

**CITY OF LOS BANOS
PLANNING COMMISSION MEETING MINUTES
MAY 23, 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, Vice Chair Valerie Osborn and Chairman Norm Donovan.

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

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

CONSIDER APPROVAL OF ACTION MINUTES: Motion by Anderson, seconded by Lewis to approve the May 9, 2007 meeting minutes with an addition of the following wording: improvements to the existing building be made in conjunction with the second building. The motion carried by the affirmative vote of all Commission Members present.

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.

CONSIDER APPROVAL - CONDITIONAL USE PERMIT #2007-03, LAS PUPUSAS TAQUERIA FOR PROPERTY LOCATED AT 115 WEST PACHECO BLVD. (CORNER OF SOUTH NEVADA AVE. AND WEST PACHECO BLVD.) ASSESSOR PARCEL NUMBER: 027-166-012, RESOLUTION NO. 2007-25. Assistant Planner Farinha presented the report noting that a public hearing notice was mailed to surrounding businesses on May 7, 2007, and no responses were received by the Planning Department.

Motion by Osborn, seconded by Hammond to approve Conditional Use Permit #2007-03, Las Pupusas Taqueria for property located at 115 West Pacheco Blvd. (corner of South Nevada Ave. and West Pacheco Blvd.) Assessor Parcel Number: 027-166-012, Resolution No. 2007-25. The motion carried by the affirmative vote of all Commission Members present.

MEZA SYSTEMS (SPR #2007-05 – APPROVED APRIL 11, 2007). ALFONSO MESA FOR PROPERTY LOCATED AT 1242 FOURTH STREET. ASSESSOR PARCEL NUMBER: 026-044-024. Assistant Planner Farinha presented the report.

There was commission member discussion and it was requested that soundproof material be used within the project, and handicapped access be included. Alfonso Meza was present to answer commission member questions regarding the project.

Motion by Hammond, seconded by Osborn to approve the project consistent with revised site plans for the project. The motion carried by the affirmative vote of all Commission Members present.

CONSIDERATION OF REVISIONS TO TITLE 10, CHAPTER 2 OF THE LOS BANOS MUNICIPAL CODE PERTAINING TO LANDSCAPING. Public Works Director/City Engineer Chisam presented the report.

There was discussion regarding the requirement of soil moisture devices within projects, and it was requested that landscaping standards be enhanced for all projects.

COMMISSIONERS REPORTS:

ARACELI ANDERSON: No report.

STEPHEN HAMMOND: No report.

VALERIE OSBORN: No report

DEBORAH LEWIS: Recommended that the City consider revising its current sign ordinance.

NORM DONOVAN: Suggested that the City mandate hot water pumps within projects.

PLANNING MANAGERS REPORT: No report.

MISCELLANEOUS INFORMATION IN PLANNING COMMISSION PACKET, NO ACTION NECESSARY.

ADJOURNMENT. The meeting was adjourned at the hour of 7:51 p.m.

APPROVED:

/s/ Norm Donovan
Norm Donovan, Chairman

ATTEST:

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