



# City of Los Banos

At the Crossroads of California

[www.losbanos.org](http://www.losbanos.org)

## AGENDA

### ADJOURNED PLANNING COMMISSION

CITY HALL COUNCIL CHAMBERS  
520 J Street  
Los Banos, California

**MAY 16, 2016**

*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.
2. PLEDGE OF ALLEGIANCE.
3. ROLL CALL: (Planning Commission Members)

**5:00 PM**

Cates \_\_, Faktorovich \_\_, Limon \_\_, Llamas \_\_, McCoy \_\_, Spada \_\_,  
Toscano \_\_

4. APPROVAL OF AGENDA.

*Recommendation: Approve the agenda as submitted.*

5. 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.

6. 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 – to Consider Site Plan Review #2016-04 for the Remodel of an Existing Single Tenant Retail Building of Approximately 85,000 Square Feet on Approximately 6.77 Acres to a Multi-tenant Retail Building in which Save Mart will Occupy Approximately 52,000 Square Feet Located within the Highway Commercial Zoning District at 1400 S. Mercey Springs Road, More Specifically Identified as Assessor's Parcel Number: 083-130-040.

1) Planning Commission Resolution No. 2016-21 – Approving Site Plan Review #2016-04 for the Remodel of the Former Kmart Building from a Single Tenant Retail Building to a Multi-tenant Commercial Building Located at 1400 S. Mercey Springs Road, More Specifically Identified as Assessor's Parcel Number: 083-130-040.

*Recommendation: Receive staff report, open the public hearing, receive public comment, close the public hearing, and adopt the resolution as submitted.*

7. DESIGN REVIEW STUDY SESSION – DEVELOPMENT OF NEW 2,790 SQUARE FOOT, SINGLE STORY OFFICE BUILDING LOCATED AT 1317 S. SIXTH STREET IN THE HIGHWAY-COMMERCIAL ZONING DISTRICT.

*Recommendation: Receive staff report and provide initial feedback to the applicant.*

8. COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT REPORT.

9. COMMISSIONER REPORTS.

A. Cates

B. Faktorovich

C. Limon

D. Llamas

E. McCoy

F. Spada

G. Toscano

10. ADJOURNMENT.

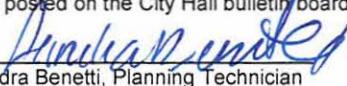
**APPEAL RIGHTS AND FILING PROCEDURES**

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 13<sup>th</sup> day of May 2016





City of  
**Los Banos**  
*At the Crossroads of California*

**PLANNING COMMISSION STAFF REPORT**

**TO: CHAIRMAN SPADA AND PLANNING COMMISSIONERS**

**FROM: STACY SOUZA ELMS, SENIOR PLANNER** 

**FOR: MAY 16, 2016**

**SUBJECT: SITE PLAN REVIEW #2016-04 – SAVEMART CENTER**

**RECOMMENDATIONS:**

1. That the Planning Commission adopt Resolution No. 2016-21 approving Site Plan Review #2016-04 for the remodel of the former Kmart building from a single tenant retail building to a multi-tenant commercial building located at 1400 S. Mercey Springs Road.

**BACKGROUND/DESCRIPTION:**

The applicant, BayCal Los Banos Partners, LLC, has applied for an approval of a Site Plan Review for the remodel of the former Kmart building from a single tenant retail building to a multi-tenant commercial building located at 1400 S. Mercey Springs Road. The applicant is proposing to divide the building into three (3) individual tenant spaces. The exterior façade would be removed and a new façade would be constructed as well as site work modification to the parking lot. The former garden area on the outside of the west side of the existing building will be enclosed for use by a future tenant.

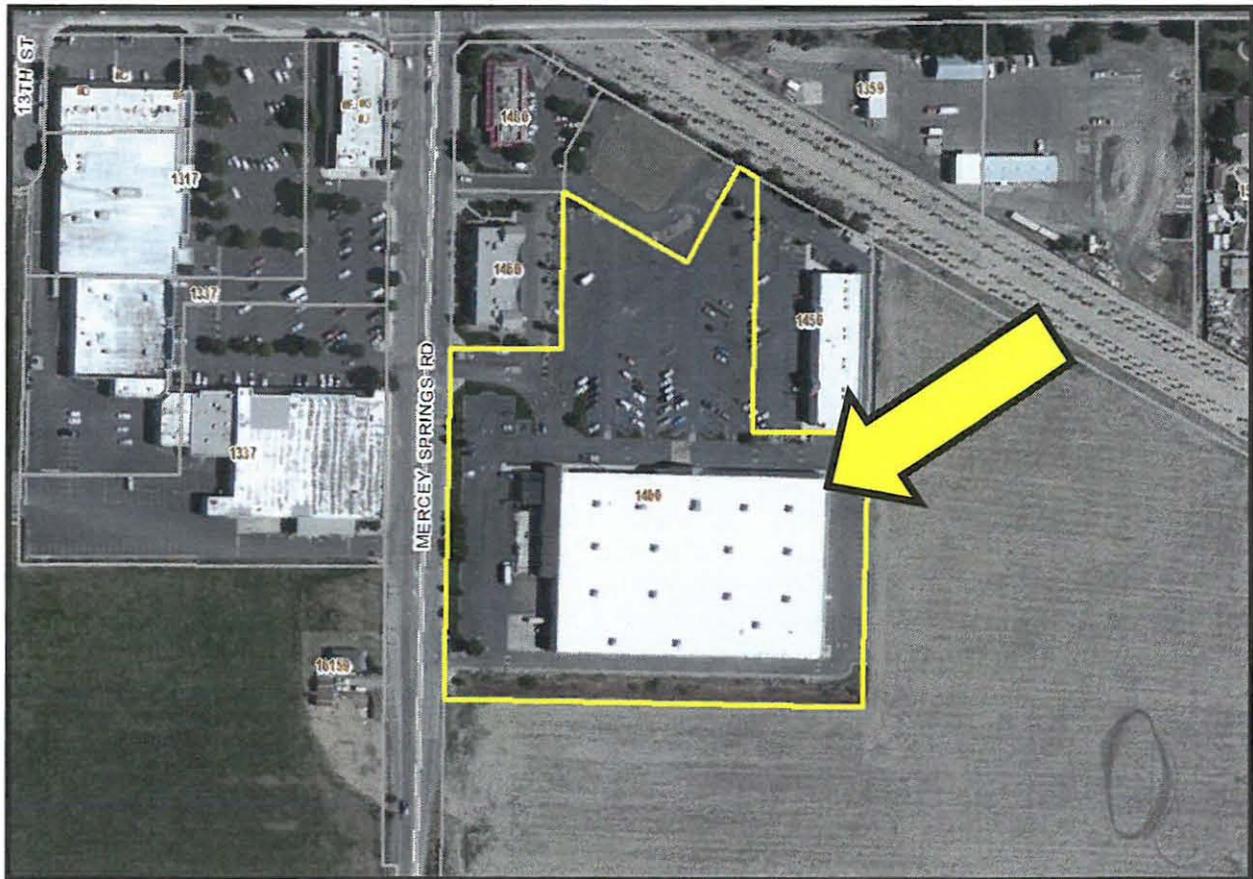
On November 16, 1988 the Los Banos Planning Commission approved the development of an 85,279 square foot Kmart building at 1400 S. Mercey Springs Road. The store building has been utilized as a Kmart since 1989. Kmart closed its doors in October 2015, and a new property owner has since purchased the property and has been working to secure tenants in the now vacant building. One of the first objectives of the new owner has been to secure an additional access off of Pacheco Blvd. The property owner is currently preparing an encroachment permit with Caltrans to obtain formal approval for the additional ingress.

SaveMart Supermarkets has recently announced that they have signed a lease with the property owner of the project site and will be moving to this new location soon. In anticipation of leasing the property, the property owner will be removing the exterior

façade of the existing building and replacing with a modern façade and making interior tenant improvements. It is anticipated that SaveMart will occupy approximately 52,000 square feet of the existing building leaving a remainder of over 38,000 square feet for two (2) additional tenant spaces.

**LOCATION AND ACCESS:**

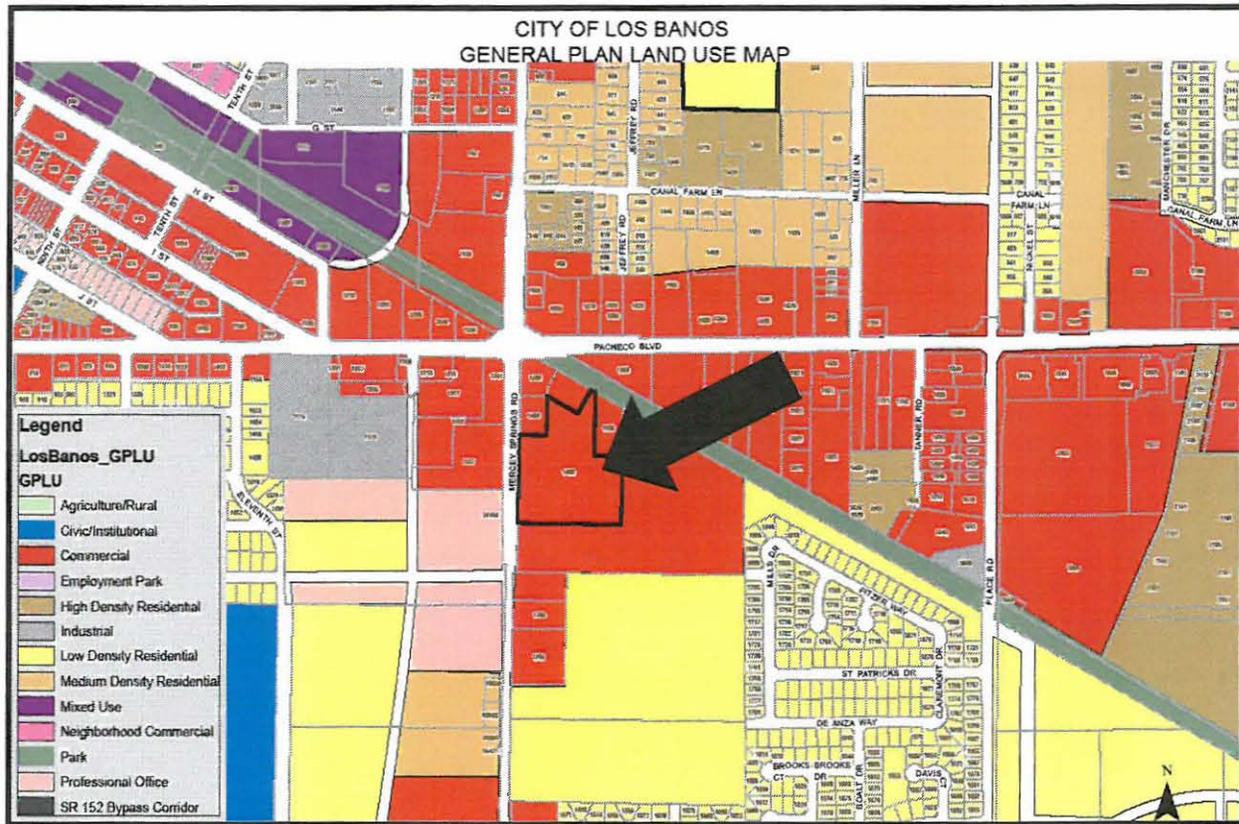
The 6.7 acre Project site is located approximately 200 feet south of Pacheco Blvd. along Mercey Springs Road. The physical property address is 1400 S. Mercey Springs Road; more specifically identified as Assessor's Parcel Number: 083-130-040.



**LAND USE:**

Property	Land Use	Zone	General Plan
Project Site	Commercial	H-C	Commercial
North	Commercial/Park Trail	H-C/Park	Commercial/Park
East	Undeveloped	H-C	Commercial
South	Undeveloped	H-C	Commercial
West	Commercial	H-C	Commercial

H-C = Highway Commercial



### 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 under Section 15301 of the CEQA Guidelines, Existing Facilities as the project involves negligible expansion of an existing use.

### SITE PLAN ANALYSIS:

#### **Code Requirements**

Pursuant to Section 9-3.2316(a) of the Los Banos Municipal Code, the Planning Commission shall review and evaluate a site plan for conformance with the applicable sections of the Code. Upon completion of the review and evaluation of a site plan review application, the Planning Commission shall either deny the site plan or shall grant or modify the site plan subject to reasonable conditions as may be imposed.

#### **Project Design**

The Project proposes the removal of the existing façade framing and finishes and the reconstruction of a new façade of the former Kmart building. In addition, the project includes tenant improvements to the interior of the building, which will divide the building into three (3) separate tenant spaces. The focus of the Site Plan Review is on the exterior reconstruction of the existing building's façade.

## DESIGN REVIEW

Pursuant to Section 9-3.2818(a) of the Los Banos Municipal Code, the Los Banos Planning Commission held a study session on April 27, 2016 to provide the applicant with feedback early on in the design process. The Commission evaluated architectural elements, landscape and site treatment, and lighting elements as described in Section 9-3.2818(c) of the Los Banos Municipal Code.

The following recommendations were made by the Planning Commission and the following responses were given by the applicant:

### Architecture:

- The Planning Commission recommended screen walls for the loading dock to block the public view on Mercey Springs from the north and south. It was also recommended to provide screening for the shopping carts if they will be stored on the outside of the building.

***The applicant has updated one of the side renderings (P3.4) to illustrate the addition of the screen wall at the loading dock area. The applicant proposes to use a decorative metal screen material. The applicant plans to also use a smaller low version of this same element in the front of the store to help screen shopping carts.***

- The Planning Commission expressed concern regarding the main driveway access off of Mercey Springs Road.

***The applicant has revised the entry and provided stop signs on each side of the street entry for on-site traffic. This revision gives the street traffic the right-of-way onto the site and ensures that vehicles are not blocking the entrance from the site side.***

## PROJECT REVIEW BOARD

The Project Review Board (PRB) reviewed the project proposal on May 10, 2016 for these aspects

- Building layout;
- Location;
- Orientation of all new and existing structures and the relationship to one another and surrounding properties
- Methods of landscape irrigation;
- Location and design of facilities for physically disabled persons;
- Location of fencing and other screening;
- Location and screening of refuse facilities;
- Traffic circulation on-site and off-site;
- Pedestrian and bicycle circulation and safety;
- Arrangement of off-street parking and loading facilities;

- Location and intensity of all onsite lighting; and
- Provision of municipal and public services.

The PRB has provided a positive recommendation for the development of the proposed project with conditions of approval incorporated into the project.

### **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.

- a) General Plan: *The City of Los Banos 2030 General Plan Update includes policies that promote the establishment of commercial development including regional retail centers. The General Plan land use designation for the site of this project is Commercial. This designation is intended for large scale commercial developments that serve both residents, visitors, and the surrounding region. Examples of this land use include: shopping centers, large-format retail, auto sales and travel-related services such as hotels, gas stations, and restaurants.*

*The proposed project is consistent with the Commercial General Plan land use designation.*

- b) Zoning Code: *The project Site is within the Highway Commercial zoning district. Pursuant to Section 9-3.1301 of the Los Banos Municipal Code, the purpose of the Highway Commercial District is to provide for commercial uses which do not specialize in serving the pedestrian shopper but rather, because of their character, are more appropriately located along a highway or major street and where drive-in operations are more feasible.*

*The project is consistent with providing space for anticipated permitted uses within the Highway Commercial zoning district. Any future use not specifically permitted in the H-C zone would require a Conditional Use Permit subject to the approval of the Planning Commission.*

- c) Design Standards: *The applicant has incorporated the Los Banos Community Design Standards into the design and architectural components of the remodel. The Design Standards state that the preferred design style along Mercey Springs Road is "Agrarian" which the applicant has incorporated into the design. Agrarian style characteristics have been incorporated into the*

*proposed façade such as multiform roofs, wood siding and corrugated metal, awnings, and arcades.*

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 project site is the former location of a large retail store. The square footage of the existing building and intensity of use is not being significantly increased by its division into three (3) separate spaces. Main access to the site will be from the existing driveways off of Mercey Springs Road and proposed access lane off of Pacheco Blvd. The project is not making any significant changes to the intensity of use previously contemplated in the original shopping center approval.*

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 remodel is in keeping with the existing Shopping Center. The applicant received recommendations from the Planning Commission Design Review Study Session and has incorporated those suggestions into the proposal.*

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 remodel will be desirable for its occupants, as well as its neighbors as the proposal has incorporated the City's Design Guidelines within the architecture of the site and has chosen to use an agrarian style in order to maintain cohesion with the rest of the existing shopping center. The design and remodel will update an aging shopping center which will enhance the project site, adjacent buildings, and surrounding area.*

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

*The proposed use is permitted in the Highway Commercial zoning district and is in conformance with all other applicable requirements. The landscape plan 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 proposed remodel will not adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area, impair the utility or value of property of other persons located near the site, or be detrimental to public health, safety or general welfare. The proposed project as conditioned will enhance the surrounding area. Potential impacts to the surrounding areas would be minimal.*

**PUBLIC COMMENT:**

A public hearing notice was published in the Los Banos Enterprise and notices were mailed out to property owners within a 300' radius of the project site on April 29, 2016. As of the date of this staff report, no written comments have been received.

**RECOMMENDATION:**

1. That the Planning Commission adopt Resolution No. 2016-21 approving Site Plan Review #2016-04 for the remodel of the former Kmart building from a single tenant retail building to a multi-tenant commercial building located at 1400 S. Mercey Springs Road.

**ATTACHMENTS:**

1. Resolution 2016-21
  - Exhibit A: CEQA Findings
  - Exhibit B: Findings for Approval
  - Exhibit C: Conditions of Approval
2. Site Plan
3. Elevations
4. Landscape Plan
5. Public Hearing Notice – April 29, 2016



## RESOLUTION #2016-21

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS BANOS APPROVING SITE PLAN #2016-04 FOR THE REMODEL OF THE FORMER KMART BUILDING FROM A SINGLE TENANT RETAIL BUILDING TO A MULTI-TENANT COMMERCIAL BUILDING LOCATED AT 1400 S. MERCY SPRINGS ROAD**

WHEREAS, the applicant has requested that the City of Los Banos consider a Site Plan Approval for the remodel of the former Kmart building located at 1400 S. Mercey Springs Road; and

WHEREAS, a public hearing was duly noticed for May 11, 2016 (adjourned to May 16, 2016), in accordance with California Government Code Section 65091 by advertisement in the Los Banos Enterprise and by mail to property owners within 300 feet of the project boundaries on April 29, 2016 to consider and take testimony regarding the Site Plan Approval; and

WHEREAS, the Los Banos Planning Commission has held a public hearing and received public testimony, reviewed said Site Plan Review request including the staff report and related documents, has studied the compatibility of the applicant's request with adjacent land uses and has considered this request in accordance with the Site Plan criteria established in Section 9-3.2320 of the Los Banos Municipal Code; and

WHEREAS, the applicant proposes to convert the existing building into three (3) individual tenant spaces; and

WHEREAS, the existing exterior façade will be demolished and the building will be remodeled to accommodate three (3) distinct and separate entrances to the individual tenant spaces; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) and the City of Los Banos Environmental Quality Guidelines, Site Plan Review #2016-04 was determined to be categorically exempt from the provisions of CEQA per Article 19, Section 15301 as the project site is an existing facility; and

BASED UPON THE EVIDENCE PRESENTED AT THE PUBLIC HEARING, 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 #2016-04 for the remodel of the former Kmart building from a single tenant building to a multi-tenant commercial building located at 1400 Mercey Springs Road, 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 16th day of May 2016, 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 #2016-04 – SAVEMART CENTER**

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 #2016-04 was evaluated and determined to be categorically exempt per Article 19, Section 15301 as the project involves negligible expansion of an existing use at 1400 S. Mercey Springs Road.
2. Site Plan Review #2016-04 was adequately noticed on April 29, 2016 for consideration at a public meeting on May 11, 2016 (adjourned to May 16, 2016).
3. No further environmental documentation is required as the Site Plan was contemplated and adequately analyzed in the initial review.
4. Prior to considering the proposed Project, the Planning Commission considered the Categorical Exemption.



## EXHIBIT B

### FINDINGS FOR APPROVAL OF SITE PLAN #2016-04 – SAVEMART CENTER

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:

- a) General Plan: The City of Los Banos 2030 General Plan Update includes policies that promote the establishment of commercial development including regional retail centers. The General Plan land use designation for the site of this project is Commercial. This designation is intended for large scale commercial developments that serve both residents, visitors, and the surrounding region. Examples of this land use include: shopping centers, large-format retail, auto sales and travel-related services such as hotels, gas stations, and restaurants.

The proposed project is consistent with the Commercial General Plan land use designation.

- b) Zoning Code: The project Site is within the Highway Commercial zoning district. Pursuant to Section 9-3.1301 of the Los Banos Municipal Code, the purpose of the Highway Commercial District is to provide for commercial uses which do not specialize in serving the pedestrian shopper but rather, because of their character, are more appropriately located along a highway or major street and where drive-in operations are more feasible. The project is consistent with providing space for anticipated permitted uses within the Highway Commercial zoning district. Any future use not specifically permitted in the H-C zone would require a Conditional Use Permit subject to the approval of the Planning Commission.
- c) Design Standards: The applicant has incorporated the Los Banos Community Design Standards into the design and architectural components of the remodel. The Design Standards state that the preferred design style along Mercey Springs Road is "Agrarian" which the applicant has incorporated into their design. Agrarian style characteristics have been incorporated into the proposed façade such as multiform roofs, wood siding and corrugated metal, awnings, and arcades.

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 project site is the former location of a large retail store. The square footage of the existing building and intensity of use is not being significantly increased by its division into three (3) separate spaces. Main access to the site will be from the existing driveways off of Mercey Springs Road and proposed access lane off of Pacheco Blvd. The project is not making any significant changes to the intensity of use previously contemplated in the original shopping center approval.

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 remodel is in keeping with the existing Shopping Center. The applicant received recommendations from the Planning Commission Design Review Study Session and has incorporated those suggestions into the proposal.

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 remodel will be desirable for its occupants, as well as its neighbors as the proposal has incorporated the City's Design Guidelines within the architecture of the site and has chosen to use an agrarian style in order to maintain cohesion with the rest of the existing shopping center. The design and remodel will update an aging shopping center which will enhance the project site, adjacent buildings, and surrounding area.

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 landscape plan 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 proposed remodel will not adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area, impair the utility or value of property of other persons located near the site, or be detrimental to public health, safety or general welfare. The proposed project as conditioned will enhance the surrounding area. Potential impacts to the surrounding areas would be minimal.

## EXHIBIT C

### CONDITIONS OF APPROVAL FOR SITE PLAN #2016-04 – SAVEMART CENTER

#### Planning:

1. This Site Plan shall expire if an application for a building permit is not applied for within 24 months from date of approval. One six-month extension may be allowed through a written submittal that would be approved by the Community and Economic Development Director.
2. Subject to and in addition to the conditions of approval set forth herein the development and construction of all improvements for the Project shall substantially conform to the conditionally approved Site Plan approved by the Planning Commission on May 16, 2016 consisting of the site plan layout, exterior elevations, landscape plan, floor plan, and color renderings (herein after "site plan"). The applicant shall submit a revised Site Plan to the Community and Economic Development Department reflecting any modifications, additions, and conditions of approval approved by the Planning Commission within 30 days from Planning Commission approval. Said revised Site Plan shall be reviewed by the Community and Economic Development Department and stamped "conditionally approved" for purposes of providing a clear record of the approved Site Plan.
3. Full compliance with all conditions of approval shall be satisfied prior to issuance of any certificate of occupancy. Any proposed modifications to the approved Site Plan shall require approval by the Community and Economic 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 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 site plan, 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 applicant shall comply with all requirements of other appropriate governmental agencies.

8. The applicant shall comply with the Americans with Disabilities Act (ADA) requirements in the design, construction and maintenance of this project.
9. The applicant shall provide a copy of the conditions of approval to all contractors and subcontractors prior to commencement of construction.
10. During construction, and for safety purposes, the public right-of-way shall be kept clear of obstructions and shall be cleaned on a daily basis.
11. The applicant shall require all contractors and subcontractors to obtain a City of Los Banos Business License, prior to start of work on the project. All work performed on the project shall comply with the requirements of the California Business and Professions Code.
12. The applicant shall obtain any necessary encroachment permits from Caltrans or other jurisdictions prior to performing any work within that jurisdiction's right-of-way.
13. 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.
14. A minimum 200-foot separation shall be maintained between the public right-of-way and adjacent retail stores from material stockpiles, debris piles, or containers and equipment storage during the construction process. If such storage must be located within 50 feet of the public right-of-way or adjacent retailers, 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 Community and Economic Development Department.
15. 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. 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 and Economic Development Department.
16. 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.
17. 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.
18. The development site shall be free of debris and litter.

19. 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.”

20. 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.”

21. 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.

22. 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.

23. If applicable, all development impact fees shall be paid in full prior to occupancy and as a condition of issuance of an occupancy permit. The developer shall provide a receipt from the Los Banos Unified School District for all applicable school impact fees.

#### **Utilities and Drainage:**

24. 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.

25. Trash enclosures shall be built according to City specifications; colors, materials, and textures matching those of the main building, and provide for recycling services within. 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. The location shall be specifically shown on the improvement plans and approved by the Community and Economic Development Director.
26. Approved backflow devices shall be installed as required per City standards.
27. Separate water and sewer laterals and service meters shall be installed for each unit.

**Landscape and Lighting:**

28. All landscaping and irrigation 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.
29. 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.

**Signage:**

30. All advertising signage shall be subject to Sign Review and permit approval from both the Community Development and Building Departments, prior to installation, consistent with the development criteria of the Los Banos Municipal Code Sign Ordinance.
31. The maximum height of freestanding and monument signs shall be twenty (20') feet.

**Design/Aesthetics:**

32. The design of the improvements shall be conforming to the approved site plan. Any significant changes in color or architecture (i.e. paint, texture, material) shall require written approval by the Community and Economic Development Director or Planning Commission approval. The applicant shall maintain the color as presented in the site plan for the life of the project. Any changes to the site plan as to color or architecture shall require prior approval by the Community and Economic Development Director or Planning Commission. This condition shall be applicable beyond the issuance of an occupancy permit.

33. Downspouts shall be located within the building walls or architecturally integrated into the design and color of the structures, and there shall be no drainage across the public access ways or across the public right-of-way.

### **Police Department**

34. Install easy to view surveillance cameras inside and outside of the building subject to the prior approval of the Police Chief as to the location and quantity.

### **Fire Department**

35. Fire Department connections shall be equipped with lockable type devices. Said devices shall be approved by the Fire Department (Knox Fire Department Connections).

36. A fire control room shall be provided with exterior access only. This room shall be large enough to conduct maintenance of fire riser and fire control panel. The minimum size shall be 4'x4'.

37. Commercial grade Knox Boxes shall be required on the exterior of the building in the area of the front entrance. Applications can be obtained through the Fire Department.

38. A fire alarm control panel shall be located within the fire control room. A minimum of one (1) pull station and one (1) audio visual station shall be provided within 5' of the front entrance. The fire alarm system shall be plan checked and approved by the Los Banos Fire Department. These plans shall be through deferred submittal to the Fire Department.

39. The fire sprinkler system shall be plan checked and approved by the Los Banos Fire Department. These plans shall be through deferred submittal to the Fire Department. The fire sprinkler riser shall be located within the fire control room.

40. Fire Department connection to be located on the backflow preventer.

41. There shall be a two (2) - ten (10") inch addresses of a contrasting color on the building facing Pacheco Blvd. (north elevation) and the other facing the parking lot (south elevation).

### **Public Works**

42. There shall be an ADA compliant "path of travel" extending to the building from Pacheco Blvd.
43. 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.
44. Storm drain, water main, and sanitary sewer improvements shall be installed by the developer per the City of Los Banos standard specifications.
45. All new utility services are to be under-grounded.
46. All development fees, including but not limited to all inspection fees, processing fees, landscape and light plan fees, and improvement plan fees shall be paid prior to issuance of the building permit.
47. All work performed within/adjacent to the State Right-of-Way will be subject to Caltrans Standards and Specifications, including an encroachment permit.
48. Prior to occupancy, the owner shall annex the Subject Property into a Lighting and Landscaping District created for purposes of maintaining public landscape areas, signage and public lighting including a share of traffic signal maintenance costs as authorized pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, and Article XIID of the California Constitution.
49. All landscaping shall be designed to have trees meet the City Shade Canopy requirements of 50% parking stall coverage in 5 years over the new parking lot area.
50. The trash enclosure(s) shall be designed to accommodate all five units including recyclables to be coordinated with the local provider.
51. The Permittee will take reasonable steps to preserve all survey monuments. The Permittee is responsible for the preservation of survey monuments within the work area under this permit at Permittee's sole expense. If any monuments are disturbed, the Permittee is responsible for re-establishing the monuments upon completion of the permitted work. Re-establishing of monuments shall be performed by a duly licensed land surveyor and a corner record shall be filed in accordance with State law at Permittee's sole expense.
52. All shopping carts shall be maintained on site and shall not be allowed to be taken off of the premises. A locking devise system shall be designed, operated, and maintained by the property owner or tenant as approved by the Community and Economic Development Director.



# THE SAVE MART CENTER LOS BANOS, CALIFORNIA



**PROJECT ADDRESS**

1400 MERCY SPRINGS ROAD  
LOS BANOS, CA 93635

**PROJECT DESCRIPTION**

EXTERIOR REWORK OF THE EXISTING  
LOS BANOS RETAIL CENTER FACADE  
(REMOVAL OF EXISTING FACADE  
FRAMING/FINISHES AND PROVIDING NEW).  
SITework MODIFICATION.

**SHEET INDEX**

P0.0	COVER SHEET
P1.0	EXISTING CONDITIONS
P1.1	GRADING & DRAINAGE
P1.2	LANDSCAPE IMPROVEMENTS
E1	ELECTRICAL PLAN
E2	PHOTOMETRIC STUDY
P1.3	SITE PLAN - NEW
P2.1	FLOOR PLAN - EXISTING
P2.2	FLOOR PLAN - NEW
P3.1	ELEVATIONS
P3.2	ELEVATIONS
P3.3	PERSPECTIVES
P3.4	PERSPECTIVES

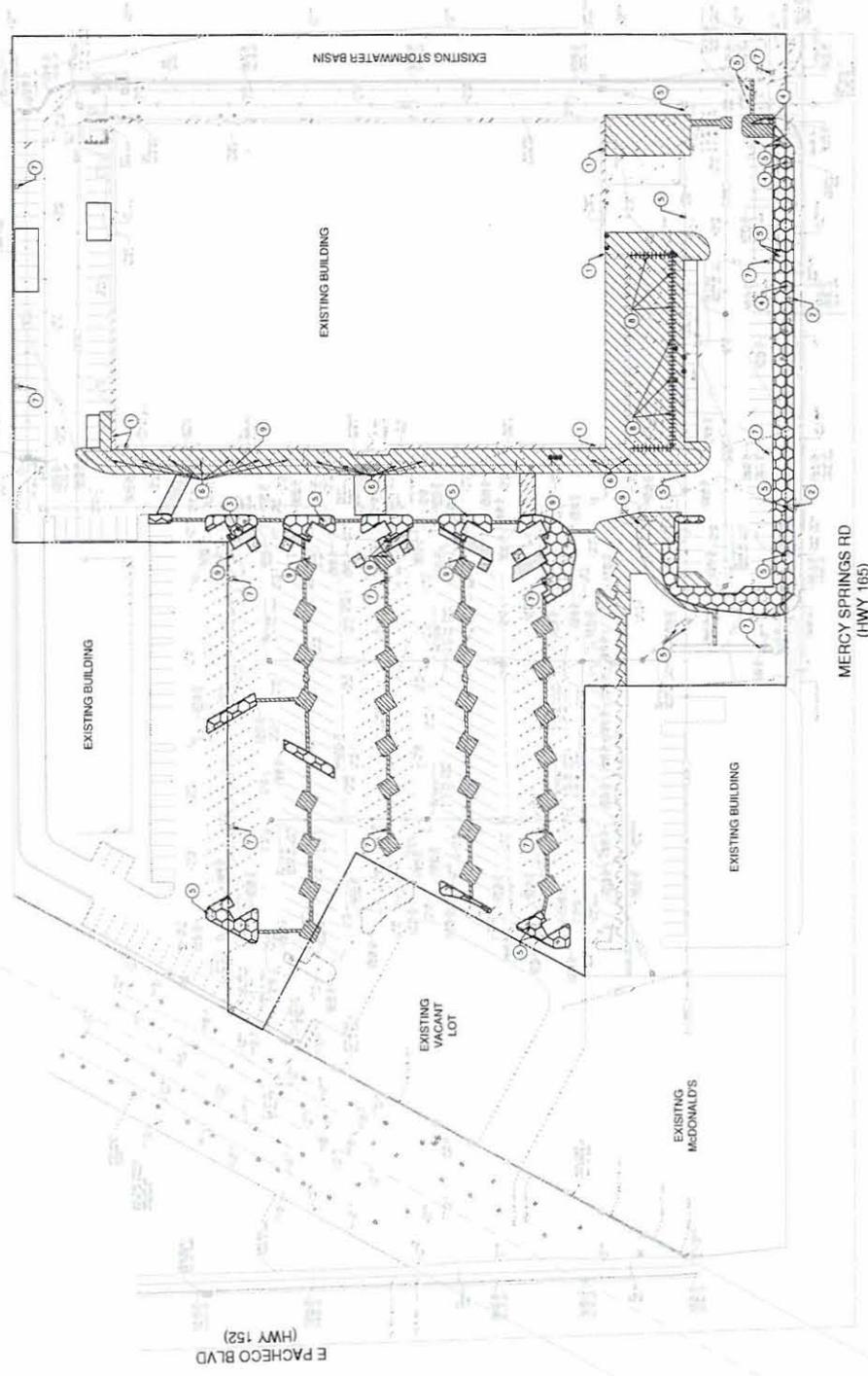
**VICINITY MAP**



JOB NO. 1341.001  
DATE 05/05/16

5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

P0.0



**LEGEND**

- REMOVE EX. ASPHALT OR CONCRETE PAVEMENT; FINISH/PAINT AT NEAT, CLEAN CUTS
- CLEAR AND GRUB
- EX. STRIPING TO BE REMOVED
- EX. BOUNDARY TO BE REMOVED (1% TOTAL)
- EX. CHAIN LINK FENCE TO BE REMOVED

**DEMOLITION SHEET NOTES**

- 1 EX. BUILDING WALL AND FOUNDATION TO BE PROTECTED IN PLACE
- 2 EX. LIGHT POLE, TRUSS, AND FOOTING TO BE PROTECTED IN PLACE
- 3 EX. WALL, ROOF TO BE PROTECTED IN PLACE
- 4 EX. SPANDE TO BE PROTECTED IN PLACE
- 5 EX. UTILITY TO BE PROTECTED IN PLACE
- 6 EX. FACADE TO BE REMOVED
- 7 EX. LIGHT POLE AND TRUSS TO BE REMOVED; FOOTING TO BE PROTECTED IN PLACE (1% TOTAL)
- 8 EX. LIGHT POLE, TRUSS, AND FOOTING TO BE REMOVED (8% TOTAL); CUT AND CAP WIRES.
- 9 EX. SPANDE TO BE REMOVED

**DEMOLITION NOTES**

1. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES AND THE LOCAL GOVERNMENT TO DISCONNECT EXISTING UTILITIES TO THE PROJECT SITE PRIOR TO DEMOLITION.

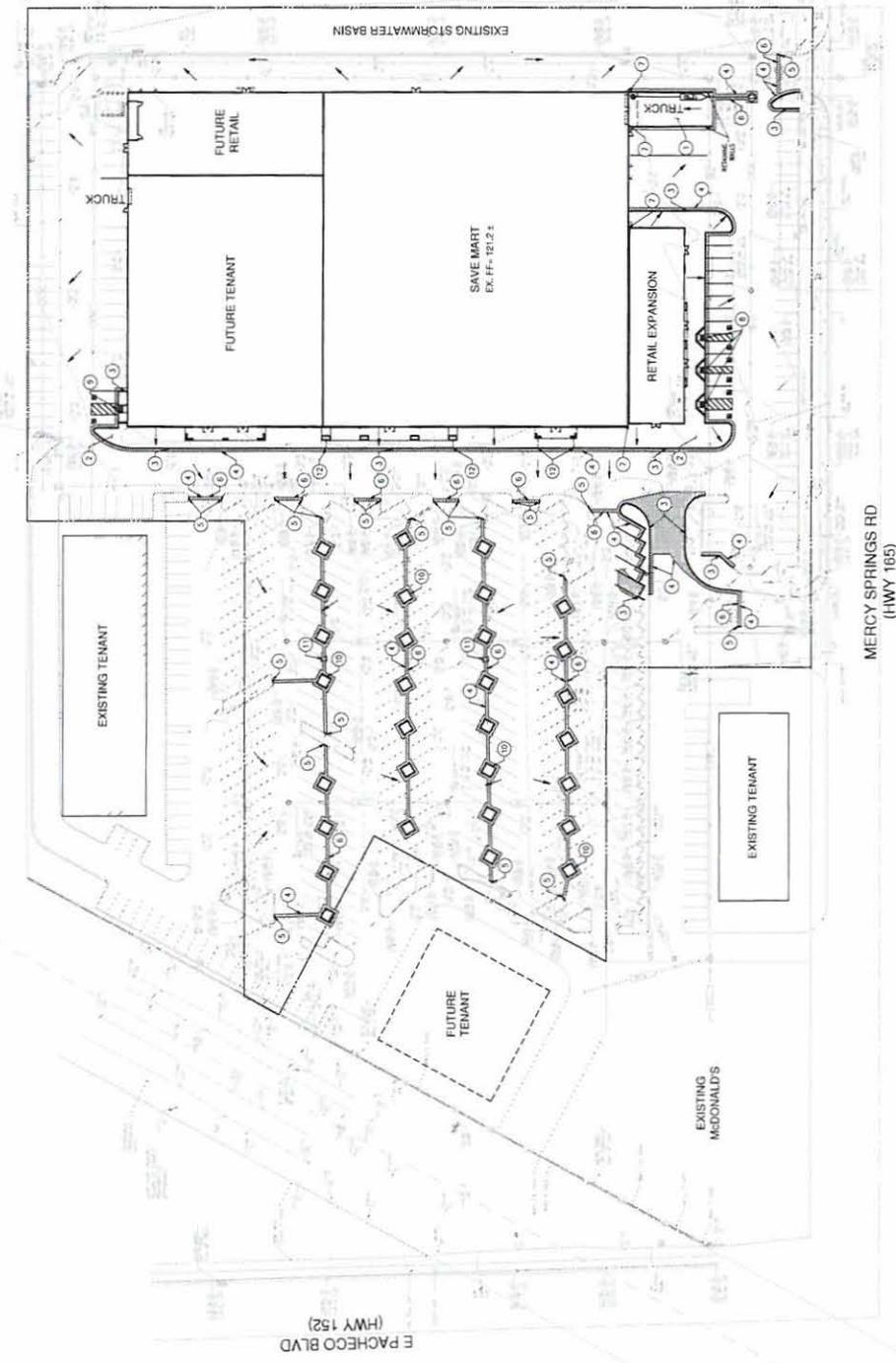


**DAHLIN GROUP**

JOB NO. 1341.001  
 DATE 05/05/16  
 5685 Chester Drive  
 Pleasanton, CA 94588  
 925-251-7200

**P1.0**

**EXISTING CONDITIONS**  
 THE SAVE MART CENTER



**LEGEND**

EXISTING	PROPOSED
[Symbol]	AC PAVEMENT
[Symbol]	CONCRETE
[Symbol]	STORM DRAIN INLET
[Symbol]	STORM DRAIN MANHOLE
[Symbol]	STORM DRAIN PIPE
[Symbol]	DIRECTION OF FLOW

- GRADING NOTES**
- TRUCK DOCK- SEE DETAIL
  - CONCRETE
  - PAVEMENT CURB
  - SMOOTH AND CONFORM IN A NEAR STRAIGHT LINE
  - REPLACE EX. CURB IN PAV.
  - REINCH PANEL, MATCH EX. GRIDS- SEE DETAIL 1 OF SHEET C1.4
  - CONTRACTOR SHALL PROVIDE AND VERIFY EX. BUILDING/FINAL FOUNDATION/FOUNDING PROP. TO CONSTRUCTION TO ENSURE COMPLETION OF PROPOSED DESIGN
  - ACCESSIBLE RAMP CASE A
  - 9" CURB PLANTER (6"X9"), WHICH EX. GRIDS (NO TOTAL) SEE DETAIL 9 OF SHEET C1.4
  - LIGHT POLE CONCRETE FOUNDATION- SEE ELECTRICAL PLAN FOR DETAILS
  - CURB DRAIN- SEE CITY OF LOS ANGELES STD DETAIL 50-5



0 40 80 160

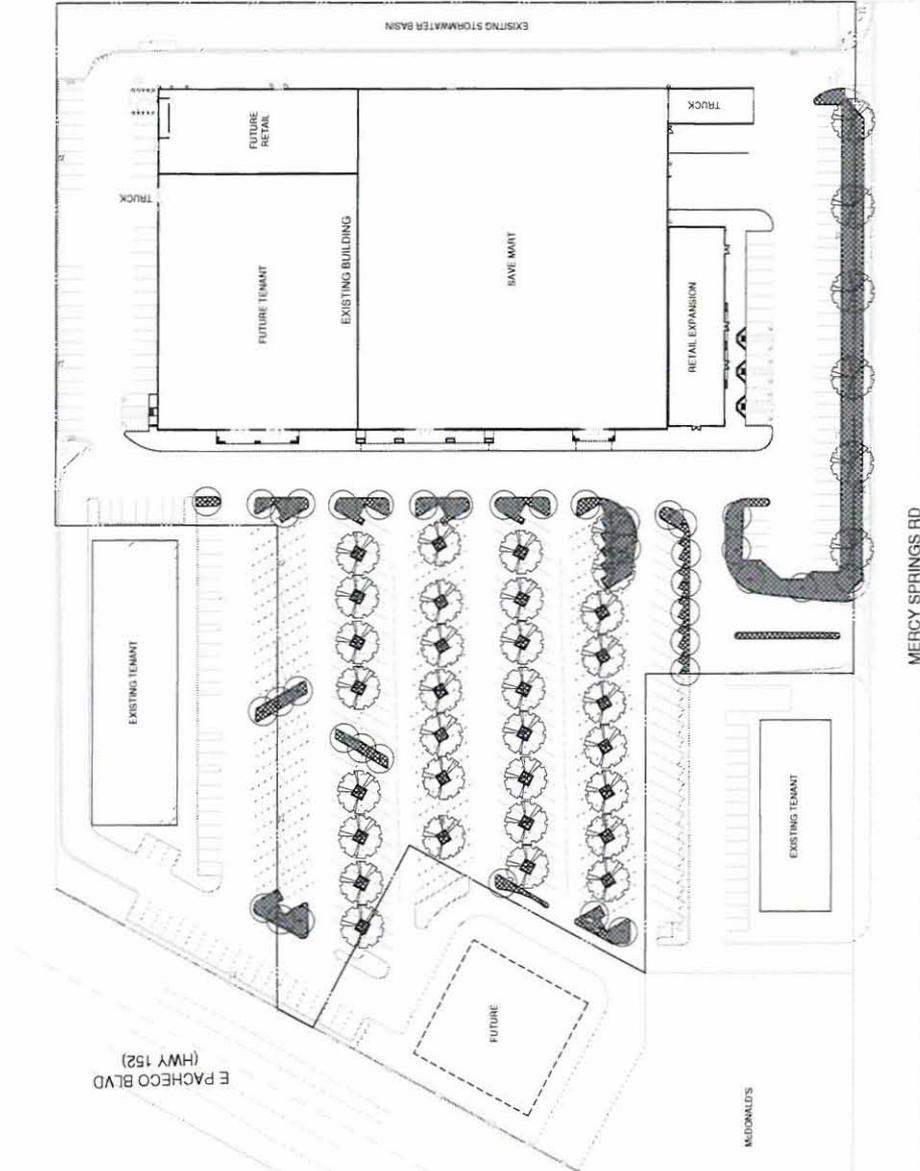
**JOB NO. 1341.001**  
**DATE 05/05/16**  
 5885 Owens Drive  
 Mission Viejo, CA 92690  
 925-251-7200

**DAHLIN**  
group

**GRADING & DRAINAGE**  
 THE SAVE MART CENTER

PARKING LOT SHADE REQUIREMENTS					
Tree Size	Diameter @ 10 ft.	S.F. @ 100% Coverage	S.F. @ 75% Coverage	S.F. @ 50% Coverage	Total Shade Coverage
50"	50"	31 Trees @ 1,963 S.F.	0 Trees @ 1,472 S.F.	7 Trees @ 982 S.F.	67,777 S.F.
25"	25"	29 Trees @ 500 S.F.	0 Trees @ 375 S.F.	7 Trees @ 250 S.F.	16,375 S.F.
Total Tree Shade =					84,102.0 S.F.
Total Surfaced Area =					116,536
Shade Area Required =					50788.0000
Total Shade Provided =					84,102.0 S.F.
Percent Shade =					72.2%

CONCEPTUAL PLANT SCHEDULE					
DESIGN SIZE	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	INSTALL SIZE
TREES					
50"	⊙	<i>Pistacia chinensis</i> 'Keith Dorey'	Keith Dorey Chinese Pistache	38	15 GAL
25"	○	<i>Lagerstromia x laurii</i> 'Notchaz'	Notchaz Crape Myrtle	37	15 GAL
SHRUBS: LOW WATER USE					
Sample Low Water Use Shrub List					
		<i>Callistemon 'Little John'</i>	Little John Batisbrush		
		<i>Eucalyptus japonica</i>	Evergreen Eucalyptus		
		<i>Liriodendron vulgare</i>	Sea Lavender		
		<i>Muhlenbergia rigens</i>	Deer Grass		
		<i>Myoporum parviflorum</i>	Myoporum		
		<i>Penstemon alpestris</i>	Black Penstemon		
		<i>Rhamnus californica</i>	Coffesberry		
		<i>Sedum greggii</i>	Autumn Sage		
		<i>Teucrium italicum</i>	Bush Germander		
		<i>Verbena peruviana</i>	Peruvian Verbena		
		<i>Wynyabie Gem</i>	Wynyabie Gem Westringia		



**JOB NO. 1341.001**  
**DATE 05/05/16**

5885 Chester Drive  
 Redwood City, CA 94068  
 925-251-7200

**P1.2**

**LANDSCAPE IMPROVEMENTS**  
 THE SAVE MART CENTER

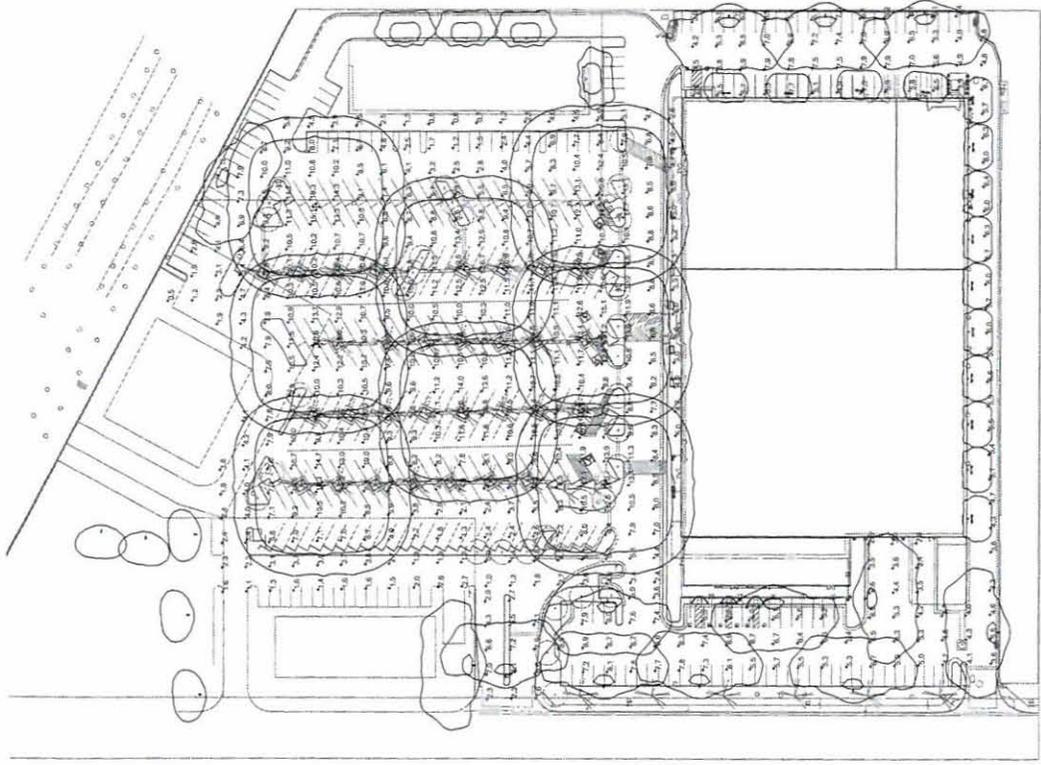


5885 Owens Drive  
 Dallas, TX 75248  
 972-251-7200

**DAHLLIN**  
 GROUP

**THE SAVE MART  
 CENTER**

1465 JARRISS AVENUE, SUITE 200  
 DALLAS, TEXAS 75244



Location	Footcandle Reading
1	1.2
2	1.5
3	1.8
4	2.1
5	2.4
6	2.7
7	3.0
8	3.3
9	3.6
10	3.9
11	4.2
12	4.5
13	4.8
14	5.1
15	5.4
16	5.7
17	6.0
18	6.3
19	6.6
20	6.9
21	7.2
22	7.5
23	7.8
24	8.1
25	8.4
26	8.7
27	9.0
28	9.3
29	9.6
30	9.9
31	10.2
32	10.5
33	10.8
34	11.1
35	11.4
36	11.7
37	12.0
38	12.3
39	12.6
40	12.9
41	13.2
42	13.5
43	13.8
44	14.1
45	14.4
46	14.7
47	15.0
48	15.3
49	15.6
50	15.9
51	16.2
52	16.5
53	16.8
54	17.1
55	17.4
56	17.7
57	18.0
58	18.3
59	18.6
60	18.9
61	19.2
62	19.5
63	19.8
64	20.1
65	20.4
66	20.7
67	21.0
68	21.3
69	21.6
70	21.9
71	22.2
72	22.5
73	22.8
74	23.1
75	23.4
76	23.7
77	24.0
78	24.3
79	24.6
80	24.9
81	25.2
82	25.5
83	25.8
84	26.1
85	26.4
86	26.7
87	27.0
88	27.3
89	27.6
90	27.9
91	28.2
92	28.5
93	28.8
94	29.1
95	29.4
96	29.7
97	30.0
98	30.3
99	30.6
100	30.9

Statistics	Frequency	Max	Min	Max/Min	Avg/Min
Max/Min	1	21.2	0.2	42.4	15.2
Max/Avg	1	7.8	2.8	2.8	2.1
Min/Avg	1	0.8	1.8	1.8	2.1



**HCS ENGINEERING, INC.**  
 CONSULTING ELECTRICAL ENGINEERS  
 4512 LEATHER RIVER DRIVE, SUITE 100  
 DALLAS, TEXAS 75246  
 E-MAIL ADDRESS - hcs@hcseng.com  
 PHONE - 972-251-7200



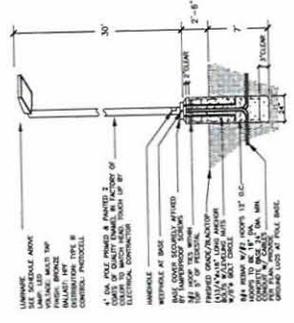
50% CD SET 04.29.15

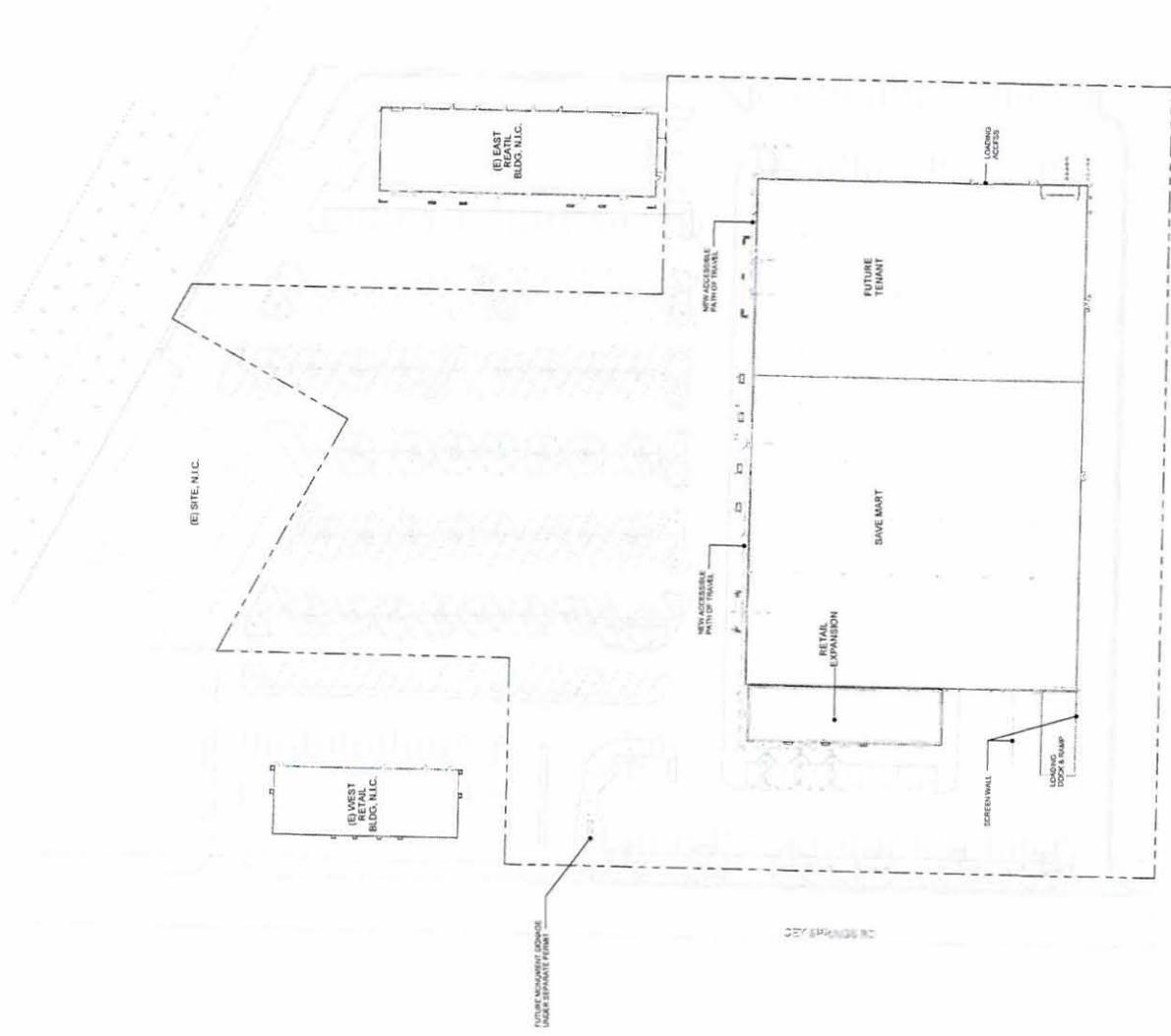


REVISIONS

SHEET NAME	PHOTOMETRIC STUDY
JOB NO. 1341.001	SHEET
DRAWN EC	E2
CHECK RGS	
DATE 04/29/15	

**PARKING LOT LIGHTING LUMINAIRE**





PARKING COUNT (REQUIRED)			
	AREA (SF)	RATIO	TOTAL
RETAIL - EXISTING	85,000	1/300	214
RETAIL EXPANSION	5,600	1/300	19
<b>TOTAL</b>			<b>233</b>

PARKING COUNT (PROVIDED)			
	EXISTING	NEW	
STANDARD	344	334	
COMPACT	0	0	
ACCESSIBLE	4	6	
ACCESSIBLE (VAN)	2	2	
<b>TOTAL</b>	<b>350</b>	<b>342</b>	



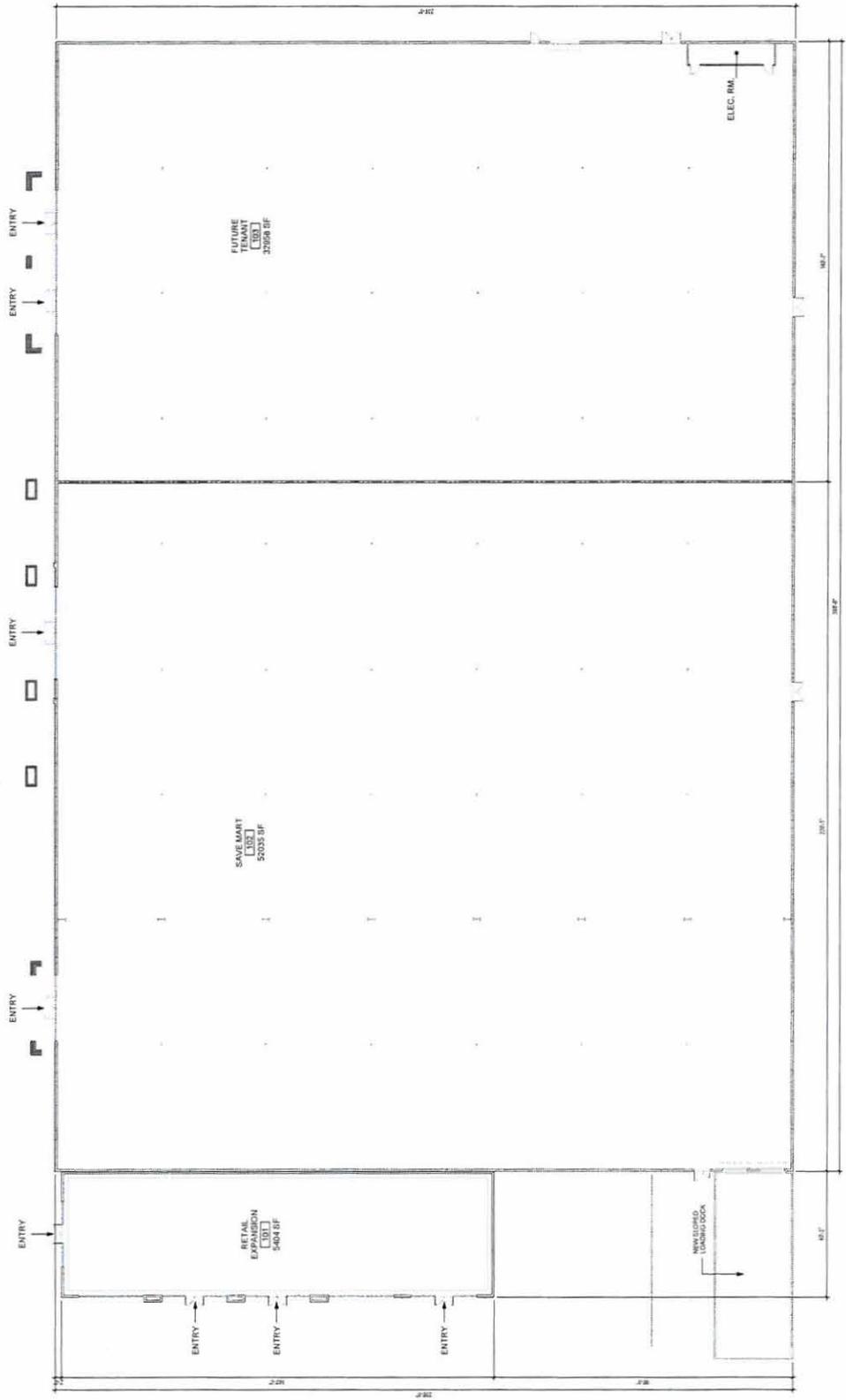
**DAHLIN group**

JOB NO. 1341.001  
 DATE 05/05/16  
 5555 Owens Drive  
 Pleasanton, CA 94568  
 925-251-7200

**P1.3**

**SITE PLAN - NEW**  
 THE SAVE MART CENTER





JOB NO. 1341.001  
 DATE 05/05/16  
 5665 Owens Drive  
 Paramount, CA 90658  
 925-251-1700

P2.2



**FLOOR PLAN - NEW**  
 THE SAVE MART CENTER



NORTH - EXISTING



NORTH - NEW



SOUTH - EXISTING



SOUTH - NEW

FINISH LEGEND

- ALSP-1 ALUMINUM STOREFRONT SYSTEM
- CP-1 CEMENT PLASTER - EDGECOMB GRAY (IC-173)
- CP-2 CEMENT PLASTER - BENJAMIN MOORE - KENDALL CHARCOAL (IC-166)
- FCB-1 ALLURA - FIBER CEMENT SIDING, COLOR: OLIVE
- FCB-2 ALLURA - FIBER CEMENT SIDING, STAINK MAPLE
- MTL-1 AEP SPAN, VERTICAL BOX RIB METAL PANEL, COLOR: COOL WEATHER METAL AWNING
- MTL-2 BENJAMIN MOORE - EDGECOMB GRAY (IC-173)
- PNT-1 BENJAMIN MOORE - KENDALL CHARCOAL (IC-166)
- PNT-2 AEP SPAN, SPANFAM METAL ROOF, COLOR: COOL, ZINC GRAY
- RF-1



JOB NO. 1341.001  
DATE 05/05/16

5855 Owens Drive  
Pasadena, CA 91538  
951-251-7200

P3.1



ELEVATIONS  
THE SAVE MART CENTER



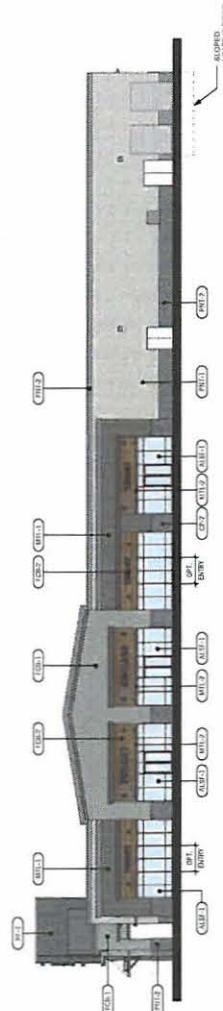
EAST - EXISTING



EAST - NEW



WEST - EXISTING



WEST - NEW

ELEVATIONS  
THE SAVE MART CENTER

- FINISH LEGEND
- ALBF-1 ALUMINUM STOREFRONT SYSTEM
  - CP1 CEMENT PLASTER - EDGECOMB GRAY (RC-17)
  - CP2 CEMENT PLASTER - BENJAMIN MOORE - KENDALL CHARCOAL (RC-16)
  - FCB-1 ALLURA FIBER CEMENT SIDING, COLOR: OLIVE
  - FCB-2 ALLURA FIBER CEMENT SIDING, STARK MAPLE
  - MTL-1 AEP SPAN VERTICAL BOX RIB METAL PANEL, COLOR: COOL WEATHER
  - MTL-2 METAL AWNING
  - PNT-1 BENJAMIN MOORE - EDGECOMB GRAY (RC-17)
  - PNT-2 BENJAMIN MOORE - KENDALL CHARCOAL (RC-16)
  - RF-1 AEP SPAN SPANSEAM METAL ROOF, COLOR: COOL ZINC GRAY



JOB NO. 1341.001  
DATE 05/05/16



P3.2

5405 Owens Drive  
Pasadena, CA 91458  
951-251-7200



PERSPECTIVES  
THE SAVE MART CENTER



JOB NO. 1341.001  
DATE 05/05/16  
SMSO Office, Dine  
Pleasanton, CA 94568  
925-251-7200



**PERSPECTIVES**  
THE SAVE MART CENTER



JOB NO. 1341.001  
DATE 05/05/16  
5885 Owens Drive  
Pasadena, CA 91108  
925-251-7200





City of  
**Los Banos**  
*At the Crossroads of California*

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**COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT**

Date: April 29, 2016

Regarding: Notice of Public Hearing

Proposal: Site Plan Review #2016-04 – Save Mart Center Remodel of 1400 S. Mercey Springs Road

NOTICE IS HEREBY GIVEN THAT a Public Hearing will be held by the Los Banos Planning Commission to consider Site Plan Review #2016-04 for the remodel of the former Kmart Building. The project proposal is for the remodel of an existing single tenant retail building of approximately 85,000 square feet on approximately 6.77 acres to a multi-tenant retail building in which Save Mart will occupy approximately 52,000 square feet. The project site is located within the Highway Commercial zoning district in at 1400 S. Mercey Springs Road, more specifically identified as Assessor's Parcel Number: 083-130-040.

A PUBLIC HEARING on this matter will be held at the next scheduled meeting of the Planning Commission on Wednesday, May 11, 2016 at 7:00 p.m. in the Council Chambers of Los Banos City Hall located at 520 J Street. Questions regarding the above referenced item may be directed to Stacy Souza Elms, Senior Planner at (209) 827-7000 ext. 133.

All persons are invited to be present at the public hearing. Written and oral testimony is invited. Notice is hereby further given that if you challenge the above described Project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this Notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Additional information may be obtained from the Community & Economic Development Department at 520 J Street, Los Banos, California. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (209) 827-7000. Notification at least 72 hours prior to the public hearing will enable the City to make reasonable arrangements to allow participation at this hearing

THE CITY OF LOS BANOS

Stacy Souza Elms  
Senior Planner





## DESIGN REVIEW STUDY SESSION

**TO:** Chairman Spada and Planning Commissioners

**FROM:** Stacy Souza Elms, Senior Planner *SE*

**DATE:** May 16, 2016

**SUBJECT:** Doctor Carter Dental Office  
1317 South Sixth Street

---

### Project Description

The Applicants, Dr. Ronald Carter and Dr. Jeffrey Carter, are proposing to demolish an existing 1,960 square foot building and construct a new 2,790 square foot dental office located at 1317 S. Sixth Street.

The project site has historically been used for various professional office uses in the past which include a real estate office and a tax preparation facility. The project site is located within the Highway Commercial zoning district on the northwest corner of Washington Avenue and South Sixth Street one block south of Pacheco Blvd. The project site is east of Yosemite Farm Credit, south of Hot City BBQ, west of Main Street Dental, and north of single family residences.



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The Community and Economic Development Department has referred the project to the Planning Commission for a study session on the aesthetic aspects related to the proposed project pursuant to Section 9-3.2318(a) of the Design Review Ordinance. The proposed project will require final site plan approval by the Planning Commission through a public hearing at a later date.

### **Planning Commission Project Study Session Review**

Pursuant to Section 9-3.2318(a) of the Design Review Ordinance, the purpose of the study session is to provide the applicant with feedback from the Planning Commission early on in the design process, before becoming overly invested in a design. The review is in the nature of a discussion between the Planning Commission and the applicant concerning the aesthetic aspects of a proposal, and does not constitute a final decision by the Planning Commission concerning the proposed development.

Pursuant to Section 9-3.2318(b) of the Design Review Ordinance, the Planning Commission's scope during the study session is to review, consider, and provide feedback on the following design aspects of the proposed project in light of the City's General Plan and applicable policies:

- Architecture;
- Landscaping; and
- Lighting.

### **Architecture**

Pursuant to Section 9-3.2318(c) of the Design Review Ordinance, the Planning Commission shall evaluate and provide feedback on the following architectural elements:

- Architectural style and consistency;
- Height;
- Bulk;
- Area;
- Color of buildings;
- Types of construction materials;
- Physical and architectural relationships with existing and proposed structures;
- Materials and variations of boundary walls;
- Fences;
- Exterior elevations of all sides of the buildings or structures; and
- Methods used to screen mechanical equipment from public view.

The applicant's architect has worked with staff to integrate the surrounding area into the design of the new dental office. The proposed architecture is residential in nature and will be compatible with Yosemite Farm Credit building as well as the residences adjacent to the project site.

Some of the characteristics incorporated on the site plan include a multi-form roof, earth tones, stone veneer, wood lap siding, and arcaded front entrance. Windows have been vertically placed to break up walls and texture variation has also been incorporated to

enhance the building and give a more residential feel to the façade. The building has a 360-degree design which provides consistent architectural design and enhancements all the way around the building.

Staff believes the proposed architecture integrates many of the design concepts of the design standards and clearly communicates specific elements desired for commercial buildings. The most important characteristic is that the building maintains residential character on a human scale which will blend well with the surrounding neighborhood.

### **Landscaping**

Pursuant to Section 9-3.2318(c) of the Design Review Ordinance, the Planning Commission shall evaluate and provide feedback on the following landscaping and site treatment elements:

- Types of planting and vegetation;
- Rock groupings; and
- Topography and location of landscaping areas.

The proposed landscape plan shows planting areas with various tree and shrub species. The main planting areas are along Washington Avenue and around the building. The applicant is proposing to provide drought tolerant plants and efficient irrigation. The trees proposed to be used throughout the project site are strawberry tree and crape myrtle as ornamental trees and palo verde and valley oak trees for shade canopy coverage. The shrubs and groundcover included in the preliminary landscape plan consist of: pink rockrose, sage leaf rockrose, little John bottle brush, prostrate cotoneaster, Eurasian gray sedge, fortnight lily, ice plant, red yucca, columnar juniper, lantana, lavender, cats claw vine, creeping Oregon grape, heavenly bamboo, beard tongue, iceberg rose, and society garlic.

The proposed landscape plan will meet the City minimum standard of 4% gross landscape area and the 50% shade tree canopy ordinance. Landscaping will be required to be irrigated in a manner that focuses on water conservation, with properly designed and installed low-volume irrigation.

### **Lighting**

Pursuant to Section 9-3.2318(c) of the Design Review Ordinance, the Planning Commission shall evaluate and provide feedback on the following lighting elements:

- Aesthetics of exterior lighting

The project proposes to utilize standard 20 foot parking light poles. In addition, the building will consist of decorative wall mounted sconces around the building. All lighting will be directed downward and shielded.

### **Project Review Board**

The proposed project will be reviewed by the Project Review Board (PRB) for these aspects:

- Building layout;
- Location;

- Orientation of all new and existing structures and the relationship to one another and surrounding properties
- Methods of landscape irrigation;
- Location and design of facilities for physically disabled persons;
- Location of fencing and other screening;
- Location and screening of refuse facilities;
- Traffic circulation on-site and off-site;
- Pedestrian and bicycle circulation and safety;
- Arrangement of off-street parking and loading facilities;
- Location and intensity of all onsite lighting; and
- Provision of municipal and public services.

The PRB will be providing a formal recommendation to the Planning Commission concerning the scope of their review during the Site Plan Review process.

**Recommendation**

Staff is requesting that the Planning Commission evaluate the architectural considerations, landscape and site treatment, and lighting elements as described above and provides initial feedback to the applicant on the proposed design. No formal action will be taken at this time.

**Attachments**

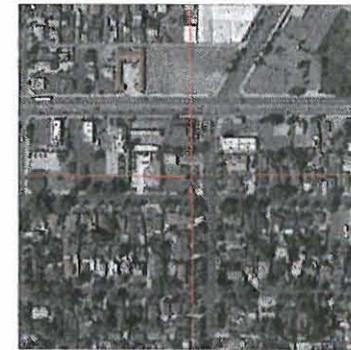
Site Plan  
Site Photos

# DR. DONALD CARTER, DENTAL OFFICES

1317A 6TH STREET, LOS BANOS, CA 93635



COLOR SITE PLAN



600' RADIUS MAP

PROJECT LOCATION:  
SCALE: 1/8" = 200'



VICINITY MAP

## PROJECT DATA SUMMARY

### PROJECT DESCRIPTION

THE PROJECT SITE CONSIST OF AN EXISTING BUILDING THAT WILL BE DEMOLISHED. THE NEW STRUCTURE WILL BE A NEW 2,700 S.F. SINGLE STORY COMMERCIAL OFFICE BUILDING. THE SITE WILL CONSIST OF PAVED PARKING, CONCRETE WALKS AND LANDSCAPING. THE BUILDING HAS A RESIDENTIAL FEEL TO IT, WITH STUCCO EXTERIOR, VERTICAL STONE, STONE VENEER AND A HP ROOF. THE PROJECT IS SURROUNDED ON THE WEST AND NORTH BY COMMERCIAL AND OFFICE BUILDINGS. SOUTH OF THE PROJECT IS RESIDENTIAL HOMES.

## SHEET INDEX

- SA-0.10 COVER SHEET
- PRELIMINARY CIVIL GRADING & UTILITY PLAN
- PRELIMINARY LANDSCAPE PLAN
- SA-0.11 SITE PLAN
- SA-0.12 SITE PHOTO SURVEY
- SA-1.10 FLOOR PLAN
- SA-1.11 ROOF PLAN
- SA-1.30 EXTERIOR ELEVATIONS OPTION 1
- SA-1.31 EXTERIOR ELEVATIONS OPTION 2

CARTER DENTAL OFFICES COVER SHEET

1317A 6TH STREET, LOS BANOS, CA 93635 15063 20160216

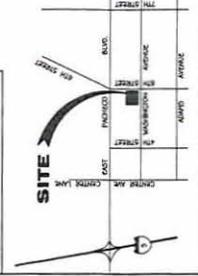
SA-0.10

**Borges**  
ARCHITECTURAL GROUP

1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com

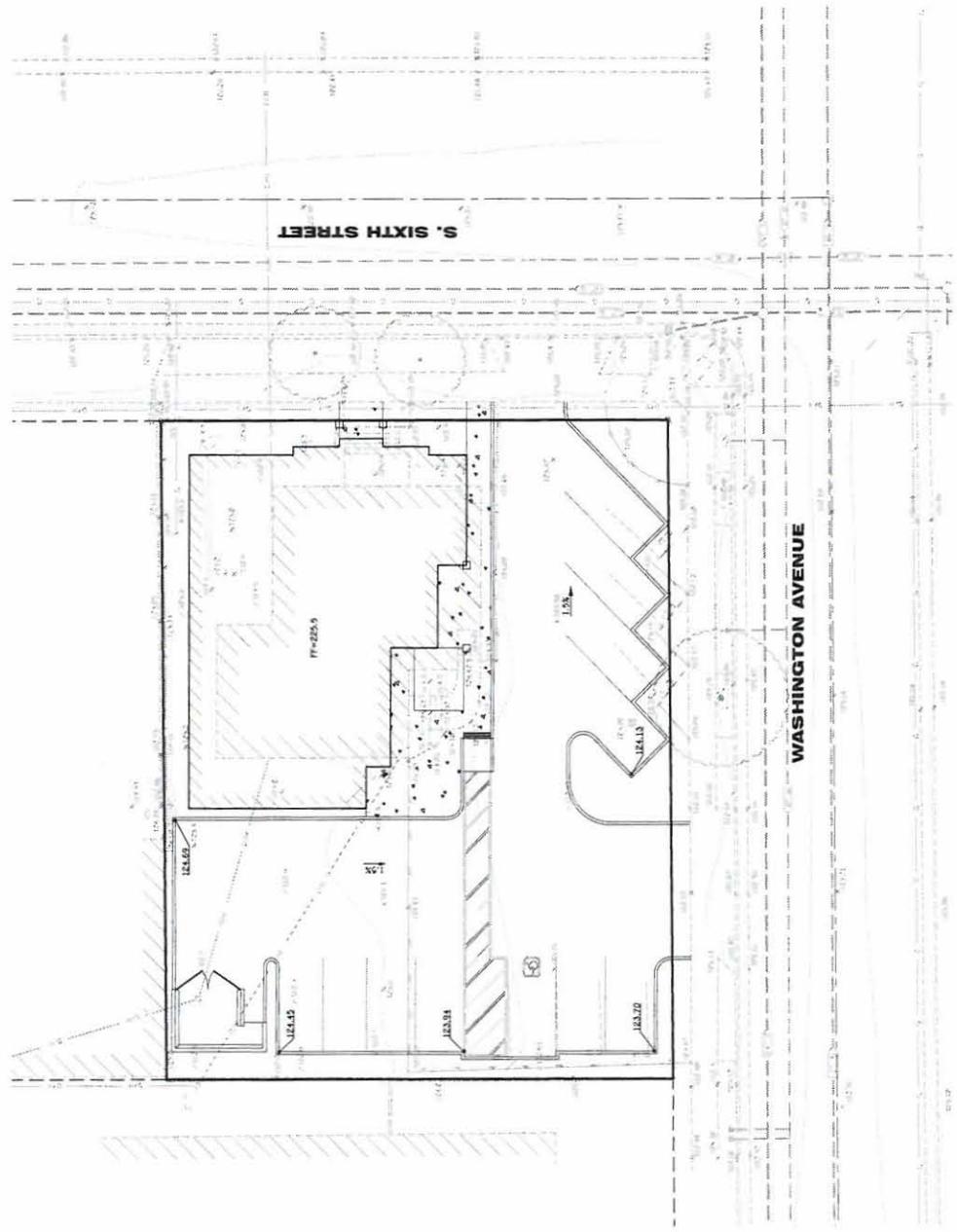
PRELIMINARY GRADING AND UTILITY PLAN FOR:  
**1317A 6th STREET**  
 CITY OF LOS BANOS CALIFORNIA

VICINITY MAP  
 REF TO SCALE



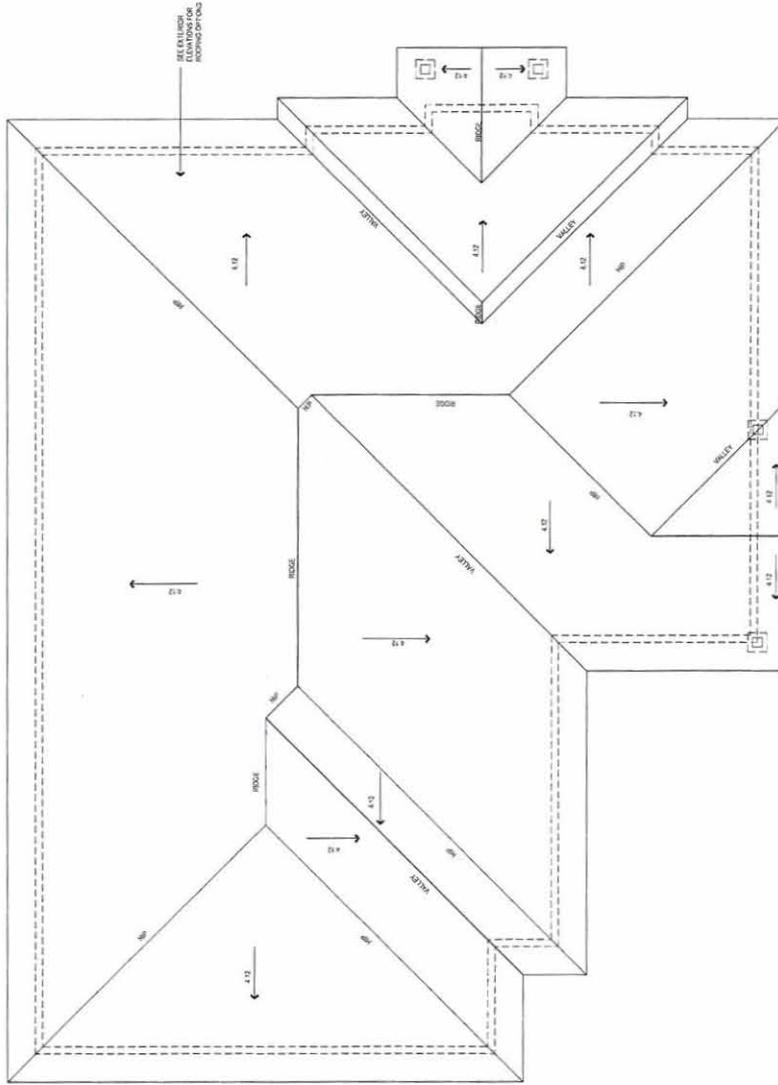
- NOTES:**
- PROPOSED SANITARY SEWER AND DOMESTIC WATER TO CONNECT TO EXISTING SERVICES.
  - EXISTING BUILDING AND SITE IMPROVEMENTS TO BE REMOVED.

PRELIMINARY GRADING AND UTILITY PLAN FOR:  
**1317A 6th STREET**  
 MARCH 25, 2016



DESCRIPTIONS	(P) PROPOSED	(E) EXISTING
ROUGH FINISH	---	---
SANITARY SEWER	---	---
WATER MAIN	---	---
FIRE SERVICE	---	---
CENTERLINE	---	---
RIGHT OF WAY LINE	---	---
BOUNDARY LINE	---	---
ELECTRICAL LINE	---	---
TELEPHONE LINE	---	---
JOINT TRENCH	---	---
FENCE	---	---
WOOD FENCE	---	---
WROUGHT IRON FENCE	---	---
WALL	---	---
WALKWAY	---	---
CURB AND GUTTER	---	---
VARIABLE CURB FACE	---	---
BARBICADE	---	---
DRIVEWAY	---	---
HANDHOLE	---	---
DOWN INLET	---	---
WATER SERVICE	---	---
METHOD WATER SERVICE	---	---
POST INDICATOR VALVE	---	---
FIRE HYDRANT	---	---
FIRE DEPT. CONNECTION	---	---
BLINDOFF VALVE	---	---
GATE VALVE	---	---
SHUTOFF VALVE	---	---
DOUBLE DETECTOR	---	---
BACKFLOW PREVENTER	---	---
TYPE 'X' STREET LIGHT	---	---
TRAFFIC LIGHT	---	---
TRANSFORMER	---	---
PULLBOX	---	---
PEDESTAL & SERVICE ON	---	---
UTILITY SERVICE PEDestal	---	---
UTILITY POLE	---	---
4" S&D STREET SIGN	---	---
SEW	---	---
EDGE LINE	---	---
DIRECTION OF FLOW	---	---
FLOODLINE	---	---
SMALL	---	---
PAD ELEVATION	---	---
ELEVATION	---	---
SLOPE UNLESS NOTED OTHERWISE	---	---
TREE TO BE REMOVED	---	---
TREE TO REMAIN, CONSERVE/TIMBERY FENCE	---	---





1 ROOF PLAN  
1/4" = 1'-0"

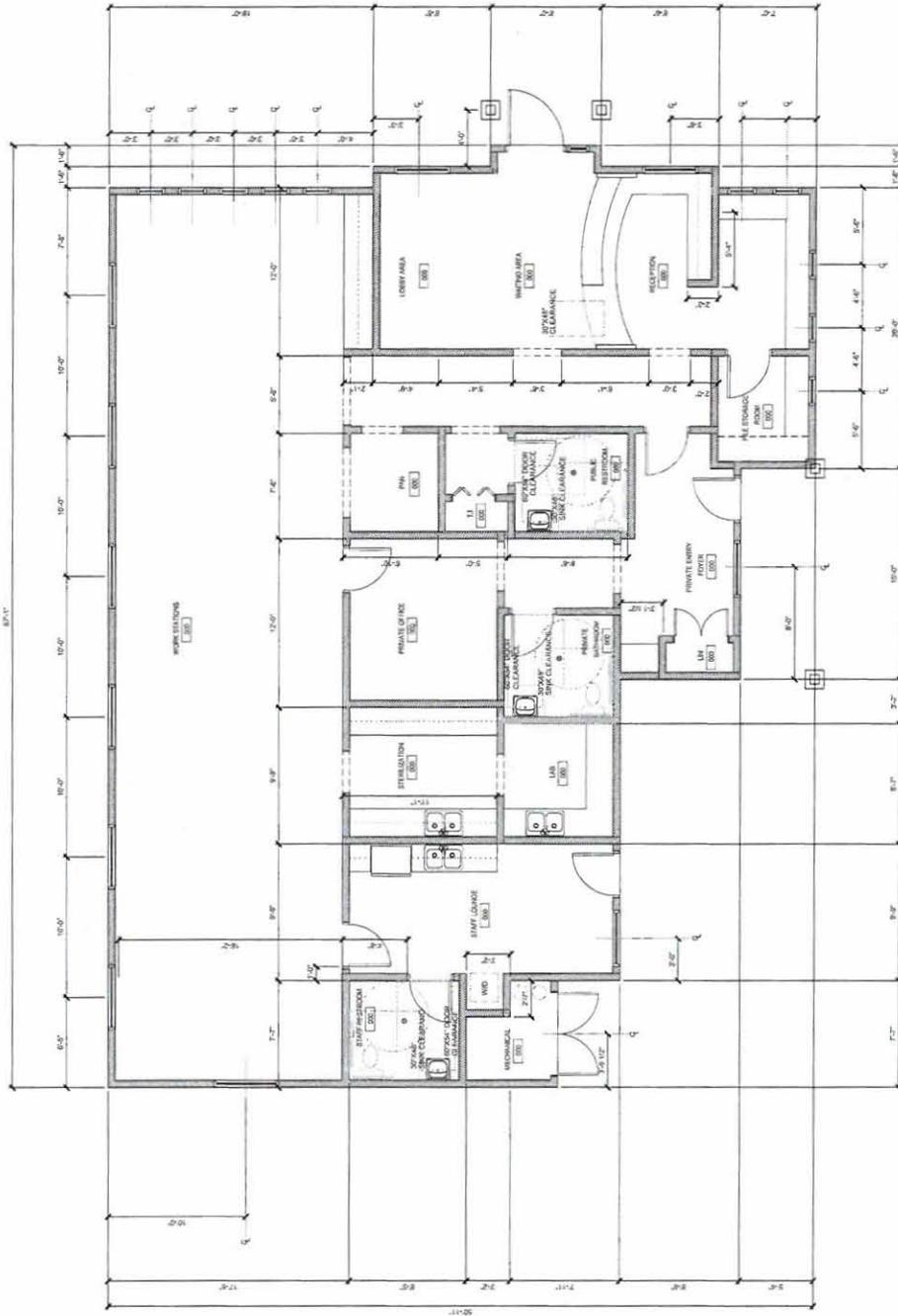
CARTER DENTAL OFFICES ROOF PLAN

1317A 6TH STREET, LOS BANOS, CA 93635 15063 20160216

SA-1.11

BORGES ARCHITECTS

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BUILDING - 2,700 S.F.

1 FLOOR PLAN  
10/1/10

**CARTER DENTAL OFFICES FLOOR PLAN**

**SA-1.10**

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T | 916.782.7200 bgr@aarch.com

1317A 6TH STREET, LOS BANOS, CA 93635  
15063 20160216

**BORGES**





1



2



3



4



5



6

1 SITE SURVEY PHOTOS  
10/1/16

CARTER DENTAL OFFICES SITE PHOTOS SURVEY

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SA-0.12





2 CONCEPTUAL ELEVATIONS OPTION 2  
18" x 12"

- [R2] PAINT
  - A) DOWN-LOADWARDS PAINTS DUSTY REDD HOOK LRV 71
  - B) DOWN-LOADWARDS PAINTS DUSTY REDD HOOK LRV 71 ON GRAY LRV 63
- [L2] TRIM PAINT
  - A) DOWN-LOADWARDS DUSTY LIGHT REDD LRV 80
- [S2] STONE VENEER
  - A) CULTURED STONE, OLD COUNTRY / HILLSIDE SUMMIT FLAK
- [R3] ROOFING OPTIONS
  - A) GABLE ROOFING PRODUCTS COMPOSITE ROOF TILE, BERNA AMBER
  - B) ASPHALT/FLY ASH ROOFING COOL, 28C GRAY
  - C) METAL ROOFING PRODUCTS, 28C GRAY
  - D) OPTIMATED RESIDENTIAL SHAKE ROOF, SANDLES PLATINUM



3 TYPICAL WALL STONES  
18" x 12"

1 MATERIAL LEGEND OPTION 2  
18" x 12"

CARTER DENTAL OFFICES EXTERIOR ELEVATIONS

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