



# City of Los Banos

*At the Crossroads of California*

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## AGENDA

### PLANNING COMMISSION

CITY HALL COUNCIL CHAMBERS  
520 J Street  
Los Banos, California

**April 13, 2011**

*If you require special assistance to attend or participate in this meeting, please call the Planning Secretary @ (209) 827-7000 extension 118 at least 48 hours prior to the meeting.*

*The City of Los Banos complies with the Americans with Disabilities Act (ADA) of 1990.*  
\* \* \* \* \*

*Si requiere asistencia especial para atender o participar en esta junta por favor llame a la oficina de la Secretaria del Departamento de Planificación al (209) 827-7000 extensión 118 a lo menos de 48 horas previas de la junta.*

*La Ciudad de Los Banos cumple con la Acta de Americanos con Deshabilidad (ADA) de 1990.*

*Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the meeting and in the Planning Department's office located at City Hall, 520 J Street, Los Banos, California during normal business hours. In addition, such writings and documents may be posted on the City's website at [www.losbanos.org](http://www.losbanos.org).*  
\* \* \* \* \*

*Cualquier escritura o los documentos proporcionaron a una mayoría del Departamento de Planificación con respecto a cualquier artículo en este orden del día será hecho disponible para la inspección pública en la reunión y en la oficina del Secretaria del Departamento de Planificación del City Hall, 520 J Street, Los Banos, California durante horas de oficina normales. Además, tales escrituras y los documentos pueden ser anunciados en el website de la Ciudad en [www.losbanos.org](http://www.losbanos.org).*

1 CALL TO ORDER. **7:00 PM**

2 PLEDGE OF ALLEGIANCE

3 ROLL CALL. (Planning Commission Members)  
Faktorovich \_\_, Lee \_\_, Lewis \_\_, Mello \_\_, Toscano \_\_

4 APPROVAL OF AGENDA.  
*Recommendation. Approve the agenda as submitted.*

5. ADMINISTRATION OF OATH OF OFFICE TO NEW PLANNING COMMISSIONERS

- VERN HIXSON
- TRACEY ROSIN

*Recommendation: That the Assistant City Clerk administer the Oath of Office.*

6. ROLL CALL. (Planning Commission Members)

Faktorovich \_\_, Hixson \_\_, Lee \_\_, Lewis \_\_, Mello \_\_, Rosin \_\_, Toscano \_\_

7. CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE REGULAR MEETING OF MARCH 9, 2011

*Recommendation: Approve the minutes as submitted.*

8. PUBLIC FORUM: Members of the public may address the Commission on any item of public interest that is within the jurisdiction of the Commission, including agenda and non-agenda items. No action will be taken on non-agenda items. Speakers are limited to a five (5) minute presentation.

9. APPOINT PLANNING COMMISSION CHAIRPERSON AS A MEMBER OF THE TRAFFIC SAFETY COMMITTEE.

10. PUBLIC HEARINGS: If you challenge the proposed action as described herein in court, you may be limited to raising only those issues you or someone else raised at the public hearing described herein or in written correspondence delivered to the City at, or prior to, the public hearing.

A. Public Hearing – Consider Recommending Approval of Use Permit #2011-02 for the Use of a Spray Booth for Auto Restoration at Quistian Auto, Located at 1202 F Street.

- 1) Planning Commission Resolution No 2011-05 – Approving Use Permit #2011-02 for the Use of an Auto Restoration Spray Booth for Quistian Auto Located at 1202 F Street.

*Recommendation: Receive staff report, open the public hearing, receive public comment, close the public hearing and adopt Planning Commission Resolution No. 2011-05 as submitted.*

11. PLANNING DEPARTMENT REPORT

12. COMMISSIONERS REPORTS.

- A. Faktorovich
- B. Hixson
- C. Lee

- D Lewis
- E. Mello
- F Rosin
- G. Toscano

**13. ADJOURNMENT.**

A. Adjourn to 4:30 p.m., Tuesday, May 3, 2011, at City Hall Council Chambers, 520 J Street, Los Banos, CA, to Conduct a Joint City Council and Planning Commission Los Banos Community Bus Tour.

**APPEAL RIGHTS AND FILING PROCEDURES**

Any person dissatisfied with an act or determination of the Planning Commission may appeal such act or determination to the Planning Commission by filling written notice with the Planning Commission Secretary not later than five (5) business days (excluding holidays) after the day on which the act or determination was made. An appeal must state the act or determination which is being appealed, the identity of the applicant and his/her interest in the matter, and set forth in concise statement(s) the reasons which render the Commission's decision unjustified or inappropriate. (Los Banos Municipal Code Section 9-3.2226)

Concerning an action taken by the Planning Commission related to Chapter 2 Articles 1 through 17 of the Los Banos Municipal Code "Subdivisions", if a subdivider or other affected property owner is dissatisfied with any action of the Commission with respect to a tentative map or the nature and extent of improvements recommended or required he/she may within fifteen (15) days after such action appeal to the Planning Commission Secretary for a public hearing on the matter. An appeal must state the action being appealed, identify the agenda item by agency number or project title, and set forth in concise statement(s) the reasons for the appeal. (Los Banos Municipal Code Sections 9-2 807)

Appeals must be in writing and include the appellant's name and address and original signature. A filing fee of \$150.00 must accompany the notice of appeal.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting.

  
\_\_\_\_\_  
Norma Fuentes, Planning Commission Secretary

Dated this 8<sup>th</sup> day of April, 2011

**CITY OF LOS BANOS  
PLANNING COMMISSION MEETING MINUTES  
MARCH 9, 2011**

*ACTION MINUTES – These minutes are prepared to depict action taken for agenda items presented to the City Council. For greater detail of this meeting refer to the electronic media (CD and/or audio) kept as a permanent record.*

**CALL TO ORDER:** Vice Chair Mello 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:** Arkady Faktorovich, Chandra Lee, Deborah Lewis, and Tom Mello. Absent: Susan Toscano.

**STAFF MEMBERS PRESENT:** Assistant Planner Souza, Planning Director Fitzgerald and Planning Secretary Fuentes.

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

**ELECTION OF OFFICERS:** Motion by Lee, seconded by Faktorovich to nominate Tom Mello to serve as the new Chairman of the Planning Commission. The motion carried by the affirmative vote of all Commissioners present. Absent: Susan Toscano.

Motion by Mello, seconded by Faktorovich to nominate Chandra Lee to serve as the new Vice Chair of the Planning Commission. The motion carried by the affirmative vote of all Commissioners present. Absent: Susan Toscano.

**CONSIDERATION OF APPROVAL OF ACTION MINUTES FOR THE REGULAR MEETING OF FEBRUARY 23, 2011:** Motion by Lee, seconded by Faktorovich to approve the minutes as submitted. The motion carried by the affirmative action of all Commission Members present. Absent: Susan Toscano.

**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 – CONSIDER RECOMMENDING ADOPTION OF AN ORDINANCE TO THE CITY COUNCIL ADOPTING MINOR REVISIONS TO THE COMPREHENSIVE ZONING ORDINANCE UPDATE AMENDING TITLE 9, CHAPTER 3 OF THE LOS BANOS MUNICIPAL CODE.** Planning Director presented the staff report.

Chairman Mello opened up the public hearing; no one came forward and the public hearing was closed.

Motion by Lee, seconded by Faktorovich to adopt Planning Commission Resolution No. 2011-04 – Recommending to the City Council adoption of an ordinance of the City of Los Banos adopting minor revisions to the recently adopted Comprehensive Zoning Ordinance Update amending Title 9, Chapter 3 of the Los Banos Municipal Code. The motion carried by the affirmative action of all Commission Members present. Absent: Susan Toscano.

**PUBLIC HEARING – CONSIDER TENTATIVE TRACT MAP #2001-04 AND FINAL DEVELOPMENT PLAN #2008-01 TO SUBDIVIDE 24.54 ACRES FOR A MEDIUM DENSITY RESIDENTIAL DEVELOPMENT WITHIN A PLANNED DEVELOPMENT DISTRICT LOCATED WITHIN THE VILLAS AREA PLAN (ASSESSOR'S PARCEL NUMBER: 431-270-005) (CONTINUED FROM FEBRUARY 23, 2011).** Planning Director Fitzgerald presented the report.

Commissioner Lewis, with re-advertisement will there be an entire packet presented to the new Commission members for review; Planning Director Fitzgerald; yes, all information will be provided.

Chairman Mello opened up the public hearing; no one came forward.

Motion by Lee, seconded by Faktorovich to continue the item to an undetermined date. The motion carried by the affirmative action of all Commission Members present. Absent: Susan Toscano.

**PLANNING DEPARTMENT REPORT.** Informed the Commission of Commissioner Viveros' resignation, effective March 1, 2011, also informed the Commission that Council has approved to re-advertise for the two (2) vacancies, stated that she would be attending a week long training for FEMA and ICS certification, continuing to work on the budget; congratulated the newly appointed Chairman Tom Mello and Vice Chair Chandra Lee.

**PLANNING COMMISSION MEMBER REPORTS.**

**ARKADY FAKTOROVICH:** Attended the 34<sup>th</sup> Annual Planning Commissioner's Conference; was very informative.

**CHANDRA LEE:** Nothing to report.

**DEBORAH LEWIS:** Expressed her condolences for Commissioner Toscano's loss with regard to the death of her aunt; attended the 34<sup>th</sup> Annual Planning Commissioner's Conference.

**TOM MELLO:** Expressed his condolences for Commissioner Toscano's loss with regard to the death of her aunt.

**SUSAN TOSCANO:** Absent.

**ADJOURNMENT.** The meeting was adjourned at the hour of 7:22 p.m

APPROVED

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Tom Mello, Chairman

ATTEST

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Norma Fuentes, Planning Commission Secretary



City of  
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**PLANNING COMMISSION STAFF REPORT**

**TO: CHAIRMAN MELLO AND COMMISSIONERS**  
**FROM: STACY SOUZA, ASSISTANT PLANNER**  
**THROUGH: PAULA FITZGERALD, AICP, PLANNING DIRECTOR**  
**FOR: PLANNING COMMISSION MEETING OF APRIL 13, 2011**  
**SUBJECT: USE PERMIT #2011-02 – AUTO RESTORATION SPRAY BOOTH**

**RECOMMENDATIONS:**

1. That the Planning Commission makes the appropriate findings and recommends approval of Use Permit #2011-02 for the use of a spray booth for auto restoration at Quistian Auto located at 1202 F Street.

<b>PROJECT:</b>	Use Permit #2011-02 – Auto Restoration Spray Booth
<b>APN:</b>	025-143-001
<b>APPLICANT:</b>	Bernard Calip, Quistian Auto
<b>OWNER:</b>	Los Banos Lumber & Sales Company
<b>CEQA:</b>	Exempt

**PROJECT BACKGROUND/DESCRIPTION:**

The requested application is for the use of a spray booth for auto restoration for Quistian Auto located at 1202 F Street, in the Highway Commercial zoning district. The business is currently operating as an auto body shop; and therefore, is requesting the additional service of a spray booth to enhance their business services.

A spray booth is defined as a power-ventilated structure provided to enclose or accommodate a spraying operation to confine and limit the escape of spray, vapor, and residue, and to safely conduct or direct them to an exhaust system.

The proposed spray booth will be located inside the auto body shop and will require appropriate Tentative Improvement permits for construction/installation. The booth will be inspected by the Los Banos Building Department and Fire Department for compliance with the Fire Code, Uniform Building Code and Los Banos Municipal Code. In addition, the applicant is also required by law to obtain a permit from the San Joaquin Valley Air Pollution Control District for air quality purposes.

The Fire Department has reviewed the proposed submittal and has incorporated conditions of approval for proper construction/installation and maintenance of the proposed spray booth.

**LOCATION AND ACCESS:**

The project site is located at 1202 F Street, more specifically identified as Assessor's Parcel Number: 025-143-001.



**LAND USE:**

<u>Property</u>	<u>Land Use</u>	<u>Zone</u>	<u>General Plan</u>
Project site	Commercial	H-C	C
North	Commercial	H-C	C
South	Commercial/ Residential	H-C	C
East	Commercial	H-C	C
West	Multi-Family Residential	R-3	HDR

H-C = Highway Commercial  
HDR = High Density Residential

C = Commercial  
R-3 = High Density Residential

**ENVIRONMENTAL ASSESSMENT:**

Pursuant to the California Environmental Quality Act (CEQA) and the City of Los Banos Environmental Quality Guidelines, it has been determined that this project is categorically exempt from the provisions of CEQA – Article 19, Section 15301. The applicant's request for the use of an auto restoration spray booth consists of a minor alteration to an existing private structure.

**USE PERMIT ANALYSIS**

***Code Requirements***

According to Section 9-3.2322 of the Los Banos Municipal Code, before any use permit may be granted, the Planning Commission shall make the following findings:

1. That the proposed use and project is consistent with the City of Los Banos General Plan, and Los Banos Municipal Code;
2. That the proposed use or project will not be a nuisance or detrimental to the public health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use;
3. That the proposed use is compatible with the adjacent uses, properties and neighborhoods and will not be detrimental or injurious to property and improvement in the neighborhood or to the general welfare of the City.

Staff believes that this proposal is conforming to the criteria set forth in the Municipal Code. The project will be subject to conditions which will mitigate any adverse effects on the surrounding properties and neighborhood. Further, the proposed use will also be regulated by state agencies such as the San Joaquin Valley Air Pollution Control District which will ensure compatibility with the surrounding areas for air quality purposes.

**PUBLIC COMMENT:**

A public hearing notice was published in the Los Banos Enterprise and notices were provided to adjacent property owners within a 300 foot radius of the subject property on April 1, 2011. As of the date of this staff report, no comments have been received.

**CONCLUSION:**

The proposed use permit will conditionally authorize the use of an auto restoration spray booth. Staff believes this use meets the criteria of the Los Banos Municipal Code and is conforming to the Los Banos General Plan.

**APPLICABLE ORDINANCES/GUIDELINES:**

Los Banos General Plan

Los Banos Municipal Code

**RECOMMENDATIONS:**

- 1 That the Planning Commission makes the appropriate findings and recommends approval of Use Permit #2011-02 for the use of a spray booth for auto restoration at Quistian Auto located at 1202 F Street.

**ATTACHMENTS:**

- 1 Resolution #2011-05 approving Use Permit #2011-02
  - Exhibit A CEQA Findings
  - Exhibit B Project Findings
  - Exhibit C Conditions of Approval
2. Vicinity Map
3. Floor Plan
4. Site Specific Zoning Map
5. Site Photos

## **RESOLUTION No. 2011-05**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS BANOS APPROVING CONDITIONAL USE PERMIT #2011-02 FOR THE USE OF AN AUTO RESTORATION SPRAY BOOTH FOR QUISTIAN AUTO LOCATED AT 1202 F STREET**

**PROJECT NAME AND NUMBER:**

Quistian Auto Use Permit #2011-02

**PROJECT DESCRIPTION:**

To authorize the use of an auto restoration spray booth

**LOCATION:**

1202 F Street; more specifically described as Assessor's Parcel Number 025-143-001

**PROJECT APPLICANT AND PROPERTY OWNER:**

Bernard Calip – Quistian Auto (Project Applicant)

Dominic Falasco - Los Banos Lumber & Sales Company (Property Owner)

WHEREAS, a Use Permit application was submitted by Bernard Calip dba Quistian Auto to allow the operation of an auto restoration spray booth for Quistian Auto located at 1202 F Street; further identified as Assessor's Parcel Number 025-143-001, within the Highway Commercial zoning district; and

WHEREAS, a public hearing notice was advertised in the Los Banos Enterprise on April 1, 2011 and notices were mailed to property owners within a 300 foot radius of the project site as required by the Los Banos Municipal Code and Government Code Section 65091, and

WHEREAS, the Los Banos Planning Commission has held a public hearing, and considered evidence presented by City staff, the applicant, and other interested parties and has considered this request in accordance with the Use Permit criteria established in Section 9-3.2322 of the Los Banos Municipal Code, and

WHEREAS, the project has been determined to be categorically exempt from the provisions of CEQA per Article 19, Section 15301 -Existing Facilities.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Los Banos does hereby

- 1 Make the findings set forth in Exhibit A (California Environmental Quality Act (CEQA) Findings), and Exhibit B (Findings for Approval), attached hereto and incorporated herein by this reference, and
- 2 Approves Conditional Use Permit 2011-02 to permit the operation of an auto restoration spray booth for Quistian Auto located at 1202 F Street, subject to the Conditions of Approval set forth in Exhibit C, attached hereto and incorporated herein by this reference.

The foregoing resolution was introduced at a regular meeting of the Planning Commission of the City of Los Banos held on the 13<sup>th</sup> day of April 2011 by Planning Commissioner \_\_\_\_\_ who moved its adoption, which motion was duly seconded by Planning Commissioner \_\_\_\_\_, and the Resolution adopted by the following vote:

AYES:

NOES:

ABSENT

APPROVED

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Tom Mello, Chairman

ATTEST

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Norma Fuentes, Planning Commission Secretary

## EXHIBIT A

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS FOR USE PERMIT #2011-02 (QUISTIAN AUTO)**

Pursuant to the requirements of California Public Resources Code Section 21000 et seq. (CEQA) and Title 14, California Code of Regulations 15000 et seq. (the CEQA Guidelines), the City as Lead Agency under CEQA adopts the following findings required by CEQA, along with the facts and evidence upon which each finding is based.

The City of Los Banos Planning Commission hereby finds as follows.

- 1 Pursuant to CEQA, the CEQA Guidelines, and the City of Los Banos Environmental Guidelines, the project was evaluated within the context of those guidelines and found to be categorically exempt from the provisions of CEQA – Article 19, Section 15301. The request of Use Permit 2011-02 for the use of an auto restoration spray booth involves the permitting and of an existing private structure with minor alterations involving interior partitions and electrical conveyances at 1202 F Street.
- 2 Use Permit #2011-02 was adequately noticed on April 1, 2011 for consideration at a public meeting on April 13, 2011.
3. No further environmental documentation is required as the Use Permit was contemplated and adequately analyzed in the initial review.
- 4 The proposal is consistent with the Los Banos General Plan as it meets the use specified within.
- 5 The proposal is consistent with the Los Banos Zoning Ordinance as it meets the use requirements specified within Section 9-3.1301, 9-3.1303 and 9-3.2322.

## EXHIBIT B

### FINDINGS FOR APPROVAL OF USE PERMIT #2011-02 – QUISITAN AUTO

#### FINDINGS FOR APPROVAL.

The City of Los Banos Planning Commission hereby finds as follows.

- 1 The project is consistent with the City of Los Banos General Plan “Commercial” designation in that the project meets the use specified within.
- 2 The proposal is consistent with the Los Banos Municipal Code in that it meets the criteria and required findings as specified in Section 9-3.2322 of the Code.
3. The proposed use will not be a nuisance or detrimental to the public health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use in that the proposed use will be conducted within a commercial facility and will not result in significant operational changes to the existing commercial area.
4. The proposed Use Permit is compatible with the adjacent uses, properties and neighborhoods and will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City in that the requested use will be subject to conditions of approval which will mitigate any adverse affects to the neighborhood and surrounding areas.

## EXHIBIT C

### CONDITIONS OF APPROVAL FOR USE PERMIT #2011-02 – QUISTIAN AUTO

#### Planning

1. Use Permit 2011-02 is for an auto restoration spray booth for Quistian Auto located at 1202 F Street; more specifically identified as Assessor's Parcel Number 025-143-001 and the requested use shall expire after one (1) year from date of approval by the Los Banos Planning Commission unless implemented. The City for cause may revoke this Use Permit.
2. The applicant shall comply with all other requirements, laws and policies of other governmental agencies in the conduct and operation of said business.
3. The applicant shall obtain a permit to operate a spray booth by the San Joaquin Valley Air Pollution Control District and shall provide a copy of said permit upon issuance by the San Joaquin Valley Air Pollution Control District to the Planning Department prior to the use of the spray booth on the premises.
4. A copy of these Conditions of Approval and the San Joaquin Valley Air Pollution Control District permit are required to be kept on the premises and presented to any law enforcement officer or authorized City official upon request.
5. The Planning Commission reserves the right to review and/or revoke this permit should the City receive complaints or should the applicant not adhere to the Conditions of Approval. The City may amend or impose new conditions to mitigate adverse affects in the neighborhood resulting from the use of the auto restoration spray booth.
6. The applicant agrees to indemnify, hold harmless, and defend the City of Los Banos, its officers, agents and employees from any and all liability or claims that may be brought against the City of Los Banos arising out of its approval of this permit, or the environmental determination rendered in connection with the permit approval, or arising out of the operation of the use or uses allowed under the permit, save and except that caused solely by the City's active negligence.

- 7 The premises shall be operated primarily as an auto body shop for the restoration of automobiles as described in the application prepared by the applicant and filed with the Planning Department.
8. The premises of the subject site shall not be inconsistent with the Conditions of Approval and shall not be operated in a manner that deviates from the approved use permit or filed operational statement, which shall constitute a violation and may result in the revocation or modification of the permit upon written notice to the owner of the subject site.
- 9 Authorization of a Use Permit granted pursuant to the provisions of Section 9-3.2322 of the Los Banos Municipal Code shall run with the land and shall continue to be valid upon change of ownership of the site or structure which was the subject of the use permit application provided the use shall be limited to all provisions of the Municipal Code and all conditions placed on approval of the Conditional Use Permit are continually met.

**Fire Department:**

10. A fire suppression system shall be obtained directly from the Los Banos Fire Department prior to operation of the spray booth.
- 11 The spray booth shall be protected by the fire sprinkler system through extension into the spray booth, duct and plenum or an approved special suppression system as approved by the Fire Chief
12. The fire sprinkler system shall be inspected, tested and maintained in accordance with the Los Banos Fire Department.
13. Dry chemical, carbon dioxide, gaseous agent or other special systems protecting the spray booth shall have a current State Fire Marshal service tag attached and is required to be inspected and tested at least every six months or after activation in accordance with the Los Banos Fire Department.
14. Portable fire extinguishers shall be provided for the spraying area in accordance with the requirements of an "extra hazard" occupancy. At least one 4-A: 40BC rated fire extinguisher with a current State Marshal service tag attached shall be properly located within 30 feet of travel distance from the booth.
15. Smoking shall be prohibited in the spray booth, flammable vapor areas and in flammable liquid storage rooms. **"NO SMOKING"** signs with approved lettering and size shall be posted in these areas.

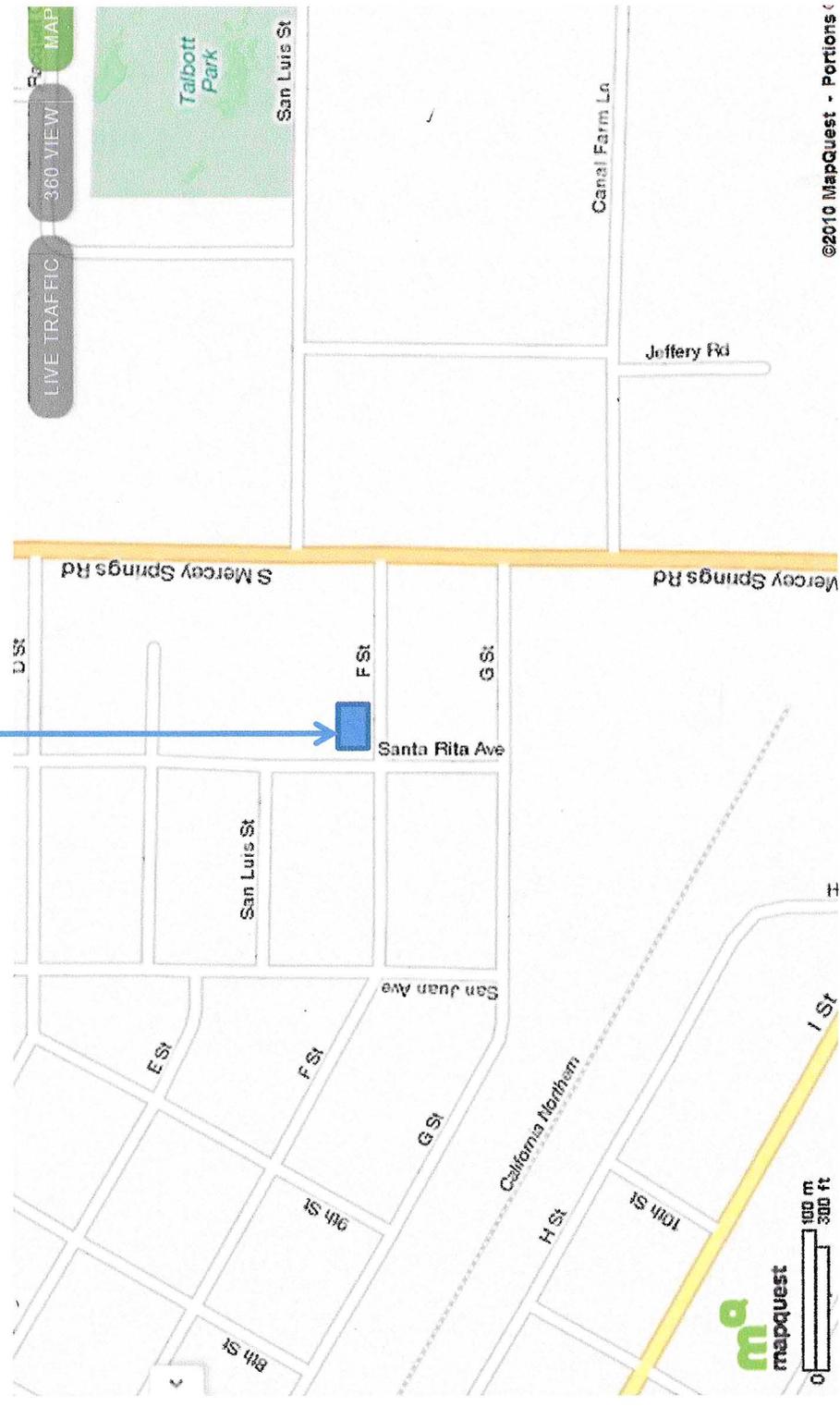
16. Open flames and spark-producing devices shall not be used in the spray booth, flammable vapor areas or within 20 feet of such areas unless properly separated.
17. Welding, cutting or similar operations shall not be conducted in or adjacent to flammable vapor areas. Conspicuous signs with the following warning shall be posted in these areas.

**NO WELDING  
THE USE OF WELDING OR CUTTING EQUIPMENT  
IN OR NEAR THIS AREA  
IS DANGEROUS BECAUSE OF  
FIRE AND EXPLOSION HAZARDS, WELDING  
AND CUTTING SHALL BE DONE ONLY  
UNDER THE SUPERVISION OF THE  
PERSON IN CHARGE**

18. The spray booth, exhaust fan blades and exhaust ducts shall be kept free from the accumulation or deposits of combustible residues.
19. Tools used for cleaning purposes shall be constructed of non-sparking materials.
20. Residues removed during cleaning and debris contaminated with residue shall be immediately removed from the premises and be properly disposed.
21. Metal waste cans with self-closing lids shall be provided for the disposal of rags or waste impregnated with finishing material. The contents of the waste cans shall be properly disposed of at least once daily and at the end of each shift.
22. The spray booth shall be readily available for cleaning and a clear space of not less than 3 feet around the exterior of the booth shall be kept free of storage or combustible materials.
23. Portable electric lamps shall not be used in flammable vapor areas during spraying operations. Portable electric lamps used during cleaning or repairing operations shall be of a type approved for hazardous locations by the Los Banos Fire Department.
24. Approved (explosion proof type) electrical wiring is required inside the booth and within 20 feet of the booth opening. Wiring shall be in approved conduit and all receptacles, fixtures and switches shall not be damaged and must be properly sealed.

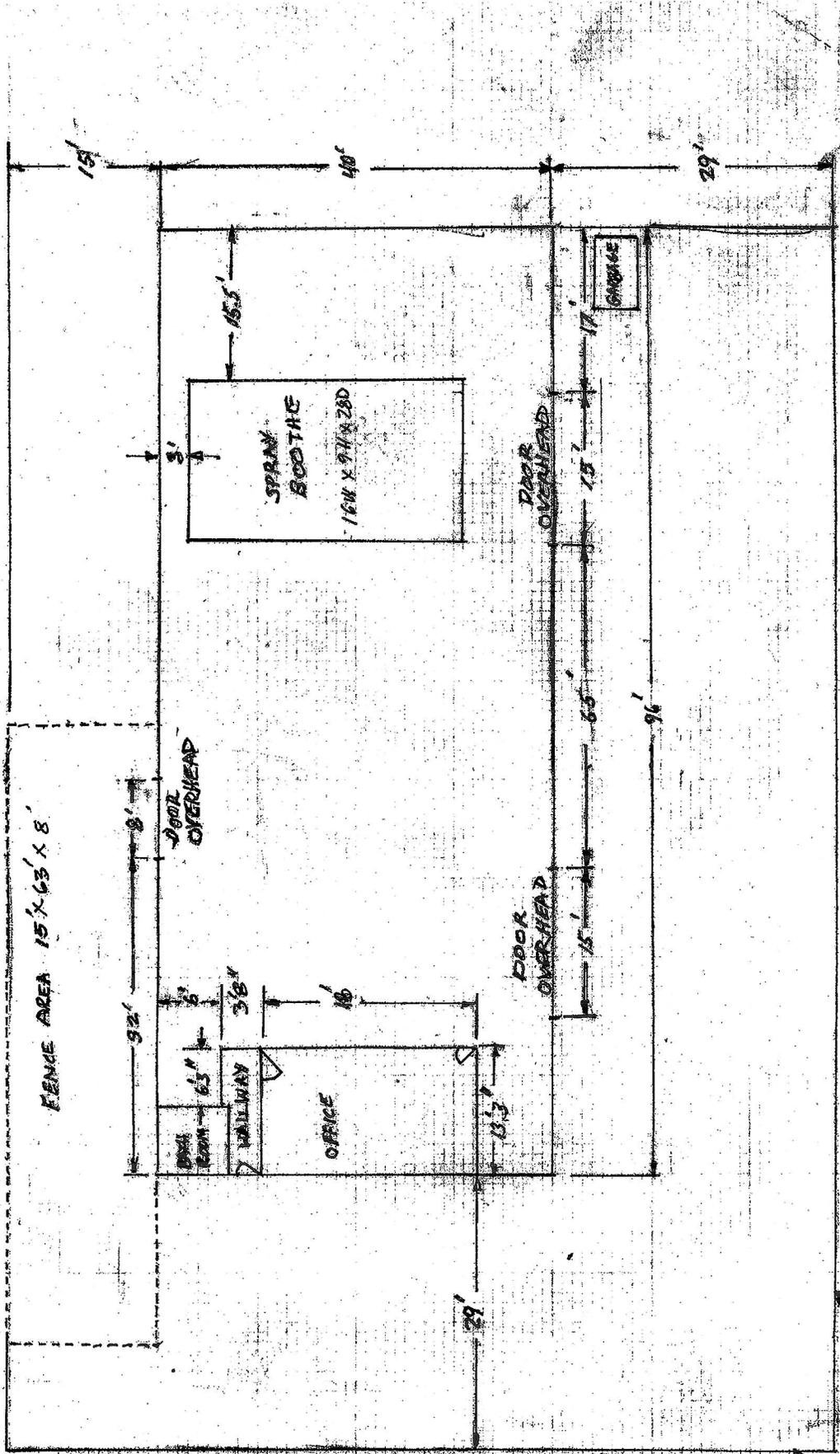
25. Exit doors shall be readily openable from the inside, unobstructed and swing in the direction of egress.

QUISTIAN AUTO, 1202 F STREET, LOS BANOS CA 93635

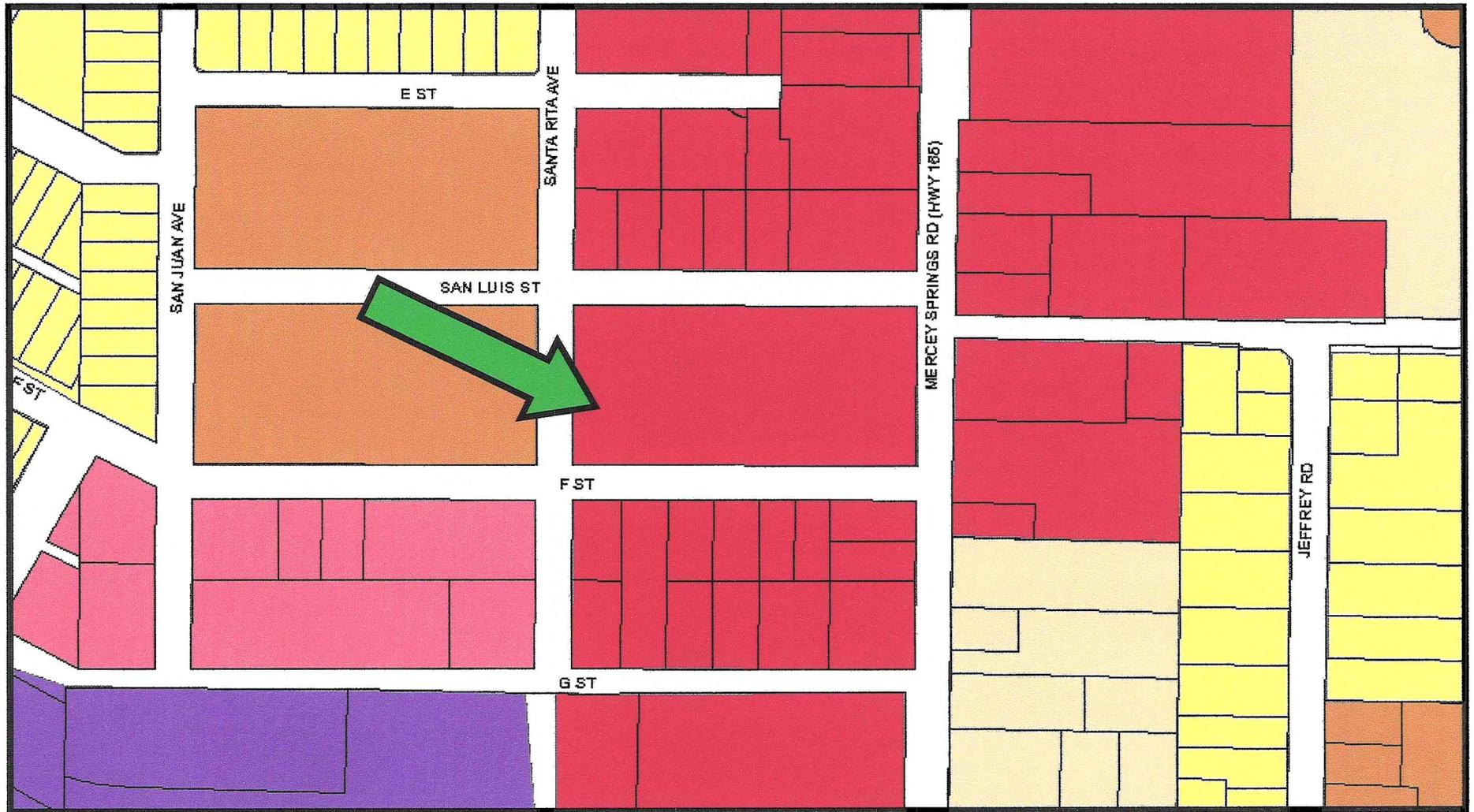


VICINITY MAP, 600 FOOT RADIUS MAP

CRISTIAN AUTO  
 1202 F STREET  
 LOS ANGELES, CA  
 90005  
 B. CALIP 3-3-2011



**SITE SPECIFIC ZONING MAP – 1202 F STREET**



- |   |                         |   |                            |   |                         |
|---|-------------------------|---|----------------------------|---|-------------------------|
|  | Highway Commercial      |  | High Density Residential   |  | General Commercial      |
|  | Low Density Residential |  | Medium Density Residential |  | Neighborhood Commercial |

