

**CITY OF LOS BANOS  
PLANNING COMMISSION MEETING MINUTES  
JULY 11, 2012**

*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 (CD and/or audio) kept as a permanent record.*

**CALL TO ORDER:** Chair Rosin called the Planning Commission Meeting to order at the hour of 7:00 p.m.

**PLEDGE OF ALLEGIANCE:** Planning Commissioner Lewis led the Pledge of Allegiance.

**ROLL CALL – MEMBERS OF THE PLANNING COMMISSION PRESENT:** Vern Hixson, Deborah Lewis, Tom Mello, Tracey Rosin and Susan Toscano. Absent: Arkady Faktorovich and Chandra Lee.

**STAFF MEMBERS PRESENT:** Community Development Director Fitzgerald, City Attorney Vaughn and Assistant Planner Elms.

**CONSIDERATION OF APPROVAL OF AGENDA:** Motion by Mello, seconded by Lewis to approve the agenda as submitted. The motion carried by the affirmative vote of all Commission Members present. Absent: Faktorovich and Lee.

**CONSIDERATION OF APPROVAL OF ACTION MINUTES FOR THE REGULAR MEETING OF JUNE 13, 2012:** Motion by Toscano, seconded by Hixson to approve the minutes as submitted. The motion carried by the affirmative vote of all Commission Members present. Absent: Faktorovich and Lee.

**PUBLIC FORUM: MEMBERS OF THE PUBLIC MAY ADDRESS THE COMMISSION ON ANY ITEM OF PUBLIC INTEREST THAT IS WITHIN THE JURISDICTION OF THE 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 and the public forum was closed.

**PUBLIC HEARING – TO ANALYZE AND DETERMINE CONFORMITY WITH THE UNDERLYING GENERAL PLAN LAND USE DIAGRAM OF AN ELEMENTARY SCHOOL ON THE SITE OF THE FORMER MERCED COMMUNITY COLLEGE BY THE LOS BANOS UNIFIED SCHOOL DISTRICT LOCATED ON APPROXIMATELY 10 ACRES AT THE SOUTHEAST CORNER OF MERCY SPRINGS ROAD AND SCRIPPS DRIVE; MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER: 083-100-036.** Community Development Director Fitzgerald presented the staff report.

Commissioner Toscano, asked if the traffic study would include the pedestrian walk-way on Mercey Springs; Community Development Director Fitzgerald, the traffic study would need to analyze all the items considered to be affected by the use of the elementary school, and should include crosswalks, Mercey Springs Highway, traffic and pedestrians; Commissioner Toscano, if the study does not analyze pedestrians, can the Planning Commission ask pedestrians be included; Community Development Director Fitzgerald, if the School District does go forward with the City's recommendation for a traffic study, noise study and full CEQA analysis, the City would have an opportunity to comment on all of those items.

Commissioner Lewis, asked staff if it is normal to attach conditions of approval separately or before the whole item comes before the Planning Commission; City Attorney Vaughn, the Planning Commission is only reporting to the community on findings regarding suitability of the site; the Planning Commission would be making recommendations that have been brought before them by staff that the School District should look into; Commissioner Lewis, asked if once the recommendations and analysis are done, would this item come back to the Planning Commission; City Attorney Vaughn; the item would not come back before the Planning Commission as the School District is its own Government entity;

Commissioner Mello, asked if Caltrans will require an additional traffic signal on Mercey Springs in the future; Community Development Director Fitzgerald; Caltrans will have an opportunity to comment on the environmental study; Commissioner Mello, in the past there had been a big push to extend Page Avenue to Mercey Springs; if that could be done, it would be a simple solution to resolve a lot of issues in that area.

Commissioner Hixson, asked if the acoustical study will be based on the existing buildings or will they be torn down to determine how much they need to be insulated; Community Development Director Fitzgerald, the study would be based from the State Highway and then determined where the locations of buildings need to be.

Dr. Steve Tietjen, Los Banos Unified School District (LBUSD), wanted to clarify the process as this item does come before the Planning Commission for review and then goes to the State Department of Education for site approval; the items identified by the City will be addressed during the review process with the State Department of Education; the School District is prepared to collaborate with the City to resolve any issues that may arise out of the traffic study; the proposed school site is planned to serve the citizens that live in College Greens and the apartments east of College Greens and will be a walking campus; one of the early recommendations from the preliminary traffic study was to differentiate start times so that Los Banos High parents/kids are not competing with Elementary school parents/kids to get to school at the same time; anticipating growth in Los Banos and the proposed elementary is critical in helping solve overcrowding schools.

Commissioner Mello, asked how much of the old campus will be utilized; Dr. Steve Tietjen, LBUSD, the existing preschool building will be used, but not for kids; the other classrooms are not viewed as habitable classrooms; planning to remove the old

buildings and build pieces off-site and assemble them on-site with stucco finishes; the buildings will not look portable and will be permanent construction; Commissioner Mello; asked if this will be a K-6<sup>th</sup> grade school; Dr. Steve Tietjen, LBUSD, yes; they anticipate two classrooms per grade level; ten acres are available to expand the school if necessary; current plan is not to expand the school but only to serve the eastern quadrant of town.

Chair Rosin, stated that the School District and the City should work together mutually and consistently for the greater good of the community.

Chair Rosin opened the public hearing; no one came forward and the public hearing was closed.

Motion by Mello, seconded by Toscano to adopt Planning Commission Resolution No. 2012-12 – pursuant to Government Code Section 65402 and Public Resources Code Section 21151.2 relative to the Los Banos Unified School District's proposed acquisition of property located on the southeast corner of Mercey Springs and Scripps Drive on the former Merced Community College site. The motion carried by the affirmative action of all Commission Members present. Absent: Faktorovich and Lee.

**COMMUNITY DEVELOPMENT DEPARTMENT REPORT:** the Community Development Department is continuing to do the digital sign contest and receiving a lot of feedback from businesses interested in advertising; the EDAC board will be analyzing an appropriate cost for advertisement on the sign and providing a recommendation to the City Council; lots of new restaurants and little business opening.

**PLANNING COMMISSION MEMBER REPORTS:**

**ARKADY FAKTOROVICH:** Absent.

**VERN HIXSON:** Nothing to report.

**CHANDRA LEE:** Absent.

**DEBORAH LEWIS:** Nothing to report.

**TOM MELLO:** Nothing to report.

**TRACEY ROSIN:** Nothing to report.

**SUSAN TOSCANO:** Nothing to report.

**ADJOURNMENT.** The meeting was adjourned at the hour of 7:27 p.m.

APPROVED:

**/s/ Tracey Rosin**

Tracey Rosin, Planning Commission Chair

ATTEST:

**/s/ Stacy Souza Elms**

Stacy Souza Elms, Assistant Planner/ Planning Commission Secretary