



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

July 9, 2008

If you require special assistance to attend or participate in this meeting, please call the Planning Secretary @ (209) 827-7000 extension 149 at least 48 hours prior to the meeting.

The City of Los Banos complies with the Americans with Disabilities Act (ADA) of 1990.

Si requiere asistencia especial para atender o participar en esta junta por favor llame a la oficina de la Secretaria del Departamento de Planificación al (209) 827-7000 extensión 149 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.

1. CALL TO ORDER. **7:00 PM**
2. PLEDGE OF ALLEGIANCE.
3. ROLL CALL: (Planning Commission Members)
Donovan __, Manzo __, McCauley __, Mello __, Napolitano __, Viveros __,
Chairman Hammond __
4. APPROVAL OF AGENDA.
Recommendation: Approve the agenda as submitted.
5. CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE REGULAR MEETING OF JUNE 25, 2008.
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 – Consideration of The Lakes General Plan Amendment (2005-02), Pre-Zone (2005-03), Annexation (2005-02), Area Plan, and Environmental Impact Report. The Site Consists of Approximately 151.8 Acres Located in Unincorporated Merced County within the City of Los Banos Urban Limit Line, North of City Limits, Located East of Nantes Avenue and North of the Vineyards Subdivision. More Specifically Identified as Assessor's Parcel Numbers: 082-030-016, 082-030-017, 082-020-033, and 082-020-034. Applicant: Watt Vogel Los Banos Lakes, LLC

- 1) Planning Commission Resolution No. 2008-25 – Recommending Certification of The Lakes Environmental Impact Report to the City Council of the City of Los Banos.
- 2) Planning Commission Resolution No. 2008-26 – Recommending Approval of The Lakes General Plan Amendment (2005-02), Pre-Zone (2005-03), Annexation (2005-02), and Area Plan to the City Council of the City of Los Banos.

Recommendation: Receive staff report, open the public hearing, receive public comment, close the public hearing and adopt Planning Commission Resolution No. 2008-25 and 2008-26 as submitted.

B. Public Hearing – Consideration of The Villa Burano General Plan Amendment (2005-03), Pre-Zone (2005-04), Annexation (2005-03), Area Plan, and Environmental Impact Report. The Site Consists of Approximately 118 Acres Southwest of the San Luis Canal and the City Limits, North of the Provinces Subdivision, and East of Northgate at Regency Park Subdivision. More Specifically Identified as Assessor's Parcel Numbers: 082-120-004, 082-120-044, and 082-120-045. Applicant: Woodside Homes of Central California, Inc.

- 1) Planning Commission Resolution No. 2008-27 – Recommending Certification of the Villa Burano Environmental Impact Report to the City Council of the City of Los Banos.
- 2) Planning Commission Resolution No. 2008-28 – Recommending Approval of the Villa Burano General Plan Amendment (2005-03), Pre-Zone (2005-04), Annexation (2005-03), and Area Plan to the City Council of the City of Los Banos.

Recommendation: Receive staff report, open the public hearing, receive public comment, close the public hearing and adopt Planning Commission Resolution No. 2008-27 and 2008-28 as submitted.

8. PLANNING DEPARTMENT REPORT

9. COMMISSIONERS REPORTS

- A. Manzo
- B. McCauley
- C. Mello
- D. Napolitano
- E. Viveros
- F. Vice Chair Donovan
- G. Chairman Hammond

10. ADJOURNMENT.

- A. Adjourn to 11:30 a.m., Tuesday, July 22, 2008 to Review suggestions complied by RBF Consulting from the first Rail Corridor Workshop in the Los Banos City Hall Council Chambers, 520 J Street, Los Banos, California.

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 City Council by filling written notice with City Clerk 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 9-3.2226)

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 City Council 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.

Norma Fuentes, Planning Commission Secretary

Dated this 3rd day of July, 2008