



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

SEPTEMBER 24, 2014

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.

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.

1. CALL TO ORDER. **7:00 PM**
2. PLEDGE OF ALLEGIANCE.
3. ROLL CALL: (Planning Commission Members)
Baker __, Cates __, Faktorovich __, Hammond __, Mello __, Spada __, Toscano __
4. APPROVAL OF AGENDA.

Recommendation: Approve the agenda as submitted.

5. CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE REGULAR MEETING OF AUGUST 27, 2014.

Recommendation: Approve the minutes as submitted.

6. 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.

7. Amendment to Site Plan Review #2002-01 for Phase 2 of the Vagabond Inn, Located at 20 W. Pacheco Blvd., More Specifically Identified as APN: 026-032-044 and APN: 026-032-049.

- A. Planning Commission Resolution No. 2014-21 – Approving an Amendment to Site Plan Review #2002-01 for Phase 2 of the Vagabond Inn, Located at 20 W. Pacheco Blvd.

Recommendation: Receive staff report and adopt resolution as submitted.

8. COMMUNITY DEVELOPMENT DEPARTMENT REPORT.

9. COMMISSIONER REPORTS.

- A. Baker
- B. Cates
- C. Faktorovich
- D. Hammond
- E. Mello
- F. Spada
- G. Toscano

10. ADJOURNMENT.

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 filing 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 9-3.2326)

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.



Sandra Benetti, Planning Technician

Dated this 19th day of September 2014

**CITY OF LOS BANOS
PLANNING COMMISSION MEETING MINUTES
AUGUST 27, 2014**

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 Spada called the Planning Commission Meeting to order at the hour of 7:00 p.m.

PLEDGE OF ALLEGIANCE. The pledge of allegiance was led by Commissioner Mello.

ROLL CALL – MEMBERS OF THE PLANNING COMMISSION PRESENT: Planning Commission Members Todd Baker, John Cates, Tom Mello, Tom Spada, Susan Toscano; Arkady Faktorovich, Stephen Hammond absent.

STAFF MEMBERS PRESENT: Assistant Planner II Stacy Elms, Planning Technician Sandra Benetti, City Attorney William Vaughn.

CONSIDERATION OF APPROVAL OF AGENDA. Motion by Baker, seconded by Cates to approve the agenda as submitted. The motion carried by the affirmative action of all Planning Commission Members present; Arkady Faktorovich, Stephen Hammond absent.

CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE REGULAR MEETING OF AUGUST 13, 2014. Motion by Mello, seconded by Baker to approve the minutes as submitted. The motion carried by the affirmative action of all Planning Commission Members present; Arkady Faktorovich, Stephen Hammond absent.

PUBLIC FORUM: MEMBERS OF THE PUBLIC MAY ADDRESS THE CITY COUNCIL MEMBERS ON ANY ITEM OF PUBLIC INTEREST THAT IS WITHIN THE JURISDICTION OF THE CITY; INCLUDES AGENDA AND NON-AGENDA ITEMS. NO ACTION WILL BE TAKEN ON NON-AGENDA ITEMS. SPEAKERS ARE LIMITED TO A FIVE (5) MINUTE PRESENTATION. DETAILED GUIDELINES ARE POSTED ON THE COUNCIL CHAMBERS INFORMATIONAL TABLE. Chair Spada opened the public forum. KATHY BALLARD, Los Banos, spoke of clothing donation bins that are being deposited onto private property and profiting from the good hearted citizens without permission from property owners or any proper licensing and asked for the City to create an ordinance to put a policy in place for these donation bin companies to comply with a process; Assistant Planner II Elms spoke of how she has been in communication with Ms. Ballard regarding these donation bins, how there isn't anything currently in our municipal code that would regulate this issue, how she has consulted with City Attorney Vaughn who is in the process of putting together talking points to draft an ordinance; Commissioner Mello spoke of what he would do as a private property

owner if someone had dumped their stuff on his property without his permission; Commissioner Toscano spoke of the cost incurred to a private property owner if they were to dispose of these donation bins and there is a need for something to be done; Chair Spada thanked staff for addressing this issue.

No one else came forward to speak and the public forum was closed.

PUBLIC HEARING – TO CONSIDER RECOMMENDING TO THE LOS BANOS CITY COUNCIL GENERAL PLAN AMENDMENT #2014-01 AND ZONE CHANGE #2014-01 FOR PROPERTY LOCATED AT 310 WEST I STREET, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR’S PARCEL NUMBER: 027-044-006. Assistant Planner II Elms presented the report, which included a PowerPoint presentation.

Chair Spada opened the public hearing. No one came forward to speak, and the public hearing was closed.

Commissioner Cates inquired as to how often this occurs and spoke of his concern.

Assistant Planner II Elms spoke of this being a unique situation and previous comments received at the time of the initial zone change.

There was discussion among Commissioners regarding costs for the applicant associated with the environmental work and negative declaration.

Motion by Mello, seconded by Baker to adopt Planning Commission Resolution No. 2014-20 – Recommending Approval to the City Council of a General Plan Amendment and Zone Change for Property Located at 310 West I Street, More Specifically Identified as Assessor’s Parcel Number: 027-044-006. The motion carried by the affirmative action of all Planning Commission Members present; Arkady Faktorovich, Stephen Hammond absent.

COMMUNITY DEVELOPMENT DEPARTMENT REPORT. Assistant Planner II Elms spoke of next Planning Commission meeting that will be held jointly with the Airport Advisory Commission to discuss the industrial park and how she met with County staff and the stakeholders regarding the feasibility and received all positive feedback.

PLANNING COMMISSION MEMBER REPORTS.

BAKER: No report.

CATES: Reminded all regarding the fall street fair on Saturday, September 6th.

FAKTOROVICH: Absent.

HAMMOND: Absent.

MELLO: Spoke of how he may not be present at the next Planning Commission meeting on September 10th.

SPADA: Spoke of how it is good to be back from vacation.

TOSCANO: No report.

ADJOURNMENT. The meeting was adjourned at the hour of 7:33 p.m.

APPROVED:

Tom Spada, Chair

ATTEST:

Sandra Benetti, Planning Technician



City of
Los Banos
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PLANNING COMMISSION STAFF REPORT

TO: CHAIRMAN SPADA AND COMMISSIONERS

FROM: STACY SOUZA ELMS, ASSISTANT PLANNER II 

DATE: SEPTEMBER 24, 2014

SUBJECT: VAGABOND INN EXPANSION – SITE PLAN REVIEW AMENDMENT

RECOMMENDATIONS:

1. That the Planning Commission adopt Resolution No. 2014-21 approving an amendment to Site Plan Review #2002-01 for Phase 2 of the Vagabond Inn located at 20 W. Pacheco Blvd.

PROJECT BACKGROUND:

On February 27, 2002, the Los Banos Planning Commission approved Site Plan Review #2002-01 for construction of a 63-room hotel with an indoor swimming pool located at 20 W. Pacheco Blvd., applicant Malachi Sanchez. The hotel was proposed and approved to be built in two phases. The first phase, which consisted of 42 guest room units and the indoor swimming pool, was built and operational in 2003. The second phase which consisted of an additional 21 guest rooms has not been built.

The applicant/owners are requesting to expand the hotel (second phase) as originally planned in Site Plan Review #2002-01. The proposal consists of a 5,100 square foot expansion to accommodate 22 new guest rooms.

The hotel is now owned and managed by different owners who are planning to change the franchise to La Quinta Inn.

DESIGN DESCRIPTION:

The Design Review proposal consists of a 5,100 square foot expansion of the hotel to accommodate 22 new guest rooms. The expansion proposal would be an addition and connected to the existing building on the north side. In addition, one of the existing suites at the front of the hotel will be eliminated and converted to a small conference room to accommodate meetings. After expansion, the hotel would consist of 63 guest rooms, consistent with the original site plan approval.

LOCATION:

The project site is located at 20 W. Pacheco Blvd., more specifically identified as Assessor's Parcel Numbers: 026-032-044 and 026-032-049.



DESIGN REVIEW ANALYSIS

Pursuant to the Los Banos Municipal Code Section 9-3.2318(b) the Planning Commission shall review and consider the architectural, landscaping, and the lighting elements of project proposals in light of the adopted design review policies set forth in the City Community Design Standards and any applicable development standards set forth in the Code.

In addition, pursuant to Section 9-3.2318(c) the Planning Commission shall evaluate the following: architectural considerations, including: architectural style and consistency, height, bulk, area, color of buildings, types of construction materials, physical and architectural relationships with existing and proposed structures; height; materials, and variations in boundary walls, fences, exterior elevations of all sides of the buildings or structures, and methods used to screen mechanical equipment from public view; landscape and site treatment, including: types of planting and vegetation, rock groupings, topography and location of landscaping areas; and aesthetics of exterior lighting elements

The Project Review Board originally evaluated the original Site Plan which included an evaluation of Phase 2.

Community Design Standards

According to the Los Banos Community Design Standards, Spanish/Mission is the preferred style along Pacheco Boulevard. The following are characteristic elements of the Mission/Spanish style, and serve as a **“menu”** of potential design elements when designing buildings in this style:

- Low pitched, red-tiled roofs
- Pronounced roof overhangs
- Exposed roof structure (heavy wood beams and decorative wood or iron brackets)
- Hand-troweled plaster or stucco walls
- Arched door and window openings
- Thick walls and deeply recessed windows
- Arcaded porches, with heavy timber or adobe-style supports
- Ceramic tile inserts and accents
- Ornamental wrought iron work
- Walled gardens and courtyards
- Bell towers
- Rounded corners and accentuated corner elements
- Scalloped, parapeted gable ends
- Ornamental windows and wrought iron grills over windows

Architecture

The hotel expansion would be two-story and its overall design and appearance would be identical and a continuation of the existing architecture. The same aesthetic features would be carried into the expansion including exterior building material, paint colors, and roof materials. In addition, the expansion would be adding additional architectural enhancements to the entire building which include accent brick to add visual interest.



The expansion area starts at the northern end of the existing building with an ornamental tower consisting of “mission style” features which connects the existing portion of the building with the new expansion area. The building continues with pop out features to accentuate the building’s façade and add dimension to the two-story building. Existing and new rooftop equipment will continue to be screened by both existing walls and new parapet architecture.

The existing cement Spanish tile roof will be extended to the new addition with varied heights. The wall material will continue to be stucco cement in the earth tone brown colors to match the existing building. The proposed expansion design details match the existing building architecture which features arches, towers, and authentic materials which add to the attractiveness of the building.

Parking

Pursuant to the Los Banos Municipal Code Section 9-3.2004, the hotel would need to provide one parking space per unit. Currently the existing site consists of 68 off-street parking spaces, which provides a surplus of 5 spaces. However, the surplus parking will need to be utilized in order to add additional landscape islands to provide for additional shade tree canopy coverage.

Landscaping

All of the existing landscaping will be retained and was designed in accordance with the City’s landscape standards. The existing landscaping has been evaluated by a Landscape Architect who has calculated the existing shade tree canopy. Additional landscaping, as shown on the attached landscape plan, will need to be added in order to meet the current City Standards. Landscaping will continue to be irrigated in a manner that focuses on water conservation and drought tolerance.

Lighting

The existing lighting and fixtures in the parking areas will continue to be utilized in accordance with the Los Banos Municipal Code. In addition, wall lighting fixtures will be mounted to the building’s exterior and at entrances.

FINDINGS FOR APPROVAL:

The Planning Commission shall approve a Site Plan if it makes all of the following findings specified in the Municipal Code. The Planning Commission shall consider and evaluate those aspects of the project described in Section 9-3.2317(b) and 9-3.2318(c). In approving a site plan, the Planning Commission shall make the following findings before approving a site plan:

- (1) That the proposed development is consistent with the general plan, any specific plans, and any design standards adopted by the City Council;

The proposal is consistent with the General Plan and Zoning Ordinance as the use of hotels is identified as a permitted use in the zoning district which is consistent with the General Plan Commercial designation. As previously discussed, the project meets all design standards adopted by the City Council.

(2) That the design and location of the proposed development and its relationship to existing or proposed developments and traffic in the vicinity thereof is such that it will not impair the desirability of investment or occupation in the neighborhood; and that it will not unreasonably interfere with the use and enjoyment of existing or proposed developments in the vicinity thereof, and that it will not create traffic hazards or congestion;

The proposal is an amendment to an originally approved Site Plan that has been partially built. The area has been designed and planned for the proposed expansion and therefore will not impair the neighborhood, or interfere with the use and enjoyment of existing or proposed developments, and that it will not create a traffic hazard or congestion.

(3) That the design of the proposed development is in keeping with the character of the surrounding neighborhood and is not detrimental to the harmonious, orderly, and attractive development contemplated by this ordinance and the general plan of the City;

The design of the proposed expansion is in keeping with the existing building and will be an extension thereof. The expansion includes design elements compatible with the Design Guidelines and will compliment the surrounding neighborhood.

(4) That the design of the proposed development would provide a desirable environment for its occupants, as well as for its neighbors, and that it is aesthetically of good composition, materials, textures, and colors;

The design of the expansion will be desirable for its occupants, as well as its neighbors as the proposal is an expansion of the existing building and will utilize the same aesthetics, composition, materials, textures, and colors of the existing hotel.

(5) That the proposed use complies with all applicable requirements of the zoning district in which it is located and all other applicable requirements; and

The proposed use is permitted in the Highway Commercial zoning district and is in conformance with all other applicable requirements. The amended landscaping plans will provide for attractive landscaping upon maturity and achieve the City's 50% shade tree canopy ordinance.

(6) That the overall development of the subject property is designed to ensure the protection of the public health, safety, and general welfare.

The design of the expansion conforms to good planning in that the physical design elements are compatible with the Design Guideline characteristics of the Mission/Spanish style elements of the Design Guidelines. The site design allows for safe circulation of vehicles and safe pathway for handicap access as well as pedestrian access.

RECOMMENDATIONS:

1. That the Planning Commission adopt Resolution No. 2014-21 approving an amendment to Site Plan Review #2002-01 for phase 2 of the Vagabond Inn located at 20 W. Pacheco Blvd.

ATTACHMENTS:

1. Resolution No. 2014-21
2. Resolution No. 2002-03
3. Original Site Plan #2002-01
4. Amended Site Plan
5. New Elevations
6. Landscape Plan
7. Site Photos

RESOLUTION #2014-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS BANOS APPROVING AN AMENDMENT TO SITE PLAN #2002-01 FOR THE VAGABOND INN LOCATED AT 20 W. PACHECO BOULEVARD, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS: 026-032-044 AND 026-032-049

WHEREAS, the Los Banos General Plan was adopted in July 2009, and is the guiding document for land use in the City of Los Banos; and

WHEREAS, the subject property has a land use designation of Commercial pursuant to the Los Banos General Plan and is zoned Highway Commercial by the Los Banos Zoning Map; and

WHEREAS, the Los Banos Planning Commission on February 27, 2002 approved Site Plan Review #2002-01 for the construction of a 63-room hotel with an indoor swimming pool located at 20 W. Pacheco Blvd., Phase 1 and 2; and

WHEREAS, the applicant is requesting an amendment to Site Plan Review #2002-01 to initiate construction of Phase 2 of the hotel consisting of a 5,100 square foot expansion to accommodate 22 new guest rooms; and

WHEREAS, at the September 24, 2014 Planning Commission Meeting the Los Banos Planning Commission, reviewed the Project Site Plan and staff report; studied the compatibility of the applicant's request with adjacent land uses; has considered the applicant's request in accordance with the Site Plan criteria established in Section 9-3.2320 of the Los Banos Municipal Code; and

WHEREAS, the Planning Commission of the City of Los Banos does hereby make the findings set forth in Exhibit A (CEQA Findings), and Exhibit B (Findings of Approval), attached hereto and incorporated herein by this reference.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission of the City of Los Banos does hereby approve Site Plan #2002-01 Amendment consisting of a 5,100 square foot expansion to accommodate 22 new guest rooms for the Vagabond Inn located at 20 W. Pacheco Blvd., more specifically identified as Assessor's Parcel Numbers: 026-032-044 and 026-032-049, 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 24th day of September 2014, by Commissioner _____, who moved its adoption, which motion was duly

seconded by Commissioner _____, and the Resolution is hereby adopted by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

Tom Spada, Planning Commission Chair

ATTEST:

Sandra Benetti, Planning Commission Secretary

EXHIBIT A

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS FOR SITE PLAN REVIEW #2002-01 AMENDMENT – VAGABOND INN

Pursuant to the requirements of California Public Resources Code Section 21000 et seq. (“CEQA”) and Title 14, California Code of Regulations Section 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 Quality Guidelines, Site Plan Review #2002-01 Amendment was evaluated and determined to be categorically exempt per Article 19, Section 15301 as the addition to the existing structure is less than 10,000 square feet and in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive.
2. No further environmental documentation is required as the Site Plan Amendment was contemplated and adequately analyzed in the initial review.
3. Prior to considering the proposed Project, the Planning Commission considered the Categorical Exemption.

EXHIBIT B

FINDINGS FOR APPROVAL OF SITE PLAN REVIEW #2002-01 AMENDMENT – VAGABOND INN

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

1. That the proposed development is consistent with the general plan, any specific plans, and any design standards adopted by the City Council. Evidence. Hotels are identified as a permitted use in the Highway Commercial zoning district which is consistent with the General Plan Commercial designation. As identified in the staff report, the project meets all design standards adopted by the City Council.
2. That the design and location of the proposed development and its relationship to existing or proposed developments and traffic in the vicinity thereof is such that it will not impair the desirability of investment or occupation in the neighborhood; and that it will not unreasonably interfere with the use and enjoyment of existing or proposed developments in the vicinity thereof, and that it will not create traffic hazards or congestion. Evidence. The proposal is an amendment to an originally approved Site Plan that has been partially built. The area has been designed and planned for the proposed expansion and therefore will not impair the neighborhood, or interfere with the use and enjoyment of existing or proposed developments, and that it will not create a traffic hazard or congestion.
3. That the design of the proposed development is in keeping with the character of the surrounding neighborhood and is not detrimental to the harmonious, orderly, and attractive development contemplated by this ordinance and the general plan of the City. Evidence. The design of the proposed expansion is in keeping with the existing building and will be an extension thereof. The expansion includes design elements compatible with the Design Guidelines and will compliment the surrounding neighborhood.
4. That the design of the proposed development would provide a desirable environment for its occupants, as well as for its neighbors, and that it is aesthetically of good composition, materials, textures, and colors. Evidence. The design of the expansion will be desirable for its occupants, as well as its neighbors as the proposal is an expansion of the existing building and will utilize the same aesthetics, composition, materials, textures, and colors of the existing hotel.

5. That the proposed use complies with all applicable requirements of the zoning district in which it is located and all other applicable requirements. Evidence. The proposed use is permitted in the Highway Commercial zoning district and is in conformance with all other applicable requirements. The amended landscaping plans will provide for attractive landscaping upon maturity and achieve the City's 50% shade tree canopy ordinance.

6. That the overall development of the subject property is designed to ensure the protection of the public health, safety, and general welfare. Evidence. The design of the expansion conforms to good planning in that the physical design elements are compatible with the Design Guideline characteristics of the Mission/Spanish style elements of the Design Guidelines. The site design allows for safe circulation of vehicles and safe pathway for handicap access as well as pedestrian access.

EXHIBIT C

CONDITIONS OF APPROVAL FOR SITE PLAN REVIEW #2002-01 AMENDMENT – VAGABOND INN

The conditions of approval set forth in Resolution No. 2002-03 shall remain in full force and effect as applicable to the project except as specifically modified herein as follows:

Planning:

1. This Site Plan Amendment approval shall expire twenty-four (24) months after the effective date of the approval, unless a building permit has been issued for the project.
2. Subject to and in addition to these conditions of approval the development and construction of all improvements for this Project shall substantially conform to the approved Site Plan including but not limited to the application on file with the Community Development Department, Staff Report, Site Plan, Colored Elevations, Floor Plan and Landscape Plan.
3. Any proposed modifications to the approved Site Plan Amendment shall require approval by the Community Development Director or Planning Commission as appropriate.
4. Any application for a building permit shall be reviewed by the Community and Economic Development Department for a determination as to whether such application conforms to the prior design and site development review approval by the Planning Commission.
5. The applicant/operator 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.
6. Construction shall be limited to those hours specified in Section 9-3.2706 of the Los Banos Municipal Code: Monday through Friday from 7:00 am to 9:00 pm; Saturday and Sunday from 8:00 am to 5:00 pm.
7. The developer/applicant shall obtain any necessary encroachment permits from Caltrans or other jurisdictions prior to performing any work within that jurisdiction's right-of-way.

8. All structures, foundations, and footings for buildings on the project site shall be designed and constructed to conform to the current California Building Code, including amendments adopted by the City.
9. An engineering soils report shall be prepared in order to identify soil characteristics requiring special structural design. On-site and off-site structural design shall conform to the findings and recommendation of the engineering soils report. The report shall be prepared prior to issuance of a grading permit, subject to review and written approval by the City Engineer.
10. A minimum 200-foot separation shall be maintained between residences and material stockpiles, debris piles, or containers and equipment storage during the construction process. If such storage must be located within 200 feet of a residence, a six-foot high opaque fence shall shield the storage area from view when the storage area is inactive for more than eight hours. This requirement shall be incorporated into the specifications for all construction plans, subject to review and written approval by the Planning Department.
11. During construction activities, all food-related trash items shall be enclosed in sealed containers and regularly removed from the project site to avoid attracting wildlife to the project site, and pets shall not be allowed on the construction site. The proper location of the trash containers shall be subject to the review and written approval of the Community Development Department.
12. Prior to placement of combustible materials on the site, two points of all-weather access, at least one paved, shall be provided, to the satisfaction and written approval of the Fire Chief.
13. Temporary construction trailers shall be permitted only in areas immediately adjacent to or within that portion of the Site Plan where active construction is taking place. Placement of said construction trailer is subject to the written approval of the Public Works Director.
14. The development site shall be controlled of weeds and free of debris and litter. The applicant shall provide protection against wind and water soil erosion.
15. Due to the possibility that significant buried cultural resources might be found during construction, the following language shall be included in any permits issued for the project site, including, but not limited to building permits for future development, subject to the review and approval of the Los Banos Community Development Department:

“If archaeological resources or human remains are discovered during construction, work shall be halted from the find and the area shall be staked off. The project developer shall notify a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented.”

16. In the event of an accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the City shall ensure that this language is included in all permits in accordance with CEQA Guidelines section 15064.5(e):

“If human remains are found during construction there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the Los Banos Police Department contacts the coroner of Merced County to determine that no investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent from the deceased Native American. The most likely descendent may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code Section 5097.98. The landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further disturbance if: a) the Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission; b) the descendent identified fails to make a recommendation; or c) the landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.”

17. The site shall be kept in a dust-free condition during construction of the project in. Prior to issuance of a building permit, dust control requirements shall be included in all construction contract specifications to reduce significant levels of construction-related hazardous air emissions.
 - a. All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, or vegetative ground cover.

- b. All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant.
 - c. All land clearing, grubbing, scraping, excavation, land leveling, grading, and cut and fill activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking.
 - d. When materials are transported off-site, all material shall be covered, effectively wetted to limit visible dust emissions, or at least six inches of freeboard space from the top of the container shall be maintained.
 - e. All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at least once every 24 hours when operations are occurring. (The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. The use of blower devices is expressly forbidden.)
 - f. Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant.
18. Prior to issuance of building permits, the developer/applicant shall include the following requirements in all construction bids and documents including contracts (and implemented during construction activities) for the purpose of reducing diesel particulate and acrolein emissions during construction of the project:
- a. All pre-1994 model year and older diesel equipment shall be retrofitted with EPA-certified diesel oxidation catalyst filters;
 - b. Contractor shall maintain records of all purchases of diesel oxidation catalyst filters or biodiesel fuel until construction is complete; and
 - c. The SJVAPCD shall have the right to inspect all construction and demolition equipment, as well as the contractor's records at any time during demolition and construction.

Utilities and Drainage:

19. Subject to the review and approval of the Los Banos Public Works Department, project improvement plans shall include Best Management Practices (BMPs) to reduce the introduction of oils and other contaminants to the Los Banos storm water drainage system and main canal. Water quality safeguards shall be installed prior to occupancy of the parking lots. A water quality Best Management Practices plan shall be implemented upon occupancy.
20. Trash enclosures shall be built according to City specifications; colors, materials, and textures matching those of the main building, and provide for recycling services. A concrete apron is required across the width of the trash enclosure opening that shall extend a minimum depth of ten feet in front of the opening.

Landscape and Lighting:

21. Landscaping shall be continuously maintained in a healthy and thriving manner and shall fulfill the City Shade Canopy Ordinance. Should any landscape material die, it shall be immediately replaced with landscaping of a similar type, size and quantity or an approved alternative should a different type of landscape material be determined to fare better than the deceased material in the project environment. The applicant shall provide the Public Works Department a Landscape Plan and a Landscape Maintenance Plan describing their strategy for maintaining all landscaped areas in a healthy, litter free and thriving manner. Said plan shall identify responsible parties and be submitted for Public Works Department approval prior to issuance of building permit(s). Failure to maintain and replace landscaping and shade canopy in a healthy manner may result in administrative citations and fines.
22. All ground and rooftop mounted electrical, plumbing and mechanical equipment shall be screened from view of the public right-of-way by continuous parapet wall of landscaping or combination thereof.

Fire Department

23. There shall be 12" address numbers of a contrasting color. The address shall be located in an appropriate location as determined by the Fire Department.

Public Works

24. The developer/applicant shall prepare improvement plans and plans shall be approved by the City Engineer prior to the start of any site work.

Included in those improvement plans shall be, but not limited to, topography, site, grading and drainage, utilities, striping and signage, landscape, on and offsite lighting (street frontage), and offsite improvements. These improvements shall be installed per City of Los Banos Standards.

25. The developer shall prepare, prior to issuance of a building permit, a landscape and lighting plan. The landscape and lighting plan shall be approved by the Planning Department and Public Works Department prior to issuance of a building permit, and shall include the size, type of fixtures to be used on site, and include a Lumen Dispersion Map and comply with the City of Los Banos shade tree canopy ordinance. The landscape plan shall be designed in accordance with the City's "Water Efficient Landscape Ordinance".
26. A Storm Water Pollution Prevention Plan (SWPPP) shall be generated if the property is greater than 1-acre. In any case Construction and Post-Construction Best Management Practices (BMP's) shall be implemented to the City's MS-4 Phase II designation.
27. The developer/applicant shall prepare a grading and drainage plan and improvement plan prior to the issuance of a building permit. The grading and drainage plan shall be prepared per City standards and shall be approved by the City Engineer prior to the commencement of grading and work of any kind.

RESOLUTION #2002-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS BANOS APPROVING SITE PLAN REVIEW #2002-01

PROJECT NAME: Site Plan Review #2002-01

PROPOSAL DESCRIPTION:

Site Plan Review to allow construction of a two-story, 63-room motel with an indoor pool.

PROJECT APPLICANT: Malachi Sanchez

WHEREAS, the City Planning Commission having reviewed the proposal and having reviewed any written or verbal comments received prior to the public meeting, including the recommendations of City Staff and having heard oral comments received during the Planning Commission public meeting, does hereby find and declare that the proposal will not have a significant effect on the environment and adopts by resolution approval of Site Plan Review #2002-01 based on the following findings and conditions of approval:

FINDINGS FOR APPROVAL:

1. That motels are identified as permitted uses within the Highway Commercial (H-C) zone district, that the H-C zone district is consistent with the underlying General Plan designation, this project is consistent with both the zone district and General Plan.
2. Given that the proposal is an infill project and that no new additional services are required to service the project, the proposed project will not significantly impact City services and utilities.
3. That the subject property is considered blighted and that the project will improve the appearance of the subject property, the proposed project will not impair but rather enhance the desirability of investment or occupation in the neighborhood.
4. That the architectural theme is consistent with the Pacheco Boulevard Beautification Plan.

CONDITIONS OF APPROVAL:

City Engineer

1. The applicant shall submit a Grading and Drainage plan for approval by the City Engineer prior to issuance of building permit(s).
2. A separate water service for landscaping is required.
3. A backflow prevention device shall be installed on both water services to the site per City standards.

Fire Department

4. A Fire Sprinkler System shall be installed as part of the project.
5. The Fire Sprinkler System shall be tied to a Central Alarm Company.
6. The Fire Sprinkler Riser shall be located in a closet inside the building located on an exterior wall with access from the exterior.
7. Door shall be marked with signage reading "Fire System Riser Inside".
8. A Knox Box is to be installed on every building in locations designated by the Fire Department.

Public Services

9. The applicant shall submit a detailed Landscape and Irrigation Plan. A building permit shall not be issued until said plan is approved by the Public Services Department and a certificate of occupancy shall not be issued until landscape and irrigation installation is complete.
10. All landscape and hardscape areas shall be separated by a 6-inch, concrete curb; wheel stops are prohibited.

Public Works

11. The applicant shall be responsible for paying all applicable utility connection fees.
12. The applicant shall obtain an encroachment permit from the City of Los Banos prior to performing any work within the City right-of-way.

Planning Department

13. The applicant shall repair or reconstruct the alley north of the Kragen prior to issuance of the Phase 2 building permit.
14. The applicant shall be responsible for paying all applicable impact fees associated with development of the property.
15. The applicant shall install decorative wrought iron on the west elevation in a manner that is consistent with the east elevation shown in the submitted package.
16. The applicant shall install a sign directing eastbound traffic to Fourth Street so that safe and proper left turn movements can be made. The design and placement of the sign shall be approved by the Planning and Police Departments.
17. The applicant shall limit access to the alleyway until Phase 2 development is occurring.
18. The applicant is responsible for installing an eight-foot masonry wall along the east and north property lines.
19. The applicant shall shift the central parking aisle/strip to accommodate a drive aisle with a minimum width of twenty-five (25') feet.
20. The applicant shall utilize light poles and fixtures with a Spanish Mission design within the parking lot and fronting areas.
21. The applicant shall landscape the expansion area until a building permit is issued for Phase 2 development.

22. The applicant shall construct a sidewalk along the western edge of Building A that links the sidewalk along the Pacheco Boulevard frontage with the interior sidewalk.

Standard Conditions

23. This Site Plan Review shall become null and void if the project is not initiated within one year from date of approval.
24. Any proposed modifications of a significant nature to the approved site plan may require approval of a new Site Plan Review application.
25. The applicant shall continuously maintain all landscaped areas, including fronting street trees, in a healthy and thriving manner.
26. Applicant shall comply with the City's landscaping and tree shade canopy coverage requirements.
27. Any lighting shall be hooded and/or fitted with prismatic directional lenses. Maximum height of any light pole shall be 20 feet.
28. All advertising signage shall receive Master Sign Plan and permit approval from both the Planning and Building Departments, prior to installation.
29. All electrical, plumbing, and mechanical equipment shall be screened. There shall be no new aboveground utility lines placed or exposed conduits installed as a result of this project.
30. Downspouts should be located inside of building walls. Alternatively, downspouts may be architecturally integrated into the design and color of the building, subject to Planning Department approval.
31. Trash enclosure shall be built according to City specifications; colors, materials, and textures matching those of the main building. A concrete apron is required across the width of the trash enclosure opening, which shall extend a minimum depth of ten feet in front of the opening.
32. There shall be no outside storage of materials, supplies, or equipment.
33. Address numbers shall be a minimum of 10 inches in height unless otherwise specified by the Fire Department, internally or externally illuminated, and contrast with the building to which they are attached. The numbers shall face the street to which the building is addressed and shall not be obscured by vegetation, parked vehicles, etc.
34. It is the applicant's responsibility that the proposal complies with handicap and Americans with Disabilities Act (ADA) requirements in the design and maintenance of the project.
35. During construction, and for safety purposes, the applicant and assigned contractors shall keep the public right-of-way clear of obstructions and provide for clean up on a daily basis.
36. The site shall be kept in a dust-free condition during construction of the project in compliance with the San Joaquin Valley Unified Air Pollution Control District.
37. It shall be the responsibility of the applicant to convey copies of the conditions of approval to all contractors and subcontractors.
38. Applicant shall comply with requirements of other appropriate governmental agencies in the execution of said improvements.

LEGEND

◇ TREE WELL

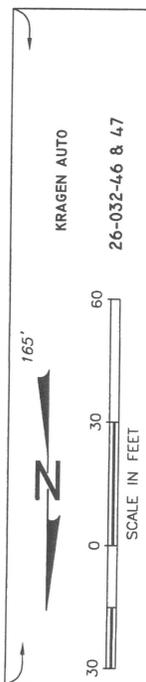
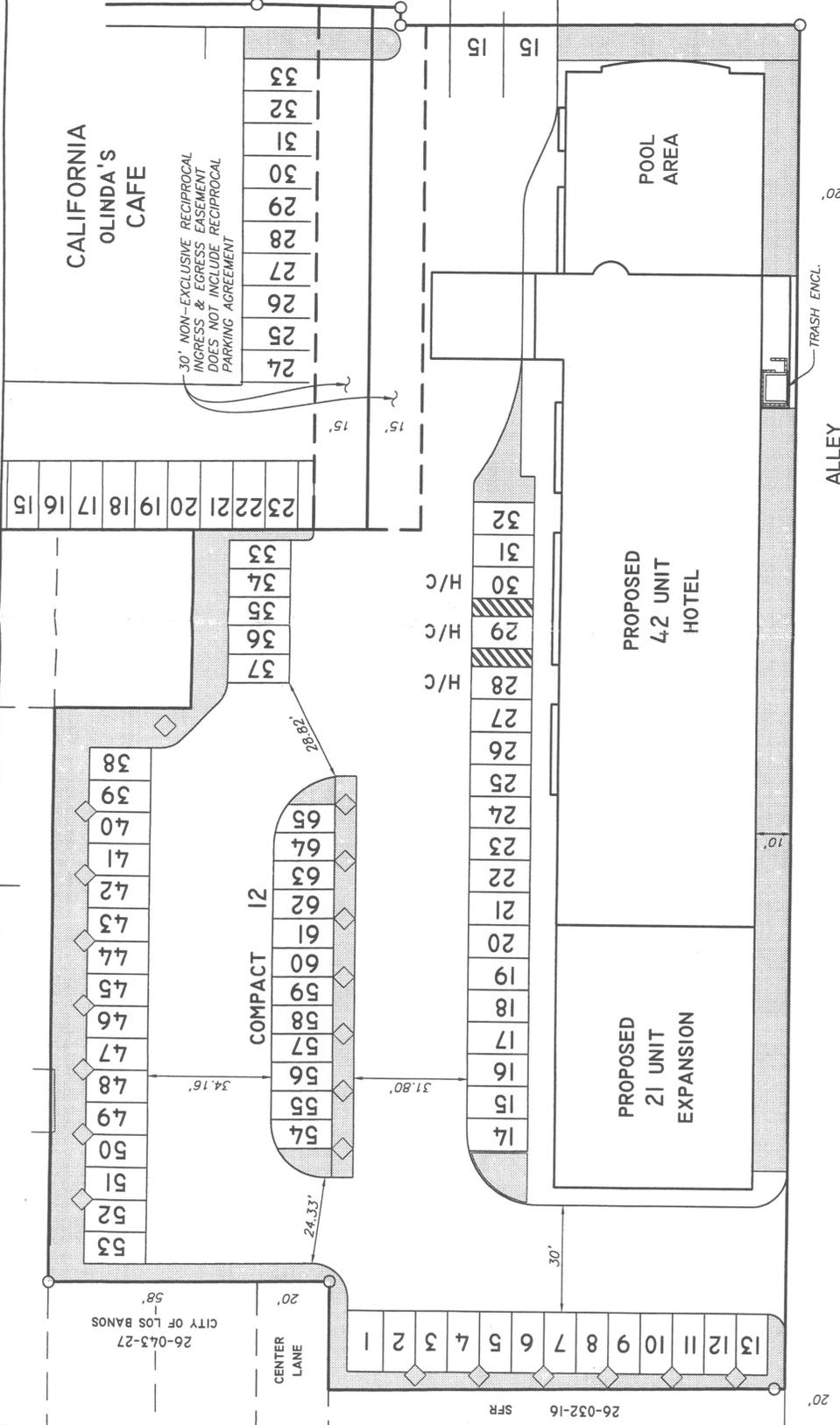
▭ LANDSCAPE AREA

PACHECO BOULEVARD

STATE ROUTE 152

CALIFORNIA
OLINDA'S
CAFE

30' NON-EXCLUSIVE RECIPROCAL
INGRESS & EGRESS EASEMENT
DOES NOT INCLUDE RECIPROCAL
PARKING AGREEMENT



REVISIONS	No.	Revision	Date	Made	Checked	App'd

DESIGNED BY: STODDARD & ASSOCIATES
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED: [Signature]
PROJECT NO.: 1781
CAD FILENAME: SANCHEZ
PLOT DATE: 08C-14-2001

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MALACHI SANCHEZ
 AMERIHOTEL HOTEL
 CONCEPTUAL SITE PLAN

UNIVERSITY OF DOCUMENTS
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PRELIMINARY

SHEET 1 OF 1
DRAWING NO. DWG-NO



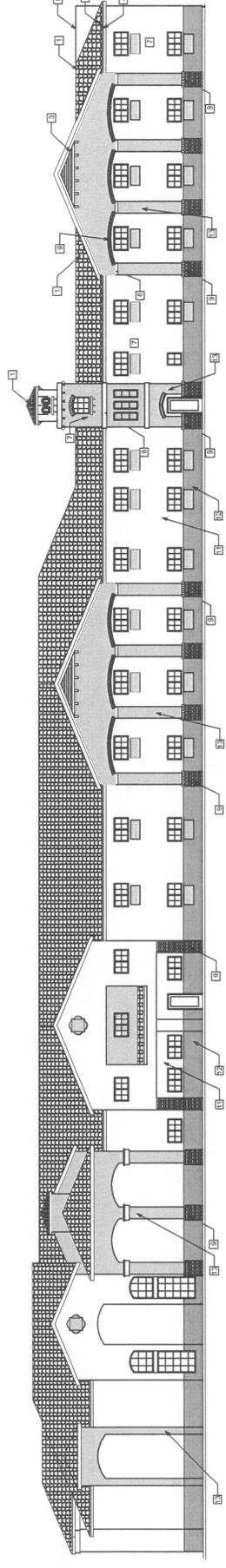
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Project: **A 2 STORY 22 ROOM ADDITION @ THE VAGABON INN 20 WEST PACHECO BLVD LOS BANOS CA.**
 Owner: **SANJAY PATEL**
 PROJECT NUMBER: 54-BMA-14
 REVISIONS: 11/05/2013
 07/05/2014
 08/15/2014
 DRAWN BY: T. COLTON
 CHECKED BY: T. COLTON

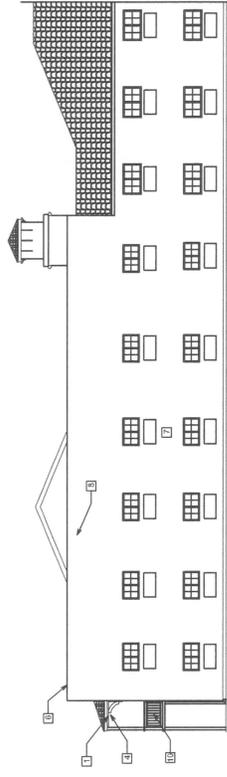
ELEVATIONS

A3.0
 AUGUST 2014 SCALE: 1/8" = 1'-0"



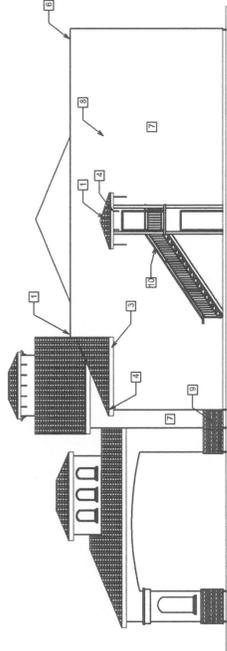
RIGHT SIDE ELEVATION

1



LEFT SIDE ELEVATION

1



BACK ELEVATION

2

EXTERIOR FINISH

- NOTE: ALL NEW MATERIALS AND COLOR TO BE ADDED TO MATCH EXISTING.
- 1 ROOF: CEMENT GRANITE TILES ON 30 # FELT PITCH 5:12 MULTI-COLOR
 - 2 ROOF: 2 PLY ROLLED ROOFING PITCH 1/2: 12
 - 3 FASCIA: 2 X 10 SPRUCE, COLOR DARK BROWN
 - 4 GUTTERS: 5-1/2" SHAPED G.I. CONTINUOUS DRAIN SPOUT: 2 X 4 G.I. TO TERMINATE AT CONC. SPLASH
 - 5 CROWN SHAPED METAL CAP
 - 6 WALLS: 7/8" CEMENT STUCCO OVER WIRE MESH
 - 7 PARAPET WALL: 7/8" CEMENT STUCCO OVER WIRE MESH
 - 8 ACCENT: 2 X 4 RED BROWN BRICK ON CEMENT STUCCO AND WIRE MESH
 - 9 BAND: 2 X 10 SHAPED STUCCO BUILD OUT.
 - 10 STAIRS: PRE FAB METAL STAIR W/ RAILING
 - 11 WALLS: EXISTING BODY PAINT COLOR
 - 12 WALLS: NEW BASE ACCENT PAINT COLOR
 - 13 WALLS: NEW POPE OUTS ACCENT PAINT COLOR

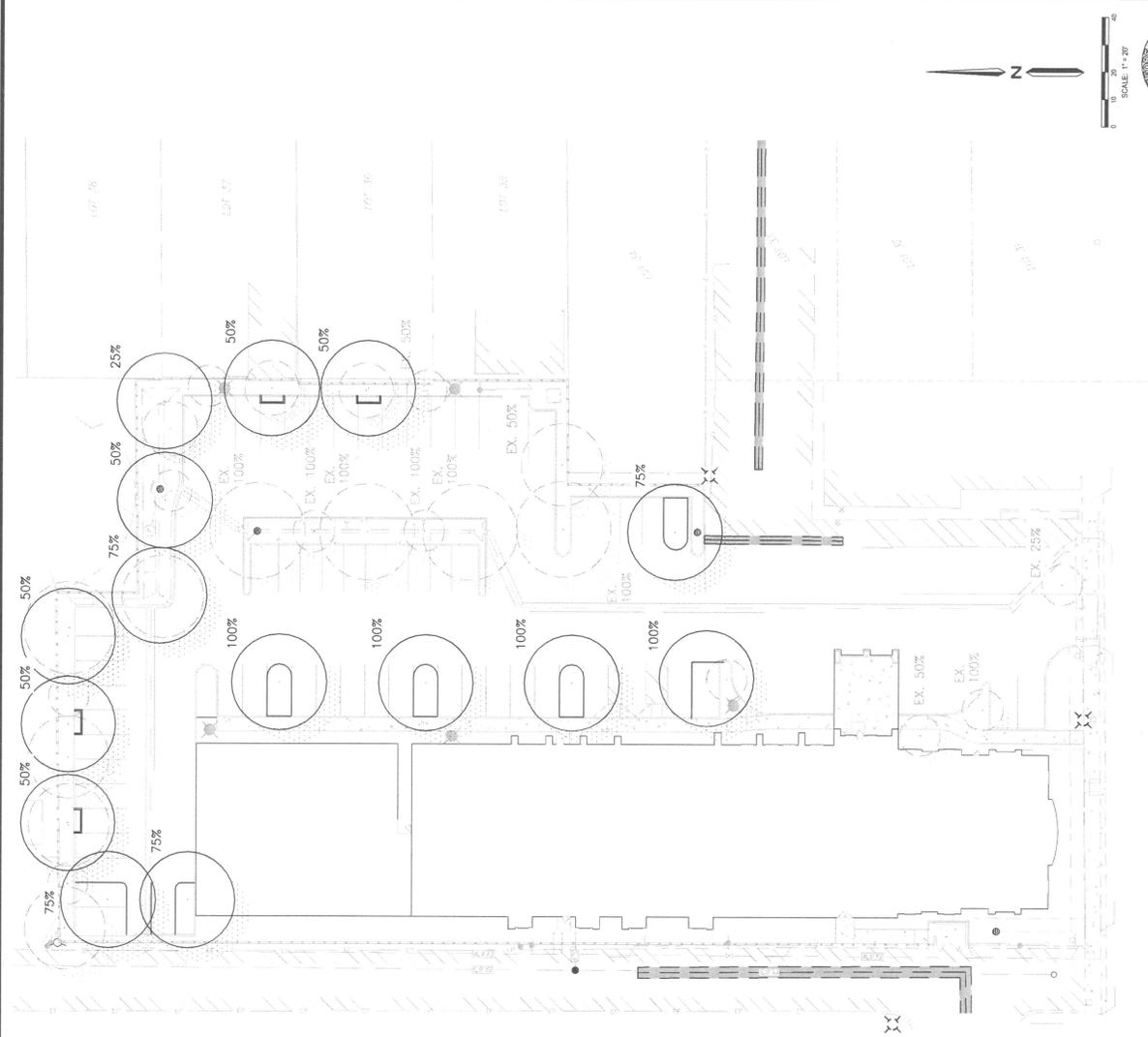
PLAN REVISIONS	
NO.	DATE / REVISION

ODELL ENGINEERING
 11455 Escalante Drive, Suite B
 Modesto, CA 95259
 PH: 209.571.1796 odellengineering.com

LANDSCAPE IMPROVEMENT PLANS
VAGABOND INN PARKING LOT SHADE STUDY
 LOS BANOS, CALIFORNIA

APPROVED: _____
 DESIGNED: JC
 CHECKED: CR
 SCALE: 1" = 20'
 DATE: 2014-09-17
 JOB NO.: 28210
 FILE NO.: 28210DP-Shade Data.dwg

SHEET NO. 1 OF 1



SCALE 1" = 20'
 NORTH ARROW
 PRELIMINARY

PARKING LOT SHADE REQUIREMENTS

Tree Size	Diameter @ 10 Yrs.	S.F. @ 100% Coverage	S.F. @ 75% Coverage	S.F. @ 50% Coverage	S.F. @ 25% Coverage	Total Shade Coverage
>35'	35"	4 Trees @ 962 S.F.	4 Trees @ 722 S.F.	6 Trees @ 481 S.F.	1 Tree @ 240 S.F.	9,862 S.F.
EX. >35'	35"	4 Trees @ 962 S.F.	-	-	-	3,848 S.F.
EX. >30'	30"	-	-	1 Tree @ 157 S.F.	-	354 S.F.
EX. PALM	1	3 Trees @ 314 S.F.	-	2 Trees @ 157 S.F.	-	1,256 S.F.
Total Tree Shade =						15,320.0 S.F.
Total Surfaced Area =						30,506
Shade Area Required =						15253.00
Total Shade Provided =						15,320.0 S.F.
Percent Shade =						50.2%
CONCEPTUAL PLANT SCHEDULE						
DESIGN SIZE	BOTANICAL NAME	COMMON NAME	INSTALL SIZE			
35'	Fraxinus americana 'Chicago Regal'	White Ash	15 GAL			

H:\28210-Vagabond Inn Shade Study\Comp\Plan\28210DP-Shade Data.dwg 11/22/14 09/18/2014

















