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CITY OF LOS BANOS PLANNING COMMISSION MEETING ACTION MINUTES JANUARY 10, 2007

ACTION MINUTES – These minutes are prepared to depict action taken for agenda items presented to the Planning Commission. For further detail of this meeting please refer to the audiotape(s).

The Planning Commission of the City of Los Banos met on the above given date.

CALL TO ORDER: Chairperson Lewis called the Planning Commission Meeting to order at the hour of 7:01 p.m.

SWEARING IN OF COMMISSIONERS: Deputy City Clerk Sousa administered an Oath of Office to Stephen Hammond and Araceli Anderson who were appointed to the Planning Commission by the City Council on January 8, 2007.

ROLL CALL – MEMBERS OF THE CITY COUNCIL PRESENT: Planning Commissioners Anderson, Donovan, Hammond, and Chairperson Lewis; Osborn absent.

STAFF MEMBERS PRESENT: City Attorney Vaughn, Administrative Assistant/Deputy City Clerk Sousa, Planning Manager LeVan, Public Works Director/City Engineer Chisam.

ELECTION OF OFFICERS: Motion by Hammond, seconded by Anderson to nominate Norm Donovan to serve as the new Chairman of the Planning Commission. The motion carried by the affirmative vote of all Commissioners present; Osborn absent. Commissioner Lewis thanked the commission for the opportunity to serve as Chairperson for the past year.

Motion by Hammond, seconded by Donovan to nominate Valerie Osborn to serve as Vice Chair of the Planning Commission. The motion carried by the affirmative vote of all Commissioners present; Osborn absent.

APPROVAL OF AGENDA: Motion by Hammond, seconded by Lewis to approve the agenda as submitted. The motion carried by the affirmative vote of all Commissioners present; Osborn absent.

APPROVAL OF ACTION MINUTES: Motion by Donovan, seconded by Lewis to approve the December 27, 2006 meeting minutes. The motion carried by the affirmative vote of all Commissioners present; Osborn absent.

PUBLIC FORUM: MEMBERS OF THE PUBLIC MAY ADDRESS THE COMMISSION ON ANY ITEM OF PUBLIC INTEREST THAT IS WITHIN THE JURISDICTION OF THE COMMISSION; INCLUDES AGENDA AND NON-AGENDA ITEMS. NO ACTION WILL BE TAKEN ON NON-AGENDA ITEMS. SPEAKERS ARE LIMITED TO A FIVE (5) MINUTE PRESENTATION. Doreen Kirkpatrick, Los Banos, stated that homes in the surrounding area of Fast Track Carwash are vibrating from loud music and soap drums at

the carwash. She also stated that vehicles are driving too fast in the parking lot and that she often hears tires screeching. Kirkpatrick stated that she would like to see a notice posted at the carwash requesting customers to turn off their car radios before entering. Keith Snow, Los Banos, stated that he believes there is too much traffic in the City of Los Banos. Snow also expressed concern for developers not building homes properly and building in bad weather conditions. Andrew Meza, Los Banos, spoke regarding the rezoning and redevelopment of the area near Center Avenue and Pioneer Road. Meza stated that he owns property in the area and would like his property to remain designated as residential. No one else came forward to speak and the public hearing was closed.

CONSIDER APPROVAL – FINAL DEVELOPMENT PLAN FDP#2006-05 THE VILLAS (EAST CENTER AVENUE), RANCHWOOD HOMES FOR PROPERTY LOCATED EAST OF CENTER AVENUE, NORTH OF PIONEER ROAD AND WEST AND SOUTH OF THE CRESTHILLS SUBDIVISION. ASSESSOR PARCEL NUMBER: 083-120-038, RESOLUTION NO. 2007-01. Planning Consultant James presented the report and noted that the Meza property was designated as residential. Commissioners had concerns regarding single story homes backing up to two story homes, streets not being wide enough for parking on both sides, insertion of storm and sewer drains, dual use for park land, the timeline for completion of the extension of Cardoza Road and installation of bike lanes on Pioneer Road and Center Avenue.

Commissioner Donovan opened the public hearing.

Dave Romano, Ranchwood Homes, stated that project elevations have been lowered to address any drainage problems. Doreen Kirkpatrick, Los Banos, had concerns that the project would increase traffic on Center Avenue. Keith Snow, Los Banos, stated that developers should pay their share towards a new wastewater treatment plant. Ted Meza, Los Banos, stated that he was in opposition of the development in question because agreements have not yet been reached between himself and Ranchwood Homes.

Commissioner Donovan closed the public hearing.

There was commission member discussion about possibly restricting parking on one side of the street. Brad Wall, O'Dell Engineering, stated that he would like to allow parking on both sides of the street. Robby Seed, O'Dell Engineering, stated that streets would bulb out to allow for parking in those areas.

Motion by Hammond, seconded by Anderson to approve the project with the following conditions: that a wrought iron gate be placed between the gated community and the public park with a pass key for residents in the gated community and that the project abutting Rainier Drive not have any two story homes backing up to single story homes. The motion carried by the affirmative vote of all Commissioners present; Osborn absent.

CONSIDER APPROVAL – SITE PLAN REVIEW #2006-02 HOWARD TIRE FOR PROPERTY LOCATED AT SOUTHEAST CORNER OF PACHECO BLVD AND NEVADA AVENUE. ASSESSOR PARCEL NO. 027-161-045 AND 046. Planning Manager LeVan presented the report noting that the project is exempt from the California Environmental

Quality Act (CEQA). Commissioners had concerns regarding traffic flow through the existing parking lot, too many business signs existing in the area, not enough architectural detail in the drawings presented, adequate trash enclosures for the project.

Chairman Donovan opened the public hearing.

Richard Howard, Howard Tires, stated that color schemes were indeed submitted to the Planning Department and that he was unaware that the Planning Commission was not provided with them. Planning Manager LeVan stated that he had not seen any color scheme plans to date.

Chairman Donovan closed the public hearing.

Motion by Hammond, seconded by Lewis to table the item and to allow the applicant time to work with the Planning Manager and return to the Planning Commission at a later date with color scheme drawings of the project. The motion carried by the affirmative vote of all Commissioners present; Osborn absent.

COMMISSIONER REPORTS

COMMISSIONER ANDERSON: Thanked the Mayor and City Council Members for the opportunity to serve as a Planning Commission Member and that she looked forward to working with the other commissioners.

COMMISSIONER LEWIS: Stated that she looked forward to working with Commissioner Anderson and requested that Planning Manager LeVan continue to work with Howard Tire on their project. Stated that a convex mirror should have been installed at Taco Bell for the safety of vehicles exiting the driveway and that Home Depot should have an Arbor in place.

COMMISSIONER HAMMOND: Thanked the Mayor and City Council Members for reappointing him to the Planning Commission.

COMMISSIONER OSBORN: Absent.

CHAIRPERSON DONOVAN: Stated that a problem exists with vehicles attempting a left turn onto Pacheco Boulevard from the Taco Bell driveway.

Public Works Director/City Engineer Chisam stated that the city has proposed a median on Pacheco Boulevard from Highway 165 to 11th Street and that CalTrans is currently reviewing the proposal.

PLANNING MANAGER'S REPORT: Planning Manager LeVan stated that City Council Workshops were scheduled for January 16, 2007, and January 24, 2007 and that the next Planning Commission meeting would be held February 14, 2007. LeVan also stated that a General Plan Steering Committee workshop was scheduled for January 22, 2007 at the Police Annex.

MISCELLANEOUS INFORMATION IN PLANNING COMMISSION PACKET, NO ACTION NECESSARY.

ADJOURNMENT. The meeting was adjourned at the hour of 8:53 p.m.

Respectfully Submitted,

Jana R. Sousa
Planning Commission Secretary