



City of Los Banos

At the Crossroads of California

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AGENDA

CITY COUNCIL MEETING

CITY HALL COUNCIL CHAMBERS
520 J Street
Los Banos, California

MAY 17, 2017

If you require special assistance to attend or participate in this meeting, please call the City Clerk's Office @ (209) 827-7000 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 de la ciudad al (209) 827-7000 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 City Council 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 del Ayuntamiento respecto a cualquier artículo en este orden del día será hecho disponible para la inspección pública en la reunión y en la oficina de la Secretaria de la ciudad en 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: (City Council Members)

Faria ____, Johnson-Santos ____, Lewis ____, Silveira ____, Villalta ____

4. CONSIDERATION OF APPROVAL OF AGENDA.

5. PRESENTATIONS.

- A. Proclamation Recognizing Erin DeGough for the Excellence in Teaching Award.
 - B. Certificate of Recognition for Carlos Mendez for the Gold Medal in the Merced County Office of Education Writing Contest.
6. PUBLIC FORUM. (Members of the public may address the City Council Members on any item of public interest that is within the jurisdiction of the City Council; 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.)
7. CONSIDERATION OF APPROVAL OF CONSENT AGENDA. (Items on the Consent Agenda are considered to be routine and will be voted on in one motion unless removed from the Consent Agenda by a City Council Member.)
- A. Check Register for #204424 – #204890 in the Amount of \$1,689,890.38.
Recommendation: Approve the check register as submitted.
 - B. Minutes for the April 5, 2017 City Council Meeting.
Recommendation: Accept the minutes as submitted.
 - C. Minutes for the April 19, 2017 City Council Meeting.
Recommendation: Accept the minutes as submitted.
 - D. City Council Resolution No. 5859 – Authorizing the City Manager to Sign a Memorandum of Understanding with the Merced County Office of Education for School Resource Services for the 2017-2018 School Year.
Recommendation: Adopt the resolution as submitted.
8. PUBLIC HEARING. (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 Receive Public Comment and Consideration of Approval of General Plan Amendment #2016-02, Zone Change #2016-02, and Mitigated Negative Declaration (MND) (SCH#2017021033). The Project Proposal is for the General Plan Amendment and Rezone of Seven (7) Parcels Currently Designated Professional Office (P-O) into Medium Density Residential (R-2) on 1.2 Acres and to Subdivide Seven (7) Existing Parcels into Eleven (11) Parcels for the Development of 11 Detached Single-Family Residential Units. The Project Site is Located on the East Side of Delaware Avenue between Pine Street and Madrone Street, More Specifically Identified as Assessor's Parcel Numbers: 027-214-001, -002, -003, -004, -005, -006, and -007. **[Sunset Hills Development]**
(Continued from April 19, 2017 City Council Meeting)

- 1) City Council Resolution No. 5856 – Approving Mitigated Negative Declaration (SCH#20170210033) and Mitigation Monitoring/Reporting Plan for Sunset Hills Development Located on the East Side of Delaware Avenue between Pine Street and Madrone Street, More Specifically Identified as Assessor’s Parcel Numbers 027-214-001, -002, -003, -004, -005, -006, and -007.
- 2) City Council Resolution No. 5857 – Approving General Plan Amendment #2016-02 to Redesignate Properties Identified as Assessor’s Parcel Numbers 027-214-001, -002, -003, -004, -005, -006, and -007 from Professional Office (P-O) to Medium Density Residential (R-2).
- 3) Ordinance No. 1154 – Amending the Official Zoning Map by Rezoning Property Located on Assessor’s Parcel Numbers 027-214-001, -002, -003, -004, -005, -006, and -007 from Professional Office (P-O) to Medium Density Residential (R-2). **(First Reading & Introduction)**

Recommendation: Receive staff report, open the public hearing, receive public comment, motion of intent to adopt the resolutions, waive the first reading and introduce the ordinance.

- B. **Public Hearing** – To Receive Public Comment and Consideration of Final Development Plan #2017-01 and Associated Development Agreement, Consistent with the Stonecreek Environmental Impact Report (EIR). The Proposed Project Consists of the Subdivision of Approximately 75.3 Acres into 343 Single-family Residential Lots. The Final Development Plan Consists of Site Design and Conceptual Architecture to Implement the Planned Development Zoning. The Project Site is Located North of Pioneer Road, West of Badger Flat Road, South of the Villages at Stonecreek IV, Phase 1B, and East of the City Limit Line; More Specifically Identified as Assessor’s Parcel Numbers: 430-060-008, 430-060-016, 430-060-017, and 430-060-018. **[Dove Hollow Villages at Stonecreek VII]**

- 1) Ordinance No. 1155 – Approving a Development Agreement between the City of Los Banos and Anderson Homes, a California Corporation for Development of Approximately 80.4 Acres Generally Located on the South of the Future Cardoza Road Extension, West of the Future Badger Flat Road Extension and North of Pioneer Road More Specifically Identified as Assessor’s Parcel Numbers: 430-060-008, 430-060-016, 430-060-017, and 430-060-018 [Dove Hollow Stonecreek VII] **(Second Reading & Adoption)**

Recommendation: Receive staff report, open the public hearing, receive public comment, close the public hearing, waive the second reading and adopt the ordinance.

- C. **Public Hearing** – To Receive Public Comment and Consideration of Proposed Revisions to the Water Efficient Landscape Ordinance.

- 1) Ordinance No. 1156 – Amending and Renumbering Chapter 2 of Title 10, of the Los Banos Municipal Code “City of Los Banos Water Efficient Landscape Ordinance” in its Entirety. **(First Reading & Introduction)**

Recommendation: Receive staff report, open the public hearing, receive public comment, waive the first reading and introduce the ordinance.

9. CONSIDERATION OF COUNCIL MEMBER REQUEST REGARDING TEMPORARY SIGNAGE FOR CAR DEALERSHIPS [SILVEIRA].

Recommendation: Receive staff report and direction from the City Council on how to proceed.

10. ADVISEMENT OF PUBLIC NOTICES. (Two Reports)

11. CITY MANAGER REPORT.

12. CITY COUNCIL MEMBER REPORTS.

- A. Daronica Johnson-Santos

- B. Deborah Lewis

- C. Scott Silveira

- D. Tom Faria

- E. Mayor Mike Villalta

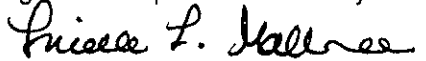
13. CLOSED SESSION.

- A. Conference with Real Property Negotiators, Pursuant to Government Code Section 54956.8; Property Located at 1111 G Street, Los Banos, California, (APN 026-161-003, 026-161-008 (Portion)), Approximately 6.04 Acres; City Negotiators: City Manager Terrazas, City Attorney Vaughn, Finance Director Williams, Police Chief Brizzee; Negotiating Parties: Sam Watson; Under Negotiation: Purchase Price and Terms of Sale.

14. ADJOURNMENT.

- A. Adjourn to Tuesday, May 30, 2017 at 5:00 PM Attend a 2017/2018 Fiscal Year Budget Workshop Being Held in the Council Chambers, 520 J Street, Los Banos, California.

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.



Lucille L. Mallonee, City Clerk

Dated this 11th day of May 2017