



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

PLANNING COMMISSION

ACTION MINUTES for the Regular Meeting of Wednesday, February 28, 2007 7:00 PM

I. CALL TO ORDER

Pledge of Allegiance was led by Hammond

II. ROLL CALL

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

III. CONSIDER APPROVAL OF AGENDA

On Motion by Anderson, seconded by Lewis it carried by a 5-0 vote to approve the agenda for February 28, 2007 as submitted.

IV. CONSIDER APPROVAL OF ACTION MINUTES

On Motion by Anderson, seconded by Lewis it carried by a 5-0 vote to approve the Action Minutes of the Regular meeting of February 14, 2007 as written.

V. PUBLIC FORUM – None

VI. PUBLIC HEARINGS

A. CONSIDER APPROVAL – TENTATIVE PARCEL MAP #2007-01, RAHMATOLLAH AHMADI FOR PROPERTY LOCATED AT 1531 AND 1533 RACQUET CLUB DRIVE. ASSESSOR PARCEL NUMBER: 428-070-023. RESOLUTION NO. 2007-08,

Approval would allow the conversion of a duplex into two condominium units.

RECOMMENDATION:

Adopt Planning Commission Resolution No. 2007-08 approving Tentative Parcel Map #2007-01 with Findings and Conditions of approval.

Planner LeVan presented the project referring to the staff report that was prepared for the Commissions review. Anderson had concerns with the two units being different colors; she wanted to make sure they would be painted the same. She was also concerned that the landscaping is not in very good shape and would like to make sure that it will be maintained. Lewis had the same concerns with the landscaping.

The Public Hearing was opened. **Rahmatollah Ahmadi** the applicant informed the Commission that the reason for the building being painted different colors is that one of the units was built over 10 years ago and they were not able to match the color. **Ahmadi** stated that once the weather gets better they will be replacing the landscaping. No one else came forward to speak therefore the Public Hearing was closed.

The Commission asked that the following conditions be added:

- Landscaping will be kept in a thriving manner with no weeds.
- The exterior of the building should be the same color for both units.

On Motion by Anderson, seconded by Lewis it carried by a 5-0 vote to adopt Planning Commission Resolution No. 2007-08 approving Tentative Parcel Map #2007-01 with Findings and Conditions of Approval as modified.

VII. GENERAL BUSINESS

A. CONSIDER APPROVAL – SITE PLAN REVIEW #2007-01, SERGIO MARTINEZ FOR PROPERTY LOCATED AT 120 WEST PACHECO BLVD. ASSESSOR PARCEL NUMBER: 026-031-016. RESOLUTION NO. 2007-06

Approval would allow the conversion of a residential house into a commercial office for real estate business use in an H-C (Highway Commercial) zone district.

RECOMMENDATION:

Adopt Planning Commission Resolution No. 2007-06 approving Site Plan Review 2007-01 with Findings and Conditions of approval.

Planner Farinha presented the project referring to the staff report that was prepared for the Commissions review. Anderson had a concern that there will not be enough parking for costumers if there are going to be 6 employees. Lewis wants to make sure that the landscaping is kept in a thriving manner and that any plants or trees that die are replaced with like. There was also a concern with there only being one ingress/egress for the property and the Commissioners would like the applicant to put safety features at the driveway.

The Public Hearing was opened. **Sergio Martinez** the applicant stated that out of the employees he is the only one that actually has office hours at the business location. His employees will usually meet their customers at their house or other location. **Martinez** stated that he will insure that all employees park either on Nevada or California Streets. **Martinez** also agreed that they will install safety features at the driveway and he stated that he will also put in a convex mirror.

The Commission asked that the following conditions be added:

- Safety measures at the driveway to include a convex mirror.
- 3 parking spaces will be set aside for employees.
- Landscaping will be kept in a thriving manner, if any landscaping dies it will be replaced with like plants/bushes in size if not type.

On Motion by Anderson, seconded by Lewis it carried by a 5-0 vote to adopt Planning Commission Resolution No. 2007-06 approving Site Plan Review 2007-01 with Findings and Conditions of Approval as modified.

B. CONSIDER APPROVAL – SITE PLAN REVIEW #2006-16, MARCOS RODRIGUEZ FOR PROPERTY LOCATED AT 731 I STREET. ASSESSOR PARCEL NUMBER: 025-221-005. RESOLUTION NO. 2007-07

Approval would allow the conversion of a residential house into a commercial office for business use in an H-C (Highway Commercial) zone district.

RECOMMENDATION:

Adopt Planning Commission Resolution No. 2007-07 approving Site Plan Review 2006-16 with Findings and Conditions of approval.

Planner Farinha presented the project referring to the staff report that was prepared for the Commissions review. Hammond asked if there would be access from the alley. Farinha stated that only for emergency vehicles. Lewis asked if the property was going to be able to meet the parking lot shade tree coverage ordinance. Chisam stated that they will have to put the required trees when they do the parking lot at the rear of the property. Anderson asked if the same safety features can be done implemented on the project at the driveway.

The Public Hearing was opened. **Marcos Rodriguez** the applicant stated that he does not have a problem with the added conditions. No one else came forward to speak therefore the public hearing was closed.

The Commission asked that the following conditions be added:

- Safety measures at the driveway to include a convex mirror.
- Landscaping will be kept in a thriving manner, if any landscaping dies it will be replaced with like plants/bushes in size if not type.

On Motion by Lewis, seconded by Anderson it carried by a 5-0 vote to Adopt Planning Commission Resolution No. 2007-07 approving Site Plan Review 2006-16 with Findings and Conditions of Approval as modified.

VIII. COMMISSIONER REPORTS

- Anderson: No report.
- Hammond: No report.
- Lewis: No report.
- Osborn: No report.
- Donovan: The traffic signal at Overland Avenue and Mercey Spring Road will be turned on tomorrow and he plans on being there to see it happen.

IX. PLANNING MANAGER'S REPORT

- No report.

X. ADJOURNMENT

The Planning Commission meeting of February 28, 2007 was adjourned at the hour of 7:35 PM.

Respectfully Submitted,

Rachel M. Solano
Planning Commission Secretary

APPROVED BY THE PLANNING COMMISSION ON:

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 further detail of this meeting please refer to the audiotape(s).