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, JULY 22, 2026

ZOOM LOGIN INSTRUCTIONS
Use the following URL to start Zoom:
https://zoom.us/j/97987311999?pwd=W5N2aiyYSi9BhDMbuRnkmr7iccRSYk.1
Passcode: 512112

To participate by phone:
Dial: 1 (669) 900 -6833
Webinar ID: 979 8731 1999

Staff highly recommends that participants log into Zoom 15 minutes before the meeting begins to perform an audio check and ensure they have an optimal internet connection.

Options to participate:

- If you wish to speak on an item using the Zoom platform on your computer/laptop or smartphone, please use the "raise hand" icon, and you will be unmuted when it is your turn to speak. Please provide your name when unmuted. You can address the Council for up to 3 minutes.
- If you are calling into the meeting only (no camera/video) and wish to comment, press *9 to "raise your hand" and *6 to unmute yourself.
- Public participants attending via Zoom will be able to view the proceedings virtually; however, access to the camera/video participation features will not be available.

If you require special assistance to attend or participate in this meeting, please call the Planning Secretary @ (209) 827-7000 ext. 2445 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 ext. 2445 a lo menos de 48 horas previas de la junta.

La Cuidad de Los Banos cumple con la Acta de Americanos con Deshabilidad (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.

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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.

Please note: The Brown Act provides the public with an opportunity to make public comment at any public meeting. As an alternative for in-person comments, written public comment may be made by e-mail to planningcommission@losbanos.org or delivered to the Planning Commission Secretary at City Hall, 520 J Street. All comments received will be read by the Planning Commission Secretary during Public Forum and added to the agenda packet on the City's website for public review. Agenda packets can be found on the City's website at the following link: https://losbanos.org/category/planning-commission/

1. CALL TO ORDER **6:00 PM**

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL: (Planning Commission Members)

   Hicks __, Martinez __, McBride __, Nunes __, Robinson __

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 JUNE 24, 2026.

   Recommendation: Approve the minutes as submitted.

6. PUBLIC FORUM: This time is reserved for members of the public who wish to address the Commission on items that are NOT on the agenda and that are within

the subject matter jurisdiction of the Commission. Speakers must direct their comments to the Planning Commission and limit their comments to no more than three (3) minutes. It is requested that no comments be made during this period on items on the Agenda. The public will have an opportunity to comment on items on the agenda once the item has been called and the Chair opens the item to the public. The Commission is prohibited by law from taking any action on matters discussed that are not on the agenda. No adverse conclusions should be drawn if the Commission does not respond to public comment at this time. Speakers are not allowed to surrender/cede their public comment time.

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 Approving a Categorical Exemption from the California Environmental Quality Act (CEQA) Pursuant to Section 15301, Existing Facilities, and Approving Cottage Food Operation Permit #2026-03 for Los Pipechos Estilo Sinaloa Located at 128 N. Santa Rita St.

      1) Planning Commission Resolution No. 2026-15 - Approving a Categorical Exemption from the California Environmental Quality Act (CEQA) Pursuant to Section 15301, Existing Facilities, and Approving Cottage Food Operation Permit #2026-03 for Los Pipechos Estilo Sinaloa Located at 128 N. Santa Rita St.

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

   B. Public Hearing – To Consider Approving a Categorical Exemption from the California Environmental Quality Act (CEQA) Pursuant to Section 15311 (Accessory Structures) and Approving Mobile Food Vendor Permit #2026-02 for the Operation of a Mobile Food Vending Unit on Private Property Located at 702 I Street, More Specifically Identified as Assessor's Parcel Number: 025-212-017.

      1) Planning Commission Resolution No. 2026-16 - Approving a Categorical Exemption from the California Environmental Quality Act (CEQA) Pursuant to Section 15311 (Accessory Structures) and Approving Mobile Food Vendor Permit #2026-02 for the Operation of a Mobile Food Vending Unit on Private Property Located at 702 I Street, More Specifically Identified as Assessor's Parcel Number: 025-212-017.

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

8. DESIGN REVIEW STUDY SESSION – REDEVELOPMENT AND EXPANSION OF AN EXISTING CIRCLE K TO INCLUDE A 5,200-SQUARE-FOOT CONVENIENCE STORE WITH A 600-SQUARE-FOOT QUICK-SERVICE RESTAURANT, PASSENGER VEHICLE AND COMMERCIAL TRUCK FUELING

STATIONS, LOCATED AT 1704 E. PACHECO BOULEVARD WITHIN THE HIGHWAY COMMERCIAL (H-C) ZONING DISTRICT (APNS: 428-122-003 AND 428-122-004).

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

9. DESIGN REVIEW STUDY SESSION – DEVELOPMENT OF 2,267 SQUARE FOOT MANAGEMENT BUILDING FOR SUTTER HEALTH MEMORIAL HOSPITAL, LOCATED AT 520 W. I STREET.

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

10. COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT REPORT

11. COMMISSIONER REPORTS

    A. Hicks

    B. Martinez

    C. McBride

    D. Nunes

    E. Robinson

12. 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.

Haley Leonard, Planning Technician

Dated this 17th day of July 2026