



City of
Los Banos
At the Crossroads of California

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

PLANNING COMMISSION

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

I. CALL TO ORDER

Pledge of Allegiance was led by Osborn

II. ROLL CALL

Commissioners Present: Anderson, Lewis, Osborn, and Chairman Donovan
Commissioners Absent: Hammond
Staff Present: Planning Manager LeVan, City Attorney Vaughn, Assistant Public Works Director Hutsell, 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 March 14, 2007 as corrected: ~~northeast~~ to northwest.

IV. CONSIDER APPROVAL OF ACTION MINUTES

On Motion by Lewis, seconded by Osborn it carried by a 4-0 vote to approve the Action Minutes for the regular meeting of February 28, 2007 as corrected ~~Anderson~~ to Lewis.

V. PUBLIC FORUM – Keith Snow stated that it's nice to see all the new businesses coming into the City but there is a need for businesses or things for the kids in Los Banos.

VI. PUBLIC HEARINGS

- A. CONSIDER APPROVAL – TENTATIVE TRACT MAP #2007-01, RON GROVE FOR PROPERTY LOCATED AT NORTHWEST CORNER OF WILLMOTT AND JOHNSON ROADS. ASSESSOR PARCEL NUMBER: 081-110-030. RESOLUTION NO. 2007-09,**
Approval would allow the subdivision of land for the creation of 12 industrial parcels.
RECOMMENDATION:
Adopt Planning Commission Resolution No. 2007-09 approving Tentative Tract 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. Lewis asked if the extra Conditions of Approval that were submitted are for the TTM or SPR. LeVan stated that they will be added to both projects as the projects are connected. Lewis was concerned that once again the Commission is not seeing the total project for review. She believes that the project is incomplete she wants to see items 5, 7 and 15 come back to the Commission for review. Lewis asked since some of the units are going to be sold who will be maintaining the landscaping. LeVan stated that the developer will be providing the City with CC&R's. Anderson stated that she would like to see at a minimum the rear portion of the project fenced off as a buffer to the agricultural area. Anderson wants to be able to review the CC&R's. Vaughn reminded the Commission that there is protocol for running the meeting; there should be questions and comments and then

the opening of public hearing and then the debate. Vaughn suggested that perhaps it would be better for Planner LeVan to present the next item as it goes with this item that may clear up some of the questions. The Commission agreed.

The Public Hearing was opened. **Ron Grove**, the applicant, came forward to speak, he stated that the CC&R's for this project will be the same as the Hacienda Park. Under that document maintenance, landscaping, window washing, etc. will be done by a maintenance firm. **Grove** stated that there will be fencing at the rear of the project, but the other sides will not have fencing. The drainage for buildings is on top of the roof. All water will be drained to the drainage basin on site. Lewis stated that they have asked in the past to receive complete packets with everything if that isn't happening it makes it difficult for the Commission to make a determination on projects. Anderson asked if there would be sidewalk in front of this location. **Grove** answered in the affirmative. Lewis asked if this project would match the project that is to the west. **Grove** stated that they would be similar. Gary Hutsell stated that the reason for the wording on condition 7 is to make sure that if fencing is needed then it will be required. Osborn commented if the Public Works determines that fencing is necessary then the applicant will have to abide. Donovan stated that he felt comfortable with leaving the issue of fencing in the hands of the Public Works Department. Lewis was still concerned that the Commission wasn't seeing the whole project. Lewis asked if these are items that are determined at the PRB stage, that the Commission has no say in. Hutsell didn't think that was the case. **Grove** stated that he submitted everything, landscaping, color renderings, and elevations the only thing that he didn't submit was the lighting plan. Anderson suggested that perhaps the Commission should approve the TTM but not the SPR. Lewis didn't want to hold up the project, but not comfortable with this project coming to the Commission incomplete. The Commission took a brief break so that staff could bring the missing items to the Commission. Lewis commented that there appears to be some massive landscaping in this project, she asked the applicant if there would be mounding. **Grove** answered in the affirmative. No one else came forward to speak therefore the public hearing was closed.

On Motion by Lewis, seconded by Osborn, it carried by a 4-0 vote to adopt Planning Commission Resolution No. 2007-09 approving Tentative Tract Map #2007-01 with Findings and Conditions of Approval as modified.

B. CONSIDER APPROVAL – SITE PLAN REVIEW #2007-04, RON GROVE FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF WILLMOTT AND JOHNSON ROADS. ASSESSOR PARCEL NUMBER: 081-110-030.

Approval would allow the construction of an industrial park.

Recommendation:

Adopt Planning Commission Resolution No. 2007-10 approving Site Plan Review #2007-04 with Findings and Conditions of Approval

Planner LeVan presented the project referring to the staff report that was prepared for the Commissions review. Anderson stated that she noticed the elevations are different at the roof lines some are higher than others. She doesn't see the downspouts on some of the lower buildings.

The Public Hearing was opened. **Ron Grove**, the applicant, came forward to speak, he stated that the CC&R's for this project will be the same as the Hacienda Park. Under that document maintenance, landscaping, window washing, etc. will be done by a maintenance firm. **Grove** stated that there will be fencing at the rear of the project, but the other sides will not have fencing. The drainage for buildings is on top of the roof. All water will be drained to the drainage basin on site. Lewis stated that they have asked in the past to receive complete packets with everything if that isn't happening it makes it difficult for the Commission to make a determination on projects. Anderson asked if there would be sidewalk in front of this location. **Grove** answered in the affirmative. Lewis asked if this project would match the project that is to the west. **Grove** stated that they would be similar. Gary Hutsell stated that the reason for the wording on condition 7 is to make sure that if

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On Motion by Lewis, seconded by Osborn it carried by a 4-0 vote Adopt Planning Commission Resolution No. 2007-10 approving Site Plan Review #2007-04 with Findings and Conditions of Approval as modified.

VII. GENERAL BUSINESS – NONE

VIII. COMMISSIONERS REPORT:

- Anderson: No report.
- Lewis: No report.
- Osborn: No report.
- Donovan: The traffic light at Overland is working great.

IX. PLANNING MANAGER'S REPORT

LeVan gave a report on annexations.

X. ADJOURNMENT

The Planning Commission meeting of March 14, 2007 was adjourned at the hour of 8:10 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).