

City of Los Baños

Planning Commission Minutes for Regular Meeting of Wednesday, March 26, 2003

Chairperson Hurley called the regular meeting of the Los Baños Planning Commission to order at the hour of 7:00 p.m. in the City Council Chambers of the City of Los Baños, 520 "J" Street.

1. **PLEDGE OF ALLEGIANCE:** Planning Secretary Solano led the Pledge of Allegiance.
2. **ROLL CALL:**

Commissioners Present: Buettner, Giesel, Guerra, Lewis, Pruitt, Williams, Chairperson Hurley

Commissioners Absent: None

Others Present: Timothy Miller, Community Development Director; Carrie Tai, Associate Planner; Don Germino, City Attorney; Rachel Solano, Planning Lead Clerk
3. **APPROVAL OF AGENDA** – On Motion by Buettner, seconded by Guerra, it carried by a 7-0 vote to approve the agenda of the March 26, 2003 Planning Commission meeting as submitted.
4. **APPROVAL OF MINUTES** – On Motion by Williams, seconded by Lewis, it carried by a 7-0 vote to approve the Minutes of the March 12, 2003 as written.
5. **PUBLIC PARTICIPATION FORUM – None**
6. **OLD BUSINESS – None**
 - a. **Mac Arthur Recreation Center Review** – Miller informed the Commission that the revised drawing was brought back for review. The revised drawing shows the parapet roofline as the Commission asked. Lewis stated that she could not see the roofing being as it was approved. Miller stated that the parapet wall is there and it will be on the addition. Miller asked Etcheverry if the walls tie in with the existing. Etcheverry answered in the affirmative. Giesel suggested that it would be a good idea for the Commissioner to go out and look at the project.
7. **NEW BUSINESS**
 - a. **General Plan Amendment #2003-01** *Public Hearing*
To change the General Plan land use designation of 197-acres from Industrial and Public Facility to Agriculture. An Initial Study was prepared and circulated for this project and will be considered. APN: 084-010-080. Location: Located approximately 1,000 feet north of Highway 152 (Pacheco Blvd). Applicant: City of Los Baños. (*Resolution No. 2003-13*)

Director Miller explained that staff had received a letter from Attorney Thomas Terpstra who was retained by the owner, Mr. Vaz, to ask for a 30-day extension. Mr. Terpstra would like the opportunity to talk to staff regarding the project.

The Public Hearing was opened. Don Marciochi of Grasslands Water District stated that they are in support of the GPA. The Meadowlands EIR described this amendment on page 270 of the document.

On Motion by Williams, seconded by Buettner, it carried by a 7-0 vote to continue the public hearing to the Planning Commission Meeting of April 23, 2003.
 - b. **MCAG – Visioning Session**

Miller introduced the members MCAG who were presenting the visioning session. Matt Fell and Candice Steelman did a presentation; they explained that they are trying to target all the diverse groups in the county. They are anticipating that it will be Summer 2004 when the plan will come back to the Commission for final review. But they would like to come back during the different stages to get input from the Commission.

The focus of their presentation was in the following areas:
 - What is good about Los Banos?
 - Why did you choose this county to live in?
 - What are the weaknesses of the County and City?
 - What are some of the challenges?
 - What would be a worse case scenario for the County?
 - What would be a good future?

The following were the top 5 items that most interested the Commission for future goals:

- #1 - Sense of community, sense of place, livable communities
- #2 - Adequate schools facilities
- #3 - Vibrant downtown
- #4 - Lower unemployment rates
- #5 - Quick connectivity to workplace

The MCAG representatives finished their presentation and informed the Commission that they would be back with other aspects of the plan.

8. COMMISSIONER REPORTS

- **Buettner:** Thanked the City for allowing him to attend the Planner's Institute in San Diego. He stated that he felt the conference was very important and he learned a lot. He and Lewis stopped by Disneyland and looked around the downtown area. Reminded everyone that on Sunday, March 30th at Pacheco Park there will be a rally in support of our troops. The new Urgent Care building has its utilities out in front and they are not screened. Miller stated that staff would check into it.
- **Giesel:** Thanked the City for allowing him to attend the Planner's Institute. He stated that he brought back a lot of good information.
- **Guerra:** No report.
- **Lewis:** Thanked the City for allowing her to attend the Planner's Institute. She commented that there was cathedral in Anaheim that was very nice. The citizens were able to purchase paving stones as memorials to help fund some of the project. It would be great if that could be done with the railroad corridor project.
- **Pruitt:** El Grullense looks really nice and is now open.
- **Williams:** Staff answered the concerns of the Commission in reference to the appearance of Conte Plaza, but what is a wainscot? Miller explained that it is a stone veneer about 3-4' tall at the bottom of a wall that make it look more decorated. She stated that it was a condition of approval that the applicant works with the church about the rear wall and she is certain that this has not happened. She would like some education regarding what happens after the Commission approves a project. Miller stated that this issued could be addressed as an information item at a future meeting. She asked about the enclosure that is being constructed at the Chevron Station near I and Pacheco. Miller informed the Commission that the building would house water treatment equipment. This equipment is being used to treat the ground water contamination from the station.
- **Hurley:** Thanked the Commissioners that were able to attend the Planner's Institute.

9. DEPARTMENT'S REPORT

Miller reported on the following:

- Informed the Commission that the Finance Department needs all receipts for travel.
- Staff is starting work on next fiscal year's budget. He would like to present it to the Commission and get their feedback
- Will bring an update on pending annexations in the next couple of months.
- There will be an Access Management meeting with Caltrans on April 3, 2003.
- Staff has been very busy with meetings, projects and the daily running of the department.

Hurley asked if Paul Alderete could come forward and update the Commission on school facilities.

Paul Alderete LBUSD Superintendent spoke. He informed the Commission that he would be doing an interview on KYOS radio station. He commented that he is very disappointed with the developers that are building in the area. They are attacking the district instead of working with it. They are moving in a new direction and looking for ways to building schools. The District and City are looking into Mello-Roos districts and trying to put something on the ballot in November. Alderete stated that a survey had been conducted to get some feedback from the community. He should have a summary of that survey soon.

Buettner asked if there was a way for the Commission to get notified of meetings? Alderete stated that anyone interested in meetings could call Diana at the District Office and request to be put on the mailing list. Commissioners asked how the survey was conducted. Alderete stated that it was done by phone.

11. ADJOURNMENT

The Planning Commission Meeting for March 26, 2003 adjourned at 8:35 p.m.

Respectfully submitted,

RACHEL M. SOLANO
Planning Commission Secretary

APPROVED BY THE PLANNING COMMISSION ON:

APPROVED BY:

TIMOTHY A. MILLER, AICP
COMMUNITY DEVELOPMENT DIRECTOR
MIN2003-0226.doc