



City of
Los Banos
At the Crossroads of California

City Hall Council Chambers * 520 J Street * Los Banos, California 93635

PLANNING COMMISSION

ACTION MINUTES
for the Regular Meeting of
Wednesday, April 25, 2007 7:00 PM

I. CALL TO ORDER

Pledge of Allegiance was led by Lewis.

II. ROLL CALL

Commissioners Present: Anderson, Hammond, Lewis, Osborn, and Chairman Donovan
Staff Present: Planning Manager LeVan, Public Works Director/City Engineer Chisam
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 April 25, 2007 as submitted.

IV. CONSIDER APPROVAL OF ACTION MINUTES

On Motion by Lewis seconded by Osborn it carried by a 5-0 vote to approve the Action Minutes of the regular meeting of April 11, 2007 as written.

V. PUBLIC FORUM – NONE

VI. PUBLIC HEARINGS – NONE

VII. GENERAL BUSINESS

A. CONTINUE ITEM TO MEETING OF MAY 9, 2007 – SITE PLAN REVIEW #2007-07, EAST PACHECO CENTER LLC, FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF PACHECO BLVD AND PLACE ROAD. ASSESSOR PARCEL NUMBER: 083-140-023. RESOLUTION NO. 2007-22.

Approval would allow the development of 4 parcels into a mix of retail uses in a Highway-Commercial zone district.

Adopt Planning Commission Resolution No. 2007-22 approving Site Plan Review #2007-07 with Findings and Conditions of Approval.

On Motion by Anderson, seconded by Osborn it carried by a 5-0 vote to continue item to the regular Planning Commission meeting of May 9, 2007.

B. TRAFFIC MODEL PRESENTATION BY PRISM ENGINEERING GROUP

Grant Johnson of Prism Engineering gave an update on the project that they are working on for the City in regards to traffic within the City of Los Banos. **Johnson** informed the Commission that not only are they looking at traffic in the city but also all of Merced County. They will be doing traffic studies for all new developments in the City. **Taylor Penney** from Prism stated that they will have the model on the City's web site so that when developers are looking to do a

project in Los Banos they can see the traffic patterns in the area. **Johnson** stated that the target level of service they are hoping to achieve is "D" that is what they will use to calculate fees. Anderson asked how often the data is re-calibrated. **Johnson** stated that they will re-calibrate every 2-3 years. Lewis stated that developers have to do a traffic study will they be required to use this program. **Johnson** stated that developers will still have to do a traffic study but they will have to use the model. Lewis asked if the housing project that is going to be developed in Santa Nella will have a traffic impact on the City. **Johnson** answered in the affirmative. Lewis asked how a "D" level of service is determined. **Johnson** explained that it has to do with delays and waits at intersections; they then record the average number of lights one car has to wait before getting through an intersection. Donovan stated that the City already has an "F" area at Mercey Springs and Pacheco Blvd on Friday afternoons. **Johnson** stated that once the bypass is built it will make a difference especially with the truck traffic. Osborn asked what other cities has Prism Engineering been working in. **Johnson** stated that they have been working with Vacaville, Fresno, Clovis, and Grass Valley. Anderson commended Public Works and Planning Departments for this project it is very much needed.

VIII. COMMISSIONERS REPORTS

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

IX. PLANNING MANAGER'S REPORT

- o The National Conference in Philadelphia was very good; they had exciting classes, global workshops and a lot of good information. Next years conference is in Las Vegas.

X. ADJOURNMENT

The Planning Commission meeting of April 25, 2007 was adjourned at the hour of 7:30 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).