

**CITY OF LOS BANOS
PLANNING COMMISSION MEETING MINUTES
JANUARY 9, 2008**

***ACTION MINUTES** – These minutes are prepared to depict action taken for agenda items presented to the Planning Commission. For greater detail of this meeting refer to the electronic media (audiotapes) kept as a permanent record.*

CALL TO ORDER: Chairman Donovan called the Planning Commission Meeting to order at the hour of 7:00 p.m.

PLEDGE OF ALLEGIANCE. Commissioner Anderson led the pledge of allegiance.

ROLL CALL – MEMBERS OF THE PLANNING COMMISSION PRESENT: Anderson, Hammond, Manzo, and Chairman Donovan.

STAFF MEMBERS PRESENT: City Attorney Vaughn, Assistant City Clerk/Human Resources Technician Sousa, Public Works Director/City Engineer Chisam, Assistant Planner Souza, and Planning Consultant James.

SELECTION OF THE COMMISSION CHAIRMAN AND VICE CHAIRMAN.

Motion by Anderson, seconded by Manzo to appoint Commissioner Hammond to the position of Planning Commission Chair. The motion carried by the affirmative vote of all Planning Commission Members present.

Motion by Hammond, seconded by Manzo to appoint Commissioner Anderson as Planning Commission Vice-Chair. The motion carried by the affirmative vote of all Planning Commission Members present.

CONSIDERATION OF APPROVAL OF AGENDA: Motion by Anderson, seconded by Manzo to approve the agenda as submitted. The motion carried by the affirmative vote of all Planning Commission Members present.

CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE REGULAR MEETING OF DECEMBER 12, 2007. Motion by Donovan, seconded by Anderson to approve the minutes as submitted. The motion carried by the affirmative vote of all Planning Commission Members present.

PUBLIC FORUM: MEMBERS OF THE PUBLIC MAY ADDRESS THE COUNCIL ON ANY ITEM OF PUBLIC INTEREST THAT IS WITHIN THE JURISDICTION OF THE CITY; INCLUDES AGENDA AND NON-AGENDA ITEMS. NO ACTION WILL BE TAKEN ON NON-AGENDA ITEMS. SPEAKERS ARE LIMITED TO A THREE (3) MINUTE PRESENTATION. DETAILED GUIDELINES ARE POSTED ON THE COUNCIL CHAMBER INFORMATIONAL TABLE. No one came forward to speak and the public forum was closed.

PUBLIC HEARING – CONSIDERATION OF VILLA BURANO AREA PLAN (CONTINUED FROM DECEMBER 12, 2007).

Richard James, Planning Consultant, introduced Grant Johnson of Prism Engineering. Johnson stated that new roads and street systems were added into the traffic model to simulate road conditions. Johnson noted that the traffic demand was not to the northeastern part of the City, but instead was heading toward Pacheco Boulevard, and therefore tends to be mostly neighborhood type traffic. Johnson stated that all upcoming projects in the surrounding area were taken into consideration in the model.

There was commission member concern regarding the realignment of Place Road, and a blind spot as Ward Road curves into Dove Street potentially causing traffic to use the dove intersection to bypass Mercey Springs Road. Johnson stated that he was unsure of the current rating on Ward Road, but in the future there could be as much as 500 cars heading north and 300 cars heading south each day.

Public Works Director/City Engineer Chisam stated that the area plan would designate a certain number of units, and the essence is to show major utilities, access points, density, ect. Chisam stated that the details of the area plan would come after the annexation and the project comes back at a later date in the future.

Planning Commission Chair Hammond opened the public hearing.

Steve Tietjen, Los Banos Unified School District, stated that Woodside Homes has a mitigation agreement with the school district, and that the school district is in support of this particular project.

No one else came forward to speak and the public hearing was closed.

Motion by Donovan, seconded by Manzo to adopt Planning Commission Resolution No. 2007-68 – Recommending Certification of the Villa Burano Environmental Impact Report. The motion carried by the affirmative vote of all Planning Commission Members present.

Motion by Donovan, seconded by Manzo to adopt Planning Commission Resolution No. 2007-69 – Recommending Approval of the Villa Burano Area Plan Pre-Annexation Agreement. The motion carried by the affirmative vote of all Planning Commission Members present.

Motion by Donovan, seconded by Manzo to adopt Planning Commission Resolution No. 2007-70 – Recommending Approval of the Villa Burano Area Plan and Requesting Annexation (ANX#2005-03) of the “Villa Burano Annexation”, Recommending Approval of a General Plan Amendment (GPA#2005-03) for About One Acre from Low Density Residential to Neighborhood Commercial, and Pre-zoning the Site to Planned Development (ZC#2005-04). The motion carried by the affirmative vote of all Planning Commission Members present.

CONSIDERATION OF PIONEER CORRIDOR AREA PLAN. Commissioner Andersen stated that she owns property within the scope of the West Center Area Plan; therefore, she requested to excuse herself from voting on this project annexation as well as the Environmental Impact Report (EIR).

At this time, Commissioner Anderson stepped down from the dais and out of the City Council Chambers.

Richard James, Planning Consultant, presented the Environmental Impact Report for all three projects within the Pioneer Corridor Area Plan. The three projects included were the West Center Area Plan, the Presidential Estates East Area Plan, and the Ward/Place Area Plan.

Chairman Hammond opened the public hearing to discuss the EIR for all three projects within the Pioneer Corridor Area Plan. **Dave Romano**, representing Ranchwood Homes, thanked City staff for their hard work in assembling the EIR; stated that all three projects were included together within the Pioneer Corridor Area Plan so the Planning Commission would have an opportunity to see all of the impacts and mitigation measures taking place along the Pioneer Corridor.

Motion by Donovan, seconded by Manzo to continue the public hearing for the EIR to January 23, 2008. The motion carried by the affirmative vote of all Planning Commissioners present; Anderson absent.

West Center Area Plan. Planning Consultant James presented the report.

Chairman Hammond opened the public hearing. **Dave Romano**, representing Ranchwood Homes, noted that Greg Hostetler of Ranchwood Homes, Randy O'Dell the Project Engineer, and Kate Sadler of Ranchwood Homes were present; explained that the reason West Center and Ward/Place are in that particular location is because that location was the southern boundary of the existing General Plan and coincided with the proposed South Bypass; a Final Development Plan and Tentative Map have been submitted for this project, however, the Planning Commission is not being asked to vote on them at this time. **Deborah Lewis**, Los Banos, asked if Cardoza Road would continue east to Center Avenue; she is a resident on I Street and there is a current traffic problem in the area; the speed limit on I Street is currently 35mph and she doesn't understand why the speed limit is set so high because other residential areas are set at 25mph; asked if there was a possibility of mitigating the traffic on I beginning at the Birch Avenue intersection and continuing south on I Street. **Steve Tietjen**, Los Banos Unified School District, would like to see some kind of plan to allow for elementary schools to be incorporated within area plans in order to mitigate the impact on the School District. **Dave Anderson**, Los Banos, does not agree that the best plan for Pioneer Road and the Ward Road area is to add sound walls between the residents and the roadway; citizens enjoy the current open space view while driving down Pioneer Road. No one else came forward to speak and the public hearing was closed.

Motion by Donovan, seconded by Manzo to continue the public hearing for the West Center Area Plan to January 23, 2008. The motion carried by the affirmative vote of all Planning Commissioners present; Anderson absent.

Commissioner Anderson returned to the dais.

Presidential Estates East Area Plan. Planning Consultant James presented the report.

There was commissioner concern regarding the Madison Avenue extension not running in a straight line. Planning Consultant James stated that Madison Avenue would connect where Radcliff Road is proposed in the Spadafore Annexation and that the location has been approved in the Shaunessey Village Tentative Map.

Chairman Hammond opened the public hearing. **Dave Romano**, representing Ranchwood Homes, explained the neighborhood detail for the Presidential Estates East Area Plan including how traffic access to the area would occur. No one came forward to speak and the public hearing was closed.

Motion by Donovan, seconded by Manzo to continue the public hearing for the Presidential Estates East Area Plan to January 23, 2008. The motion carried by the affirmative vote of all Planning Commissioners present.

Ward/Place Area Plan. Planning Consultant James presented the report.

There was Commission Member concern why there was a layout of all the arterials but not the collector streets. Public Works Director/City Engineer Chisam explained that the level of detail necessary at this point would typically be what would be approved as an Area Plan; it's like taking a piece of the puzzle and checking to see if it fits within the City such as appropriate land use, adequate park space, ect.; if too much detail is included at this point and the property is not annexed into the City, then the work effort is not usable until the property is actually annexed into the City.

Chairman Hammond opened the public hearing. **Dave Romano**, representing Ranchwood Homes, explained why the level of detail was not so specific in this step of the Area Plan; appreciates the Commission's time and looks forward to returning in two weeks. No one else came forward to speak and the public hearing was closed.

There was Commission Member comments requesting that the applicant respect the surrounding neighborhoods with regards to look and feel in order for the project to flow better with the existing surrounding neighborhoods.

Motion by Donovan, seconded by Manzo to continue the public hearing for the Ward/Place Area Plan to January 23, 2008. The motion carried by the affirmative vote of all Planning Commissioners present.

PLANNING DEPARTMENT REPORT. Public Works Director/City Engineer stated he was happy to report that the vast majority of utility master plans are in administrative draft form along with our traffic model, and he anticipates the Commission will be seeing the final proposals within the next 60 days; the City Council has requested that staff prepare building standards for both residential, commercial, Pacheco Boulevard for downtown, and there is a Redevelopment Agency proposal for the Rail Corridor; Consultant will introduce the General Plan at the next Planning Commission meeting, and in the following month the Commission will be requested to provide a recommendation; it should go the City Council some time in April or May for approval.

COMMISSION MEMBER REPORTS.

VICE CHAIR ARACELI ANDERSON: Happy New Year to everyone.

JOSE MANZO: Nothing to report.

DONOVAN: Concerned why the outdoor pool at In-Shape City got changed if it did not come back to the Planning Commission. Public Works Director/City Engineer Chisam stated he would report back to Commissioner Donovan at the next Planning Commission Meeting.

CHAIRMAN HAMMOND: Thanked the commission for their vote of confidence in appointing him as Planning Commission Chair.

ADJOURNMENT. The meeting was adjourned at the hour of 8:58 p.m.

APPROVED:

/ s / Stephen Hammond _____
Stephen Hammond, Chairman

ATTEST:

/ s / Jana R. Sousa _____
Jana R. Sousa, Assistant City Clerk