



City of  
**Los Banos**  
At the Crossroads of California

City Hall Conference Room A \* 520 J Street \* Los Banos, California 93635

**PLANNING COMMISSION**

**ACTION MINUTES  
for the Adjourned Meeting of  
Thursday, April 5, 2007 8:00 PM**

**I. CALL TO ORDER**

Pledge of Allegiance

**II. ROLL CALL**

Commissioners Present: Anderson, Hammond, Osborn, and Chairman Donovan

Commissioners Absent: Lewis

Staff Present: Planning Manager LeVan, Public Works Director/Engineer Chisam  
City Attorney Vaughn and Secretary Solano

**III. CONSIDER APPROVAL OF AGENDA**

On Motion by Anderson, seconded by Osborn it carried by a 4-0 vote to approve the adjourned agenda for April 5, 2007 as submitted.

**IV. CONSIDER APPROVAL OF ACTION MINUTES**

On Motion by Anderson, seconded by Osborn it carried by a 4-0 vote to approve the Action Minutes of the Regular meeting of March 28, 2007 as written.

**V. PUBLIC FORUM – NONE**

**VI. PUBLIC HEARINGS – NONE**

**VII. GENERAL BUSINESS**

**A. CONSIDER APPROVAL – MODIFICATIONS TO SITE PLAN REVIEW #2006-10, TARGET STORE. RESOLUTION NO. 2007-11**

The modification would reduce the size of the main store from 178,000 square feet to 131,909 square feet with no change to the garden center.

**Adopt Planning Commission Resolution No. 2007-11 to approve the Modification to Site Plan Review #2006-10 with Findings and Conditions of Approval.**

Planner LeVan presented the project referring to the staff report that was prepared for the Commissions review. Chisam explained that the Commission had granted Stonecreek a 9 month extension which is up on June 1, 2007 for the placement of the traffic light at Ortigalita and Hwy 152 but staff doesn't foresee that happening. He has received information from Stonecreek that the permit from Caltrans is very close to being ready for issuance. Chisam suggested that perhaps the Commission could ask for monthly reports from the developer as to the progress/status of the traffic light. Chisam reminded the Commission that these types of delays happen when dealing with Caltrans. Vaughn asked what would happen in the event that the store would be ready to open and the traffic light is still not up and operational. Vaughn's concern is that the shopping center project was approved with mitigation measures and the changes that are being made are going to affect that document. How is the City going to protect

itself? **Raymond DeSa**, Stonecreek Properties stated that it is their belief that the mitigation measure states that the traffic light must be up and operational prior to the completion of either the shopping center or 700 homes which hasn't happened yet. Vaughn stated that Condition #19 should be reworded to cover the City. Hammond asked when Target will be commencing construction. **Jay Richardson**, Target Corp., stated that they will be starting construction in October of 2007. Donovan asked when Stonecreek believes the light will be going up. **DeSa** stated that they are anticipating September 2007. Donovan asked the Target representatives to reconsider the elimination of the grocery store. Los Banos could easily support another grocery store, he asked them to consider taking out the garden center instead as there are more of those near them than there are grocery stores. Hammond echoed Donovan's comments stating that in nearby cities this type of store is being opposed, yet here in Los Banos there has been no opposition. Osborn asked what the reasoning was for taking the grocery store out of the equation. **Richardson** stated that he too was very upset with the changes, but it's a corporate decision. He informed the Commission that Target usually does extensions to its stores within 7-9 years. Anderson stated that she noticed there are no cart stalls in the center parking aisles. **Richardson** informed Anderson that they would make sure to add some in that area. Anderson was also concerned with the area behind the store was there going to be a walkway for pedestrians, and there also needs to be a stop sign or some type of safety features at the rear of the property for traffic coming from Lowe's. **Richardson** stated that they would handle that. Anderson was also concerned with the fact that the elevations seem to have changed drastically from what was originally approved by the Commission. **John Warren**, Pacific Land Services, stated that because of down sizing of the building there are some changes, but not to many. Anderson asked that more trellis be put in the center of the building to break up the straight line, also asked for some benches to be installed along the front. **Warren** stated that this is one of their options, so they will make sure that they include the trellis and benches. Anderson asked what the space next to Target would be used for. **Warren** stated that they will be putting in ground covering so that the area is maintained. Anderson wanted to know the size of trees that would be planted. **Richardson** stated that they are usually 24" box trees. Anderson would like to see some grids with ivy so that the walls don't look bare. **Richardson** stated that yes they could do that. Anderson asked what type of roof material is being used. **Richardson** stated that it is a white membrane PVC type roofing. Chisam stated that the roofing has parapets so the roof material will not be seen. Chisam also suggested that Commission ask for a revised site plan showing all the changes that were implemented.

- Condition #19 – add wording “to include any actions or approvals”
- Condition #30 – new wording
- Cart stalls shall be installed near the front of the store in the parking lot.
- Trellis and benches shall be installed along the front elevation.
- Safety features (stop sign between Lowe's and Target) shall be installed.
- Grids and ivy on the east elevation.

On Motion by Anderson, seconded by Hammond it was carried by a 4-0 vote to adopt Planning Commission Resolution No. 2007-11 to approve the Modification to Site Plan Review #2006-10 with Findings and Conditions of Approval with all the stated amendments.

**VIII. COMMISSIONERS REPORTS – NONE**

**IX. PLANNING MANAGER'S REPORT – NONE**

**X. ADJOURNMENT**

The Planning Commission meeting of April 5, 2007 was adjourned at the hour of 8:45 PM.

Respectfully Submitted,

Rachel M. Solano  
 Planning Commission Secretary

APPROVED BY THE PLANNING COMMISSION ON:

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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).***

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