



City Council Chambers \* 535 J Street \* Los Banos, California 93635

## PLANNING COMMISSION

### ACTION MINUTES for the Regular Meeting of Wednesday, August 25, 2004 7:00 PM

I. **CALL TO ORDER**

Pledge of Allegiance was led by Buettner.

II. **ROLL CALL**

Commissioners Present: Buettner, Donovan, Giesel, Lewis, McNight, Chairman Pruitt

Commissioners Absent: None

Vacancy: One

III. **APPROVAL OF AGENDA**

On Motion by Buettner, seconded by Giesel it carried by a unanimous vote of all Commissioners present to approve the agenda for August 25, 2004,

IV. **APPROVAL OF MINUTES**

On Motion by Lewis, seconded by Donovan and carried by a 5-1 vote (Buettner-Abstained) to approve the Minutes of the Regular meeting of August 11, 2004.

V. **PUBLIC FORUM** – None

VI. **PUBLIC HEARINGS**

- A. **LOS BANOS RAIL CORRIDOR MASTER PLAN – CITY OF LOS BANOS, RESOLUTION NO. 2004-13** – To consider the Los Banos Rail Corridor Master Plan and proposed Mitigated Negative Declaration. The proposed project includes a General Plan Amendment to achieve a mixed-use development in accordance with the Master Plan as well as rezoning of the affected properties for conformance with the proposed land uses. Proposed uses include a multi-use trail, plaza and park; medium density, high density and senior residential housing; highway commercial; public facility (aquatic center); hotel and transload facility. The project encompasses approximately 66 acres and extends approximately one-mile along the vacant abandoned rail corridor. The site is generally bounded by G Street to the north; H Street to the south; 2<sup>nd</sup> Street to the west; and Mercey Springs Road to the east.  
**RECOMMENDATION: TO OPEN PUBLIC HEARING, TAKE PUBLIC COMMENT, CLOSE HEARING AND PROVIDE DIRECTION TO STAFF.  
TO BE CONTINUED TO THE REGULAR PLANNING COMMISSION MEETING OF SEPTEMBER 8, 2004**

On Motion by Lewis, seconded by Donovan, it carried by a unanimous vote of all Commissioners present to continue this item to the regular Planning Commission Meeting of September 8, 2004.

- B. **SITE PLAN REVIEW #2004-11, LOS BANOS MEMORIAL HOSPITAL, APN: 027-032-007, 520 WEST I STREET, RESOLUTION NO. 2004-14** – To consider a Site Plan Review to construct three pre-engineered modular buildings [(1) 2,880 square feet (2) 2,880 square feet and (3) 720 square feet (Totaling 6,480 square feet)] on an existing parking lot to house non-medical uses for Los Banos Memorial Hospital. The project is located on the north side of West I Street, on

the east side of Texas Avenue, and on the south side of Pine Street.

**RECOMMENDATION: TO MAKE AN ENVIRONMENTAL FINDING CONCERNING A CATEGORICAL EXEMPTION AND APPROVE, DISAPPROVE OR MODIFY THE APPLICATION.**

Planner Silva presented the project referring to the staff report of August 11, 2004. Lewis stated that there was mention of wall-mounted lighting for the project. Silva mentioned that the applicant has stated that the lighting will be building mounted for safety reasons. Lewis asked on what side of the building. Director Blais stated that the question would be deferred to the applicant. Lewis stated that she is concerned that the lights would flood into adjoining properties. Donovan stated that there is mention that 34 parking spaces will be added but on the plans there are less. The Public Hearing was opened. **Paul Dyer**, administrator for the hospital spoke. **Dyer** stated that this addition would give them much needed space in the emergency room. He stated that they have had a 15-20% increase in services. **Dyer** explained that this is just an interim step until they can get the go ahead to expand the hospital or find land to build a new hospital. They are hoping to get this project done by the end of November. If they don't do this project they will have people waiting in the hallways. Buettner asked if the new parking lot

would have the same type of lighting as existing? **Dyer** answered in the affirmative. **Shane Freno** stated that it would be standard lighting and would only be for the walking ramp. The Public Hearing was closed.

On Motion by Giesel, seconded by Buettner it carried by a 5-1 (McNight-Abstained) vote to adopt Planning Commission Resolution No. 2004-14 approving Site Plan Review #2004-11 with Findings and Conditions of Approval as modified by Planning Staff.

**VII GENERAL BUSINESS - None**

**VIII. COMMISSION REPORTS**

**Giesel:** No report.

**Lewis:** She asked staff to look into the following: Landscaping at the billboard near Chevron; Auto Zone trash; and time frame for the mirror at Walgreen's. Does the Imaging trailer at Pine and Illinois belong to the hospital?

**McNight:** The imaging trailer belongs to Dr. Alonso not the hospital.

**Donovan:** When is the work starting on Mercey Springs?

**Buettner:** Stated that it has been a tremendous pleasure working with this group of Commissioner's. He hopes that the City will continue to elevate its standards and grow in a positive way.

**Pruitt:** Thanked Buettner for his hard work and dedication.

**IX. DIRECTOR'S REPORT**

- Mirror at Walgreen's should be in by the end of the week.

**X. ADJOURNMENT**

The Planning Commission meeting of August 25, 2004 was adjourned at the hour of 7:40 PM.

Respectfully submitted,

RACHEL M. SOLANO  
 Planning Commission Secretary

APPROVED BY THE PLANNING COMMISSION ON:

**September 8, 2004**

APPROVED BY:

MARY BLAIS  
 COMMUNITY DEVELOPMENT DIRECTOR

**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 audiotapes kept as permanent record.*

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