



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 23, 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 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 City Clerk'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 de la City Council / Redevelopment Agency 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 City Clerk 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)
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 JULY 9, 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 Codified Applications and Submittal Requirements Represented as Exhibits A thru R to the City Council of the City of Los Banos.

- 1) Planning Commission Resolution No. 2008-29 – Recommending Approval of Codified Applications and Submittal Requirements Represented as Exhibits A thru R 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. 2008-29 as submitted.

B. Public Hearing – Consider Recommending Adoption of a Statement of Overriding Considerations, Certification of the Final Environmental Impact Report and Adoption of a Mitigation Monitoring Program for the Pioneer Corridor Area Plans (West Center, Presidential Estates, and Ward/Place Road) to the Los Banos City Council. Applicant: Ranchwood Homes

- 1) Planning Commission Resolution No. 2008-30 – Recommending Certification of The Pioneer Corridor Area Plans Environmental Impact Report 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. 2008-30 as submitted.

C. Public Hearing – Consideration of Pre-Zone (2001-06), Annexation (2001-02) and Area Plan for the West Center Project. The Site Consists of Approximately 456 Acres East of Ortigalita Road, North of the City Limits, West of Center Avenue and Approximately ¼ Mile South of Pioneer Road. More Specifically Identified as Assessor's Parcel Numbers: 083-030-012;

083-030-013; 083-030-016; 083-030-017; 083-030-018; 083-030-019; 083-030-020; 083-030-021; 083-030-022; 083-030-023; 083-030-025; 083-030-026; 083-030-027; 083-030-032; 083-030-033; 083-090-002; 083-090-004; 083-090-005; 083-090-006; 083-090-007; 083-090-008; 083-090-011; 083-090-012; 083-090-013; 083-090-014; 083-090-015; 083-090-016; 083-090-017; 083-090-018; 083-090-019; 083-090-020; 083-090-021; 083-090-022; 083-090-023; 083-180-016; 083-180-017; 083-180-019; 083-180-029; 083-180-032; 083-180-033; 083-180-034; 083-180-035. Applicant: Ranchwood Homes

- 1) Planning Commission Resolution No. 2008-31 – Recommending Approval of the West Center Pre-Zone (2001-06), Annexation (2001-02), 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. 2008-31 as submitted.

- D. Public Hearing – Consideration of Pre-Zone (2005-01), Annexation (2005-01) and Area Plan for the Presidential Estates Project. The site consists of approximately 116 acres north of Pioneer Road and west of Mercey Springs Road. The site is more specifically identified as Assessor's Parcel Numbers: 083-110-009; 083-110-010; 083-110-015; 083-110-016; 083-110-031; 083-120-012; 083-120-013; 083-120014; 083-120-015; 083-120-016; 083-120-017; 083-120-018; 083-120-019; 083-120-020; 083-120-021; 083-120-022; 083-120-023; 083-120-024; 083-120-027; 083-120-028.. Applicant: Ranchwood Homes

- 1) Planning Commission Resolution No. 2008-32 – Recommending Approval of the Presidential Estates Pre-Zone (2005-01), Annexation (2005-01), 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. 2008-32 as submitted.

- E. Public Hearing – Consideration of Pre-Zone (2006-01), Annexation (2006-01), and Area Plan for the Ward/Place Road Project. The Site Consists of Approximately 377 Acres East of Mercey Springs Road, West of Ward Road, and Approximately ¼ Mile South of Pioneer Road. More Specifically Identified as Assessor's Parcel Numbers: 083-100-011, 083-100-013, 083-100-022, 083-100-023, 083-100-024, 083-100-025, 083-100-033, 083-100-038, 083-100-039, 083-100-071, 083-100-073, 083-100-075, 083-100-076, 083-150-041, 083-150-047, 083-150-048. Applicant: Ranchwood Homes

- 1) Planning Commission Resolution No. 2008-33 – Recommending Approval of the Ward/Place Road Pre-Zone (2006-01), Annexation (2006-01), 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. 2008-33 as submitted.

F. Public Hearing –. Consider Recommending Approval of The Lakes Pre-Annexation Development Agreement to the Los Banos City Council.
Applicant: Watt Vogel Los Banos Lakes, LLC

- 1) Planning Commission Resolution No. 2008-34 – Consideration of the Lakes Pre-Annexation Development Agreement 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. 2008-34 as submitted.

G. Public Hearing –. Consider Recommending Approval of The Villa Burano Pre-Annexation Development Agreement to the Los Banos City Council.
Applicant: Woodside Homes

- 1) Planning Commission Resolution No. 2008-35 – Consideration of the Villa Burano Pre-Annexation Development Agreement 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. 2008-35 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.

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 18th day of July, 2008