

**CITY OF LOS BANOS
PLANNING COMMISSION MEETING MINUTES
MAY 9, 2007**

***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 electronic media (audiotapes) kept as a permanent record.*

The Planning Commission of the City of Los Banos met on the above given date.

CALL TO ORDER: Chairman Donovan called the Planning Commission Meeting to order at the hour of 7:01 p.m.

ROLL CALL – MEMBERS OF THE PLANNING COMMISSION PRESENT: Araceli Anderson, Stephen Hammond, Deborah Lewis, and Chairman Norm Donovan; Vice Chair Valerie Osborn absent.

STAFF MEMBERS PRESENT: Administrative Assistant/Deputy City Clerk Sousa, City Attorney Vaughn, Planning Manager LeVan, Assistant Planner Farinha, and Assistant Public Works Director Hutsell.

APPROVAL OF AGENDA: Motion by Anderson, seconded by Hammond to approve the agenda as submitted. The motion carried by the affirmative vote of all Commission Members present, Osborn absent.

CONSIDER APPROVAL OF ACTION MINUTES: Motion by Anderson, seconded by Lewis to approve the April 25, 2007 meeting minutes as submitted. The motion carried by the affirmative vote of all Commission Members present, Osborn absent.

PUBLIC FORUM: MEMBERS OF THE PUBLIC MAY ADDRESS THE COMMISSION ON ANY ITEM OF PUBLIC INTEREST THAT IS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION; INCLUDES AGENDA AND NON-AGENDA ITEMS. NO ACTION WILL BE TAKEN ON NON-AGENDA ITEMS. SPEAKERS ARE LIMITED TO A FIVE (5) MINUTE PRESENTATION. No one came forward to speak and the public forum was closed.

TENTATIVE PARCEL MAP #2007-04, VANTI PROPERTIES FOR PROPERTY LOCATED AT 828 PACHECO BLVD. ASSESSOR PARCEL NUMBER: 027-130-009. RESOLUTION NO. 2007-23. Assistant Planner Farinha presented the report noting that conditions of approval were updated and distributed to Commissioners prior to the meeting.

Chairman Donovan opened the public hearing. Richard Delapaz, project applicant, spoke regarding Covenants Conditions & Restrictions (CC&R's) and requested specific direction from the Commission with regard to his project. Delapaz stated that the City of Los Banos presently has a sewer easement running through his property and the surrounding area. Mark Thelen, part owner of Big O Tires, stated that his property is adjacent to the property in question and requested clarification on what approval of the project would mean for his property. Thelen stated that he was not opposed to the proposal and that he had not

requested any easement on his property. Keith Snow, Los Banos, stated that any new projects coming to Los Banos should be handicap accessible. Chairman Donovan closed the public hearing.

Assistant Public Works Director Hutsell stated that a sewer line currently runs through the back of Big O Tires. Commissioner Anderson recommended that as part of the recording of the final project map the commission may request some type of fencing be added to the project. It was requested that improvements to the existing building be made in conjunction with the second building.

Motion by Hammond to approve the project as submitted. The motion died for lack of a second.

Motion by Anderson, seconded by Lewis to approve Tentative Parcel Map #2007-04 with the condition that a common maintenance agreement be put in place for the project and that the most recent findings in the conditions of approval are met. The motion carried by the affirmative vote of all Commission Members present, Osborn Absent.

TENTATIVE PARCEL MAP #2007-03, BORGE TRUST FOR PROPERTY LOCATED AT THE NORTH SIDE OF PIONEER ROAD AND 2800 FEET WEST OF ORTIGALITA ROAD. ASSESSOR PARCEL NUMBER: 083-030-058. RESOLUTION NO. 2007-22. Assistant Planner Farinha presented the report.

Chairman Donovan opened the public hearing. Ray DeSa, Stonecreek Properties, stated that the request was a simple lot split and that he was available for any questions or concerns of the Commission. Keith Snow, Los Banos, stated that he did not want additional homes built in the City of Los Banos due to increased traffic in the City. Chairman Donovan closed the public hearing.

Motion by Lewis, seconded by Hammond to approve Tentative Parcel Map #2007-03 as submitted. The motion carried by the affirmative vote of all Commission Members present, Osborn absent.

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: 083-140-022 & 023. RESOLUTION NO. 2007-24. Planning Manager LeVan presented the report noting that a letter was received by the City of Los Banos from Norcal Properties, Inc. concerning additional noise once the development of Pad E occurs.

Dan, Scott Mommer Consulting, stated that the project would consist of seven parcels; therefore, he believed he had the right to request seven signs for the project. Sam Watson, Project developer for Home Depot, stated that there was a possibility of consolidating signage within the project area. Keith Snow, Los Banos, stated that any new projects coming to Los Banos should be handicap accessible and that more jobs be provided with minimum wage. Commissioner Anderson noted that during the review process she would like to address the issue of adding additional stop signs within the project.

Motion by Anderson, seconded by Lewis to approve Site Plan Review #2007-07 along with Planning Commission findings as stated in the conditions of approval including the following: add benches and trash receptacles near store entrances of Pads C and E; break-up building C by strategically adding stone placement; place additional stop signs within the project as determined by Public Works Director/City Engineer at a later review date; add four columns with lights and stone to match the side columns on the back of Pad C; add landscaping, and berm the area near frontage of Pacheco Boulevard; berm the east entry of Pad B and the northeast corner of Pad D; add landscape design feature to Pad D; request that the architectural landscaper for the project consider condensing Italian Cypress landscaping at the southeast corner of Pad E to add noise protection for existing buildings on the opposite side of the project; add exterior concept with stone base all around Pad D. The motion carried by the affirmative vote of all Commission Members present, Osborn absent.

COMMISSIONERS REPORTS:

ARACELI ANDERSON: No report.

STEPHEN HAMMOND: Requested that the City's Code Enforcement Officer investigate a trash can problem in the alley near Fourth & I Street.

DEBORAH LEWIS: No report.

VALERIE OSBORN: Absent.

NORM DONOVAN: Stated that the building located at Second and H Street built by the Malachi Sanchez Group looks quite nice. Donovan stated that he is eagerly awaiting the installation of a stoplight at the intersection of 7th and H Street.

PLANNING MANAGERS REPORT: Distributed a letter to Commission Members regarding the conversion of 1531 and 1533 Racquet Club Dr. from duplexes to condos.

MISCELLANEOUS INFORMATION IN PLANNING COMMISSION PACKET, NO ACTION NECESSARY.

ADJOURNMENT. The meeting was adjourned at the hour of 8:54 p.m.

APPROVED:

/s/ Norm Donovan
Norm Donovan, Chairman

ATTEST:

/s/ Jana R. Sousa
Jana R. Sousa, Deputy City Clerk