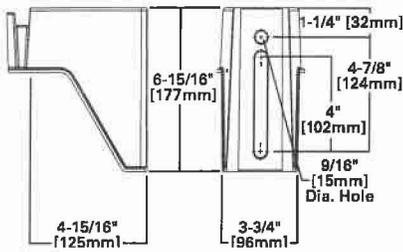
ENERGY DATA

Electronic LED Driver
0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 and 60Hz,
347V/60Hz, 480V/60Hz
-40°C Minimum Temperature Rating
+40°C Ambient Temperature Rating

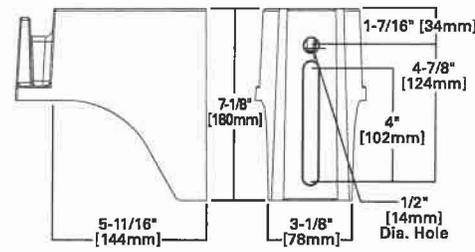
SHIPPING DATA

Approximate Net Weight:
USSL: 20 lbs. (9.09 kgs.)
USSL-XL: 45 lbs. (20.41 kgs.)

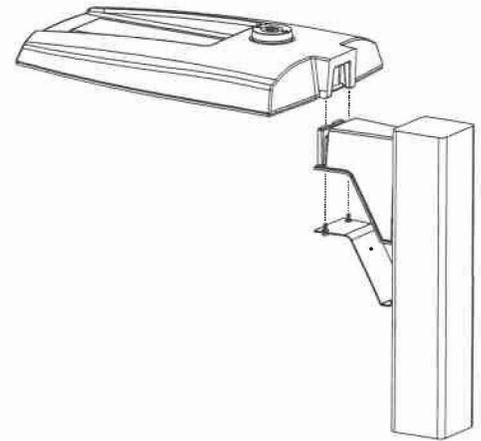
POLE MOUNT ARM (USSL)



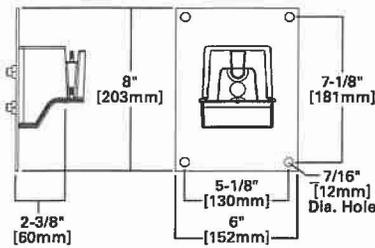
POLE MOUNT ARM (USSL-XL)



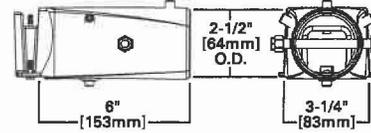
VERSATILE MOUNT SYSTEM



WALL MOUNT (USSL)



MAST ARM MOUNT (USSL)



MOUNTING CONFIGURATIONS AND EPAS

Wall Mount

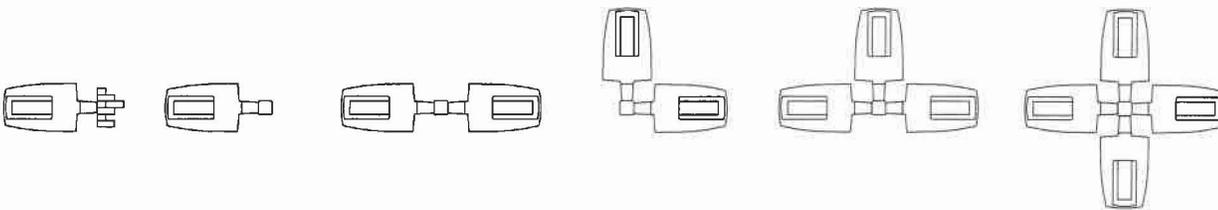
Arm Mount Single
EPA 0.75 (USSL)
EPA 1.12 (USSL-XL)

Arm Mount 2 @ 180°
EPA 1.50 (USSL)
EPA 2.25 (USSL-XL)

Arm Mount 2 @ 90°
EPA 1.50 (USSL)
EPA 2.13 (USSL-XL)

Arm Mount 3 @ 90°
EPA 2.25 (USSL)
EPA 2.52 (USSL-XL)

Arm Mount 4 @ 90°
EPA 3.00 (USSL)
EPA 2.52 (USSL-XL)



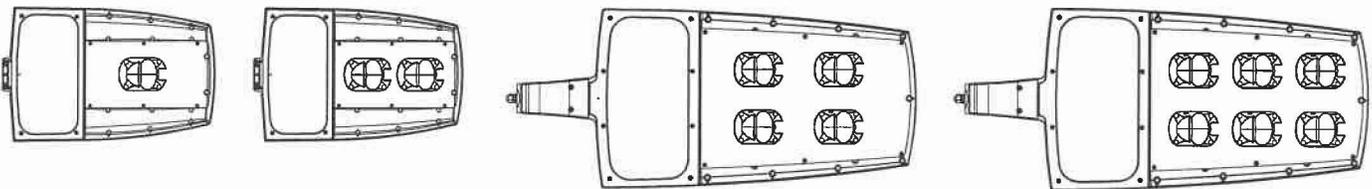
OPTICAL CONFIGURATIONS

USSL-C01
(7,100 Nominal Lumens)

USSL-C027/C029/C02
(13,100/17,100/20,000
Nominal Lumens)

USSL-XL-C047/C049/C04
(26,100/31,000/36,300 Nominal Lumens)

USSL-XL-C069/C06
(41,100/48,600 Nominal Lumens)



POWER AND LUMENS (USSL)

Light Engine		C01	C027	C028	C02
Power (Watts)		52	96	131	153
Input Current @ 120V (A)		0.43	0.80	1.09	1.32
Input Current @ 277V (A)		0.19	0.35	0.48	0.57
Input Current @ 347V (A)		0.17	0.30	0.41	0.48
Input Current @ 487V (A)		0.12	0.22	0.30	0.35
Distribution					
Type II	4000K Lumens	7,123	13,205	17,172	20,083
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
Type III	3000K Lumens	6,994	12,965	16,860	19,718
	4000K Lumens	7,111	13,183	17,144	20,050
Type III	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4
	3000K Lumens	6,982	12,944	16,832	19,686
Type IV	4000K Lumens	7,088	13,140	17,087	19,984
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5
Type IV	3000K Lumens	6,959	12,901	16,777	19,621
	4000K Lumens	7,576	14,045	18,264	21,360
Type V	BUG Rating	B3-U0-G3	B4-U0-G3	B4-U0-G4	B5-U0-G4
	3000K Lumens	7,438	13,790	17,932	20,972

POWER AND LUMENS (USSL-XL)

Light Engine		C047	C049	C04	C069	C06
Power (Watts)		176	217	264	285	348
Input Current @ 120V (A)		1.50	1.84	2.21	2.38	2.92
Input Current @ 277V (A)		0.66	0.82	0.97	1.04	1.25
Input Current @ 347V (A)		0.54	0.66	0.79	0.84	1.02
Input Current @ 487V (A)		0.40	0.48	0.57	0.62	0.74
Distribution						
Type II	4000K Lumens	26,263	31,231	36,503	41,349	48,876
	BUG Rating	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5
Type III	3000K Lumens	25,786	30,664	35,840	40,598	47,989
	4000K Lumens	26,120	31,061	36,304	41,124	48,610
Type III	BUG Rating	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	3000K Lumens	25,646	30,497	35,645	40,377	47,727
Type IV	4000K Lumens	26,098	31,035	36,274	41,089	48,569
	BUG Rating	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
Type IV	3000K Lumens	25,624	30,471	35,615	40,343	47,687
	4000K Lumens	28,129	33,450	39,097	44,287	52,349
Type V	BUG Rating	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	3000K Lumens	27,618	32,843	38,387	43,483	51,398

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

LUMEN MAINTENANCE

Configuration	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
Up to USSL-C60 at 25°C	91.30%	194,000
Up to USSL-C60 at 40°C	87.59%	134,000
Up to USSL-XL-C175 at 25°C	91.40%	204,000
Up to USSL-XL-C175 at 40°C	89.41%	158,000

CONTROL OPTIONS

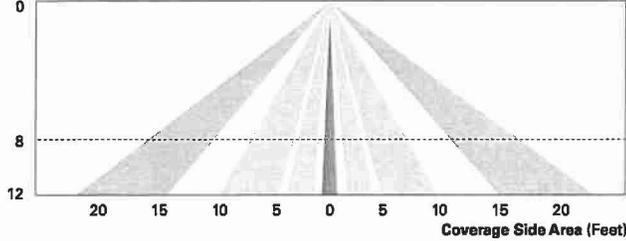
0-10V (D) The dimming option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (4 and 4N7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the 4N7 receptacle.

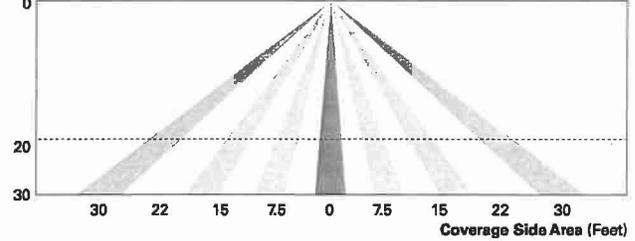
Dimming Occupancy Sensor (MSP and MS) These sensors are factory installed in the luminaire housing. When a sensor for dimming operation (/DIM) option is selected, the luminaire will dim down to approximately 50 percent power after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. When a sensor for ON/OFF operation is selected, the luminaire will turn off after five minutes of no activity.

These occupancy sensors include an integral photocell that can be activated or inactivated with the programming remote / configuration tool for "dusk-to-dawn" control or "daylight harvesting". Note: For MSP sensors, the factory preset is ON (Enabled), and for MS sensors, the factory preset is OFF (Disabled). The programming remote / tool is a wireless tool that can be utilized to change the dimming level, time delay, sensitivity and other parameters. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 8'-40'.

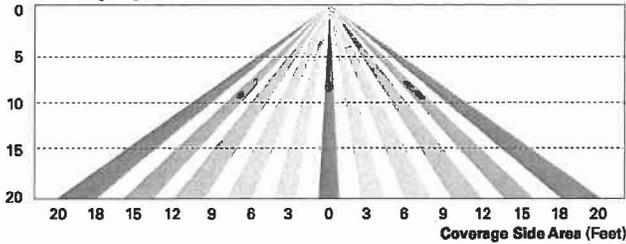
For mounting heights from 8' to 12' (-L12)



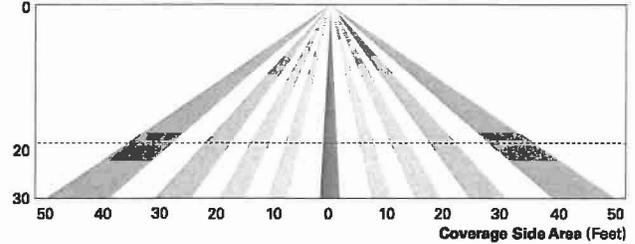
For mounting heights from 12' to 30' (-L30)



For mounting heights from 8' to 20' (-L08, -L20)



For mounting heights from 21' to 40' (-L40W)

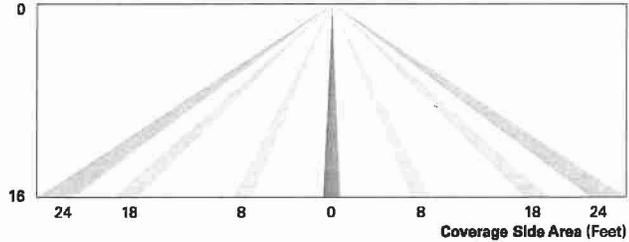


WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. Use the WaveLinx Mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

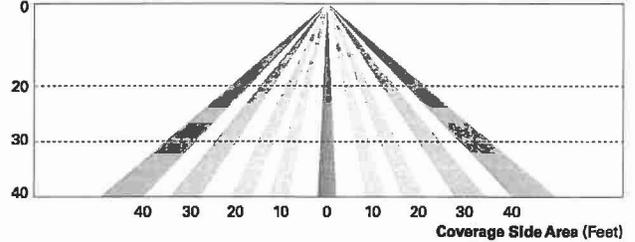
WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle.

LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Eaton's LumaWatt Pro powered by Enlighted is a connected lighting solution that combines LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of other resources beyond lighting.

For mounting heights from 8' to 16' (LWR-LW)



For mounting heights from 16' to 40' (LWR-LN)



LumenSafe Integrated Network Security Camera (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.

ORDERING INFORMATION

Sample Number: USSL-XL-C047-D-U-T2-SA-BZ-4N7-10K

Product Family ¹	Light Engine ²	Driver	Voltage	Distribution	Mounting	Color
USSL	C01=(1 LED) Full Output C027=(2 LED) Approx. 70% Output C029=(2 LED) Approx. 90% Output C02=(2 LED) Full Output	D=Dimming (0-10V)	U=Universal (120-277V) 9=347V 8=480V ³	T2=Type II T3=Type III T4=Type IV T5=Type V	SA=Standard Versatile Arm MA=Mast Arm ⁴ WM=Wall Mount Arm ⁴	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
USSL-XL	C047=(4 LED) Approx 70% Output C049=(4 LED) Approx. 90% Output C04=(4 LED) Full Output C069=(6 LED) Approx. 90% Output C06=(6 LED) Full Output					
Options (Add as Suffix)			Accessories (Order Separately) ¹⁴			
7030=70 CRI / 3000K CCT ⁵ 7050=70 CRI / 5000K CCT ⁵ HSS=House Side Shield ⁶ L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right 10MSP=10kV MOV Surge Protection ⁷ 10K=10kV/10kA UL 1449 Fused Surge Protective Device TH=Tool-less Door Hardware HA=50°C High Ambient Temperature ⁸ 4=NEMA 3-PIN Twistlock Photocontrol Receptacle 4N7=NEMA 7-PIN Twistlock Photocontrol Receptacle MSP/DIM-L12=Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height ^{4,9} MSP/DIM-L30=Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height ^{4,9} MSP-L12=Integrated Sensor for ON/OFF Operation, 8' - 12' Mounting Height ^{4,9} MSP-L30=Integrated Sensor for ON/OFF Operation, 12' - 30' Mounting Height ^{4,9} MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{9,10} MS/DIM-L40W=Motion Sensor for Dimming Operation, 20' - 40' Mounting Height ^{9,10} MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ^{9,10} MS-L40W=Motion Sensor for ON/OFF Operation, 20' - 40' Mounting Height ^{9,10} LWR-LW=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ^{9,11} LWR-LN=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ^{9,11} [See Table Below]=LumenSafe Integrated Network Security Camera ^{9a,12}			PRVWM-XX=Wall Mount Kit ⁴ PRVMA-XX=Mast Arm Mounting Kit ⁴ PRVSA-XX=Standard Arm Mounting Kit ⁴ PRVLSA-XX=Standard Arm Mounting Kit (for Prevail XL) ¹² MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon HS/VERD=House Side Shield ⁶ VGS-F/B=Vertical Glare Shield, Front/Back ⁶ VGS-SIDE=Vertical Glare Shield, Side ⁶ OA/RA1013=Photocontrol Shorting Cap OA/RA1014=NEMA Photocontrol - 120V OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V OA/RA1201=NEMA Photocontrol - 347V OA/RA1027=NEMA Photocontrol - 480V ISHH-01=Integrated Sensor Programming Remote ¹⁰ FSIR-100=Wireless Configuration Tool for Occupancy Sensor ¹⁶ WOLC-7P-10A=WaveLinX Outdoor Control Module (7-PIN) ¹⁷			

NOTES:

- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to Installation Instructions IB500002EN and pole white paper WP513001EN for additional support information.
- Standard 4000K CCT and 70CRI.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- Only available in USSL configurations C01, C027, C029 or C02.
- Use dedicated IES files on product website for non-standard CCTs.
- Option will come factory-installed. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 4 or 6). House Side Shield not suitable with T5 distribution or C02 lumen package.
- Not available with 347V or 480V.
- Not available with C02 lumen package.
- Controls system is not available with photocontrol receptacle (4 or 4N7) or other controls systems (MS, MSP or LWR).
- Utilizes Wattstopper sensor FSP-211.
- LumaWatt Pro wireless sensors are factory installed and require network components LWP-EM-1, LWP-GW-1, and LWP-PoE8 in appropriate quantities. See website for LumaWatt Pro application information.
- Only available in USSL-XL configurations C047, C049, C04, C069 or C06.
- Not available in 347V, 480V, or HA options. Consult LumenSafe system product pages for additional details and compatibility information.
- Replace XX with paint color.
- This tool enables adjustment to Integrated Sensor (MSP) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
- This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
- Requires 7-PIN NEMA twistlock photocontrol receptacle (4N7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, MSP or LWR).

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology* 	D=Dome Camera, Standard	C=Cellular, Customer Installed SIM Card A=Cellular, Factory Installed AT&T SIM Card V=Cellular, Factory Installed Verizon SIM Card S=Cellular, Factory Installed Sprint SIM Card E=Ethernet Networking

*Consult LumenSafe system pages for additional details and compatibility. Not available with 347V, 480V or high ambient options.

