



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, DECEMBER 11, 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 Secretaria 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 Desehabilidad (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 __, Higby __, Toscano __, Uhley __

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 OCTOBER 9, 2019

Recommendation: Approve the minutes as submitted.

6. CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE SPECIAL PLANNING COMMISSION MEETING OF NOVEMBER 25, 2019

Recommendation: Approve the minutes as submitted.

7. CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE SPECIAL PLANNING COMMISSION MEETING OF DECEMBER 2, 2019

Recommendation: Approve the minutes as submitted.

8. 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.

9. PUBLIC HEARINGS: If You Challenge the Proposed Action as Described herein in Court, You May Be Limited to Raising Only Those Issues You or Someone Else Raised at the Public Hearing Described herein, or in Written Correspondence, Delivered to the City at, or Prior to, the Public Hearing.

A. Public Hearing – To Consider a Categorical Exemption from the California Environmental Quality Act (CEQA) Pursuant to Section 15332 (Infill Development Projects) for Site Plan Review #2019-05 and Conditional Use Permit #2019-05 for the Development of a Self-Storage Facility within the Highway-Commercial Zoning District Consisting of Eight (8) Storage Buildings with a Two-Story Manager Building Totaling 125,900 Square Feet to be Developed on a Vacant 5.01 Acre Parcel Located East of Ortigalita Road, South of Pacheco Boulevard, and North of Birch Street, More Specifically Identified as Assessor's Parcel Number: 431-141-013.

1) Planning Commission Resolution No. 2019-25 – Approving a Categorical Exemption from the California Environmental Quality Act Pursuant to Section 15332, In-Fill Development Projects, and Approving Site Plan Review #2019-05 for the Development of a Self-Storage Facility Totaling 125,900 Square Feet to be Developed on a Vacant 5.01 Acre Parcel Located East of Ortigalita Road, South of Pacheco Boulevard, and North of Birch Street, More Specifically Identified as Assessor's Parcel Number: 431-141-013.

- 2) Planning Commission Resolution No. 2019-26 – Approving a Categorical Exemption from the California Environmental Quality Act Pursuant to Section 15332, In-Fill Development Projects, and Approving Conditional Use Permit #2019-05 for the Use of a Self-Storage Facility Totaling 125,900 Square Feet to be Developed on a Vacant 5.01 Acre Parcel Located East of Ortigalita Road, South of Pacheco Boulevard, and North of Birch Street, More Specifically Identified as Assessor’s Parcel Number: 431-141-013.

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

- B. Public Hearing – To Consider Vesting Tentative Tract Map #2019-01 for Mission Village South Phase 5A Consisting of the Subdivision of Approximately 8.85 Acres into 10 Single-Family Residential Lots Ranging from 3,755 Square Feet to 4,697 Square Feet and a 7.81 Acre Remainder Parcel Located East of Mercey Springs Road, South of Mission Drive and North of Willmott Avenue, More Specifically Identified as Assessor’s Parcel Number: 428-280-012.

- 1) Planning Commission Resolution No. 2019-27 – Approving Vesting Tentative Tract Map #2019-01 for Mission Village South Phase 5A for the Subdivision of Approximately 8.85 Acres into 10 Single-Family Residential Lots Ranging from 3,755 Square Feet to 4,697 Square Feet and a 7.81 Acre Remainder Parcel Located East of Mercey Springs Road, South of Mission Drive, and North of Willmott Avenue, More Specifically Identified as Assessor’s Parcel Number: 428-280-012.

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

10. DESIGN REVIEW STUDY SESSION – DEVELOPMENT OF 74 LOW-DENSITY RESIDENTIAL (R-1) LOTS WITHIN THE SHAUNESSY VILLAGE SUBDIVISION LOCATED EAST OF MERCEY SPRINGS ROAD AND NORTH OF SCRIPPS DRIVE FOR D. R. HORTON CA3.

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

11. DESIGN REVIEW STUDY SESSION – MODIFICATION OF THE EXTERIOR COLOR OF AN EXISTING COMMERCIAL BUILDING TOTALLING APPROXIMATELY 2,100 SQUARE FEET LOCATED IN THE MIXED-USE (M-X) ZONING DISTRICT AT 201 I STREET, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR’S PARCEL NUMBER: 025-271-001.

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

12. COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT REPORT

13. COMMISSIONER REPORTS

- A. Cates
- B. Higby
- C. Toscano
- D. Uhley

14. 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 6th day of December 2019