



City Council Chambers \* 535 J Street \* Los Banos, California 93635

**PLANNING COMMISSION**

**ACTION MINUTES  
for the Regular Meeting of  
Wednesday, February 14, 2007 7:00 PM**

**I. CALL TO ORDER**

Pledge of Allegiance was led by Anderson

**II. ROLL CALL**

Commissioners Present: Anderson, Hammond, Lewis, and Chairman Donovan  
Commissioners Absent: Osborn  
Staff Present: Planning Manager LeVan, Planner Farinha, City Attorney Vaughn,  
Public Works Director Chisam and Secretary Solano

**III. CONSIDER APPROVAL OF AGENDA**

On Motion by Anderson, seconded by Lewis, it carried by a 4-0 vote to approve the agenda for February 14, 2007 as submitted.

**IV. CONSIDER APPROVAL OF ACTION MINUTES**

On Motion by Anderson, seconded by Lewis, it carried by a 4-0 vote to approve the Action Minutes of the Regular meeting of January 10, 2007 as written.

**V. PUBLIC FORUM – NONE**

**VI. PUBLIC HEARINGS**

**A. CONSIDER APPROVAL – VESTING TENTATIVE PARCEL MAP #2005-07, TRIPLE M CATTLE CO., FOR PROPERTY LOCATED EAST OF WARD ROAD AND SOUTH OF HIGHWAY 152. ASSESSOR PARCEL NUMBER: 084-250-014. RESOLUTION NO. 2007-03.**

Approval would allow the division of a 17.4 acre parcel into 12 parcels.

**RECOMMENDATION:**

**Adopt Planning Commission Resolution No. 2007-03 approving Vesting Tentative Parcel Map #2005-07 subject to Findings and Conditions of Approval.**

Planner LeVan presented the project referring to the staff report that was prepared for the Commissions review. Lewis asked what type of fencing already exists in the areas mentioned. LeVan stated that it was chain link fencing with some areas having slats. Chisam stated that on the northern side there is only chain link fence. LeVan stated that around the junk yard there is an existing chain link with slats that is about 7' tall. Lewis was concerned that the new businesses would have a view of the junk yard. Chisam stated that he didn't believe that would be a problem but its something that can be looked at during the site plan reviews. Lewis would like to see a masonry wall on those sites that would potentially have a view of the junk yard. Anderson wanted to know the width of the streets in the industrial park to make sure that all types of vehicles are going to be able to get through there. Chisam stated that they are 48' wide roads. Anderson asked if each site would have to provide parking. LeVan answered in the affirmative. Vaughn wanted more clarification on Condition #4. Chisam stated that there are several reimbursement agreements for this area. Vaughn asked if they are consistent with Mr. Menezes agreements. Vaughn stated that in one of his meeting with Menezes there was a concern as to the lots on Ward Road. Chisam was not aware of the Ward Road properties.

The Public Hearing was opened. **Menezes** stated that the City has a great staff that has been good to work with and are helping to bring businesses to the business park.

On Motion by Hammond, seconded by Anderson it carried by a 4-0 vote to adopt Planning Commission Resolution No. 2007-03 approving Vesting Tentative Parcel Map #2005-07 subject to Findings and Conditions of Approval as amended.

**B. CONSIDER APPROVAL – USE PERMIT #2006-13, MONA GIULIANI FOR PROPERTY LOCATED AT 1001 6<sup>TH</sup> STREET (SOUTHWEST CORNER OF 6<sup>TH</sup> AND J STREET). ASSESSOR PARCEL NUMBER: 026-052-006, RESOLUTION NO. 2007-04**

Approval would allow a Type 42 (On site Beer and Wine – Public Premises) alcohol license in conjunction with a wine tasting and gourmet culinary store in the C-1 (Retail Commercial) zone district.

**RECOMMENDATION:**

**Adopt Planning Commission Resolution No. 2007-04 approving Use Permit No. 2006-13 subject to Findings and Conditions of Approval.**

Planner Farinha presented the project referring to the staff report that was prepared for the Commissions review. Lewis asked if the location was outside the allowed distance from the local school. Farinha answered in the affirmative. Anderson asked what the hours of operation would be for the location. Farinha stated that they would operate from 9:00 a.m. to 10:00 p.m. LeVan reminded the Commission that the use permit has to be approved by the City Council.

The Public Hearing was opened. **Mona Giuliani** the applicant stated that staff had been great to work with. Lewis asked what the proposed number of customers. **Giuliani** stated that they are anticipating about 10-15 customers per day. Lewis asked where customers would be parking. **Giuliani** stated that there is street parking and also adjacent parking lots.

On Motion by Anderson, seconded by Lewis it carried by a 4-0 vote to adopt Planning Commission Resolution No. 2007-04 approving Use Permit No. 2006-13 subject to Findings and Conditions of Approval.

- C. **CONSIDER APPROVAL** – **TENTATIVE PARCEL MAP #2005-11, JOE ROCHA FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF C STREET AND 8<sup>TH</sup> STREET. ASSESSOR PARCEL NUMBER: 025-081-012. RESOLUTION NO. 2007-05**  
Approval would allow the creation of separate airspace units for four condominiums.  
**RECOMMENDATION:**  
**Continue item to a future Planning Commission meeting.**

**VII. GENERAL BUSINESS**

- A. **ARCHITECTURAL REVIEW OF THE CHILD DEVELOPMENT CENTER**  
Public Works Director Chisam presented the project referring to the staff report that was prepared for the Commissions review. Staffs concern is that the wrought iron gates with mesh will make the building look too institutional. Donovan asked if the mesh can come out from the inside, he would have a concern with kids or teachers not being able to get out in case of an emergency. Lewis stated that she likes the wrought iron but she would rather there be no mesh on the wrought iron. Lewis would like to see something more pleasing. Chisam stated that the sample that was given to staff was not what is shown on the drawing. Anderson stated that she agreed with Lewis keep the wrought iron but would rather not see the mesh.

**VIII. COMMISSIONER REPORTS**

- Anderson: No report.
- Hammond: No report.
- Lewis: No report.
- Donovan: No report.

**IX. PLANNING MANAGER'S REPORT**

- Next Thursday, February 22m, 2007 MCAG will be holding a meeting at the Fairgrounds in the O'Bannion Building to present the San Joaquin Valley blueprint the meeting is to be held at 6:00 p.m.

**X. ADJOURNMENT**

The Planning Commission meeting of February 14, 2007 was adjourned at the hour of 7:45 PM.

Respectfully submitted,

RACHEL M. SOLANO  
**PLANNING COMMISSION SECRETARY**

APPROVED BY THE PLANNING COMMISSION ON:  
**February 28, 2007**

APPROVED BY:

JOHN LeVAN  
**PLANNING MANAGER**

**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 audiotapes kept as permanent record.*