



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

MARCH 11, 2015

If you require special assistance to attend or participate in this meeting, please call the Planning Secretary @ (209) 827-7000 extension 118 at least 48 hours prior to the meeting.

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

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Si requiere asistencia especial para atender o participar en esta junta por favor llame a la oficina de la Secretaria del Departamento de Planificación al (209) 827-7000 extensión 118 a lo menos de 48 horas previas de la junta.

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 Planning 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.

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Cualquier escritura o los documentos proporcionaron a una mayoría del Departamento de Planificación con respecto a cualquier artículo en este orden del día será hecho disponible para la inspección pública en la reunión y en la oficina del Secretaria del Departamento de Planificación del City Hall, 520 J Street, Los Banos, California durante horas de oficina normales. Además, tales escrituras y los documentos pueden ser anunciados en el website de la Ciudad en www.losbanos.org.

1. CALL TO ORDER. **7:00 PM**
2. PLEDGE OF ALLEGIANCE.
3. ROLL CALL: (Planning Commission Members)
 Baker __, Cates __, Faktorovich __, Hammond __, McCoy __, 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 FEBRUARY 25, 2015.

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 a Variance for Noise Associated with Construction of the Los Banos Courthouse Project Located at 1159 G Street, More Specifically Identified as Assessor's Parcel Number: 026-161-007.

1) Planning Commission Resolution No. 2015-04 – Recommending Approval of Noise Variance Permit #2015-01 to Allow Construction Associated with the Los Banos Courthouse Project to Commence Work at 5:30 A.M. Each Day at the Location of 1159 G Street.

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

B. Public Hearing – to Consider Recommending to the Los Banos City Council General Plan Amendment #2015-01, Zone Change #2015-01, and Tentative Parcel Map #2015-01 for Habitat Humanity Westside Merced County, Inc. for the Rezone of Three (3) parcels Currently Zoned Low Density Residential (R-1) into Medium Density Residential (R-2) with a Remainder 3,300 Square Foot Parcel to Highway Commercial (H-C), and to Re-subdivide Three (3) Existing Parcels into Four (4) Parcels with a Remainder Located on Assessor's Parcel Numbers: 026-044-012, 013, and 014.

1) Planning Commission Resolution No. 2015-05 – Recommending Approval of a General Plan Amendment and Zone Change for Property Located at 537, 543, and 547 M Street, More Specifically Identified as Assessor's Parcel Numbers: 026-044-012, 013, and 014.

2) Planning Commission Resolution No. 2015-06 – Approving Tentative Parcel Map #2015-01 for the Re-subdivision of Three Parcels into Four

Parcels with a Remainder on Assessor's Parcel Numbers: 026-044-012, 013, and 014.

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

- C. Public Hearing – to Consider and Make a Recommendation to the Los Banos City Council to Adopt a New Update to the Mobile Vendor Ordinance Located in Title 9, Chapter 3, Article 36 of the Los Banos Municipal Code. **(Continue to March 25, 2015)**

Recommendation: Continue the public hearing to March 25, 2015.

- 8. COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT REPORT.
- 9. COMMISSIONER REPORTS.
 - A. Baker
 - B. Cates
 - C. Faktorovich
 - D. Hammond
 - E. McCoy
 - F. Spada
 - G. Toscano
- 10. ADJOURNMENT.
 - A. 1:00 PM, Wednesday, March 13, 2015 in the Council Chambers at City Hall at 520 J Street to Tour City Departments including the Public Works Department at 411 Madison Avenue, the Fire Department at 333 Seventh Street, and the Police Department at 945 Fifth Street.

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 March 2015