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

JUNE 22, 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.

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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 Cuidad 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.

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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)

   Cates __, Faktorovich __, Limon __, Llamas __, McCoy __, Spada __, Toscano __

4. APPROVAL OF AGENDA.

Recommendation: Approve the agenda as submitted.

5. CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING OF JUNE 8, 2016.

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. 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 a Conditional Use Permit to Allow the Use of a Type 41 Alcohol License for the On-sale of Beer and Wine in Conjunction with an Eating Place for Taqueria 152 Located at 1041 W. Pacheco Boulevard, More Specifically Identified as Assessor's Parcel Number: 026-182-003.

      1) Planning Commission Resolution No. 2016-29 – Recommending Approval of Conditional Use Permit #2016-12 to the Los Banos City Council for the Use of a Type 41 Alcohol License for the On-sale of Beer and Wine in Conjunction with an Eating Place for Taqueria 152 Located at 1041 Pacheco Boulevard.

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

   B. Public Hearing – to Consider Conditional Use Permit to Allow the Operation of a Mortuary in the Highway Commercial Zoning District (H-C) for Wayne Bynum (d.b.a. Bynum's Los Banos Mortuary) Located at 285 Mercey Springs Road, Suite A, More Specifically Identified as Assessor's Parcel Number: 025-121-025.

      1) Planning Commission Resolution No. 2016-30 – Approving Conditional Use Permit #2016-13 for Bynum's Los Banos Mortuary Located at 285 Mercey Springs Road, Suites C&D, More Specifically Identified as Assessor's Parcel Number: 025-121-025.

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

C. Public Hearing – to Consider Site Plan Review #2016-05 for O'Reilly's Auto Enterprises, LLC for the Construction of a New 8,712 Square Foot Auto Parts Store on 1.06 Acres Located within the Highway Commercial Zoning District at the Northwest Corner of Pacheco Boulevard and Sixth Street, More Specifically Identified as Assessor's Parcel Numbers: 026-044-041, 042, 043, and 044 (**Continue to July 13, 2016)**.

Recommendation: Receive staff report, open the public hearing, receive public comment, and continue the public hearing.

8. DESIGN REVIEW STUDY SESSION – THE CONSTRUCITON OF A NEW 8,712 SQUARE FOOT AUTO PARTS STORE LOCATED AT THE NORTHWEST CORNER OF PACHECO BOULEVARD AND SIXTH STREET IN THE HIGHWAY-COMMERCIAL ZONING DISTRICT **(CONTINUED FROM JUNE 8, 2016)**.

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

9. COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT REPORT.

10. COMMISSIONER REPORTS.

A. Cates

B. Faktorovich

C. Limon

D. Llamas

E. McCoy

F. Spada

G. Toscano

11. 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 filling written notice with the Planning Commission Secretary not later than five (5) business days (excluding holidays) after the day on which the act or determination was made. An appeal must state the act or determination which is being appealed, the identity of the applicant and his/her interest in the matter, and set forth in concise statement(s) the reasons which render the Commission's decision unjustified or inappropriate. (Los Banos Municipal Code Section 9-3.2326)

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 17th day of June 2016

CITY OF LOS BANOS
PLANNING COMMISSION MEETING MINUTES
JUNE 8, 2016

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. Chairperson 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 Cates.

ROLL CALL – MEMBERS OF THE PLANNING COMMISSION PRESENT: Planning Commission Members John Cates, Arkady Faktorovich, Erik Limon, Palmer McCoy, Tom Spada, and Susan Toscano; Refugio Llamas absent.

STAFF MEMBERS PRESENT: Senior Planner Stacy Elms, Assistant City Clerk/Human Resources Technician Sousa, and City Attorney William Vaughn.

CONSIDERATION OF APPROVAL OF AGENDA. Motion by Limon, seconded by McCoy to approve the agenda as submitted. The motion carried by the affirmative action of all Planning Commission Members present; Llamas 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 CHAMBER INFORMATIONAL TABLE. Chairperson Spada opened the public forum. No one came forward to speak and the public forum was closed.

PUBLIC HEARING – TO CONSIDER SITE PLAN REVIEW #2016-01 FOR WINDECKER INC. FOR THE DEVELOPMENT OF A 4,728 SQARE FOOT CONVENIENCE STORE, SIXTEEN (16) PUMP FUEL STATIONS AND SELF-SERVE AUTOMATIC CAR WASH ON 1.20 ACRES AND TO CONSIDER CONDITIONAL USE PERMIT #2016-05 FOR THE USE OF A TYPE 20 ALCOHOL LICENSE FOR THE OFF-SALE OF BEER AND WINE, LOCATED WITHIN THE HIGHWAY COMMERCIAL ZONING DISTRICT ON THE NORTHWEST CORNER OF WARD ROAD AND PACHECO BOULEVARD, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER: 428-160-016. Senior Planner Elms presented the staff report which included a PowerPoint, noting she received two comments from surrounding

property owners citing concerns regarding the current parking not being able to support the project.

Commissioner Limon spoke regarding the trash enclosure not having a lid on it; he's seen a lot of businesses becoming a victim of illegal dumping and having to call out Republic Services to dump the extra trash, it would be redundant to have a lid if there is a locking mechanism in place.

Chairperson Spada opened the public hearing. HARRY HEADY, Heady Design & Associates, stated the applicant wanted to bring something to the Planning Commission that the City could be proud of, the project that was brought to the table was a wish of the client and he believes it will blend well with the community, thanked Senior Planner Elms for her good communication throughout the process, it is agreeable that a cover would be placed on the trash enclosure, we all want a safe site and to pay our fair share of the waste management, we do have the issues with the Covenants, Conditions & Restrictions (CC&Rs) that were brought to everyone's attention and those issues have since been addressed, the Windeckers have received signed letters from the majority of landowners and will pass those onto Senior Planner Elms, how the owner sat down with our landscape architect and the landscaping will drought tolerant, the desire is to use LED lighting and solar panels; CHAIRPERSON SPADA thanked Mr. Windecker for quality project; COMMISSIONER CATES spoke about the jobs this project will bring to town and thanked the applicant for that, how the communication between private parties is important as the City and the Planning Commission do not have the ability to mitigate individual property rights, we have steps we have to follow, all parties that are involved or think they will be affected by a proposed project should start discussions with the applicant before the project comes to the Planning Commission, how it opens up the door of communication between all property owners and would make things a little less strenuous for the Planning Commission when making these decisions, thank you all for working together on this project. No one else came forward to speak and Chairperson Spada closed the public hearing.

Motion by Faktorovich, seconded by McCoy to adopt Planning Commission Resolution No. 2016-11 – Approving Site Plan #2016-01 for the Construction of a 4,288 Square Foot Fresh Fill Convenience Store, 4,590 Square Foot Chevron Fuel Station with Canopy, and 525 Square Foot Automatic Car Wash Located at 2270 Pacheco Boulevard, More Specifically Identified as Assessor's Parcel Number: 428-160-016 and to include the National Fire Protection Association (NFPA) Section Numbers 58-6.5 and 58-6.6 and to include a cover on the trash enclosure. The motion carried by the affirmative action of all Planning Commission Members present; Llamas absent.

Motion by Cates, seconded by Limon to adopt Planning Commission Resolution No. 2016-12 – Recommending Approval of Conditional Use Permit #2016-05 to the Los Banos City Council for the Off-sale of Beer and Wine for Windecker Inc., Located at 2270 Pacheco Boulevard, More Specifically Identified as Assessor's Parcel Number: 428-160-016. The motion carried by the affirmative action of all Planning Commission Members present; Llamas absent.

PUBLIC HEARING – TO CONSIDER A CONDITIONAL USE PERMIT TO ALLOW THE USE OF A TYPE 20 ALCOHOL LICENSE FOR THE OFF-SALE OF BEER AND WINE FOR THE 99 CENT ONLY STORE LOCATED AT 1209 W. PACHECO BOULEVARD, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER: 431-141-020. Senior Planner Elms presented the staff report which included a PowerPoint presentation.

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

Motion by Limon, seconded by Faktorovich to adopt Planning Commission Resolution No. 2016-25 – Recommending Approval of Conditional Use Permit #2016-09 to the Los Banos City Council for the Use of a Type 20 Alcohol License for the Off-sale of Beer and Wine for the 99 Cent Only Store Located at 1209 W. Pacheco Boulevard. The motion carried by the affirmative action of all Planning Commission Members present; Llamas absent.

PUBLIC HEARING – TO CONSIDER A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A PROFESSIONAL OFFICE IN THE GENERAL INDUSTRIAL ZONING DISTRICT (I) FOR MERCED COUNTY COMMUNITY ACTION AGENCY – WIC PROGRAM LOCATED AT 30 W. G STREET, SUITES A & B, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS: 081-190-017 AND 081-190-018. Senior Planner Elms presented the staff report which included a PowerPoint presentation.

Chairperson Spada opened the public hearing. KAREN SIMMONS GILLIAN, Women Infants and Children (WIC) Director of Merced Community Action Agency, stated she is excited about the possibility of moving to this location, there is much better parking and access to public transportation, the location will serve the community well. No one else came forward to speak and the public hearing was closed.

Motion by Toscano, seconded by Cates to adopt Planning Commission Resolution No. 2016-26 Approving Conditional Use Permit #2016-11 for Merced County Community Action Agency WIC Program Located at 30 W. G Street, Suites A & B, More Specifically Identified as Assessor's Parcel Numbers: 081-190-017 and 081-190-018. The motion carried by the affirmative action of all Planning Commission Members present; Llamas absent.

PUBLIC HEARING – TO CONSIDER A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A RETAIL STORE FOR WIC PROGRAMS IN THE GENERAL INDUSTRIAL ZONING DISTRICT (I) LOCATED AT 30 W. G STREET, SUITE C, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER: 081-190-019. Senior Planner Elms presented the staff report which included a PowerPoint presentation.

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

Motion by Faktorovich, seconded by Limon to adopt Planning Commission Resolution No. 2016-27 – Recommending Approval of Conditional Use Permit #2016-06 for Baby's Nutrition Located at 30 W. G Street, Suite C, More Specifically Identified as Assessor's Parcel Number: 081-190-019. The motion carried by the affirmative action of all Planning Commission Members present; Llamas absent.

PUBLIC HEARING – TO CONSIDER A RECOMMENDATION TO THE LOS BANOS CITY COUNCIL FOR A PROPOSED GENERAL PLAN AMENDEMENT THAT WOULD UPDATE THE HOUSING ELEMENT OF THE LOS BANOS GENERAL PLAN PURSUANT TO STATE LAW (CONTINUED FROM MAY 25, 2016). Senior Planner Elms presented the staff report which included a PowerPoint presentation, noting she received a comment letter from the California Department of Housing and Community Development (HCD) describing revisions needed to comply with the State Housing Element Law, requesting the City analyze the feasibility of identified non-vacant sites to accommodate the City's Regional Housing Need Allocation (RHNA), and asking that the City comply with SB2.

Commissioner Toscano inquired as to how each public service (police, fire, schools) prepares for housing impacts as she is concerned with maintaining these public services. Senior Planner Elms stated this is just an element of the General Plan, it's the only element of the General Plan that the State dictates, this just provides insurance and guarantees that the City will allow this type of housing to be incorporated in the community, one way public services are accounted for are through fees, we are supposed to analyze the impact and ensure something is being done to mitigate it, on top of developer fees there are Community Facilities Districts (CFDs) in place that help to pay for public safety, fees are set so there is complete mitigation and that is why we require development impact fees for each home being built, every few years a nexus study is completed to ensure the appropriate fees are being charged, schools can collect fees to mitigate their impact as well and the school district also communicates with developers, these particular developments are through a developer that pays an extra higher fee than they are required to pay, if the fees weren't appropriate we would probably hear from the school district about that, it's the City's policy that any time a developer comes in with proposed housing they are directed to the school district and then staff follows up with the school superintendent to ensure the developer made contact, the City tries hard to ensure there is good communication with the school district regarding any new developments.

Commissioner McCoy spoke about the State setting the ground here and how he believes that the City should be notifying the property owners when it identifies the property is being underutilized. Senior Planner Elms stated there is no requirement for the City to notify the property owners, how the City is just identifying properties and checking a box to cover what the State is asking, used the Racquet Club as an example

of a property being underutilized. Commissioner McCoy stated he believes if names are going into a report those property owners should be notified.

Commissioner Cates spoke about how there is a difference between what the City does and what the School District does with regards to mitigating fees for building schools. Senior Planner Elms stated that all the City can do is try to facilitate the discussions between developers and the school district, the City cannot force a developer to agree to anything the school district is requesting.

Chairperson Spada referred to the model development fees for 2015 and inquired as to why the park development impact fees were much higher than the fees for police and fire. Senior Planner Elms stated fees are set by a nexus and are based on what it costs the City to maintain the park facilities, our parks don't have a special tax to support them as do police and fire. City Attorney Vaughn spoke about how impact fees are for capital improvements the development impacts, for instance it may be more economical to build a fire station versus building actual parks, regarding the police station the nexus studied the needs of a larger police station based on population growth, it is less expensive to develop a police station than the number of parks the City wants to develop in terms of providing amenities to the residents.

Chairperson Spada opened the public hearing. KATHY BALLARD, Los Banos, stated that along with the agreement the State also requires a form be completed to reduce any obstacles in regards to building, how every time they try to build certain housing in Los Banos everyone goes crazy, she has seen City Hall packed when a developer wants to build apartment complexes by their home, the City always does its publications in the Los Banos Enterprise and she's not sure that everyone is seeing those so maybe there is a better way to notify citizens, wonders if the State has this requirement for the Housing Element because the City receives funding in return. SENIOR PLANNER ELMS stated the City does need to have a Housing Element that is in compliance with HCD in order to be eligible for funding, how in 2014-15 the City applied for Community Development Block Grant (CDBG) funding and needed to have a Housing Element in place, regarding the notifications in the Los Banos Enterprise the City did send out a request for proposals for legal advertising and the Los Banos Enterprise was awarded the contract, how Government Code requires legal notices be published in a newspaper with a general distribution, the City has a contract with the Los Banos Enterprise for these types of notices and that's why we utilize them, the notices are placed on the City's website as well. COMMISSIONER McCOY referred to a program Senior Planner Elms had discussed previously regarding fast tracking permits and inquired as to if the City would be able to recuperate money from State or Federal or if it was money that the City would lose. SENIOR PLANNER ELMS stated the City doesn't have any programs in place for that, we talked about a density bonus program as being an incentive, there is no way the City could streamline the permit process any faster unless she had ten more people in her department. No one else came forward to speak and the public hearing was closed.

Motion by Limon, seconded by Cates to adopt Planning Commission Resolution No. 2016-28 – Recommending to the City Council Approval of a General Plan Amendment for the 2014-2023 Housing Element and Associated Negative Declaration (SCH #2016041070). The motion carried by the affirmative action of all Planning Commission Members present; Llamas absent.

DESIGN REVIEW STUDY SESSION – THE CONSTRUCTION OF A NEW 8,712 SQUARE FOOT AUTO PARTS STORE LOCATED AT THE NORTHWEST CORNER OF PACHECO BOULEVARD AND SIXTH STREET IN THE HIGHWAY-COMMERCIAL ZONING DISTRICT. Senior Planner Elms presented the staff report which included a PowerPoint presentation.

Commissioner Faktorovich stated he sympathizes with the architect, but believes this is not a job he would like to see in the community, how he is a former architect himself and believes that this design is an easy way out in order to satisfy the developer, the building is quite imbalanced, the right side outweighs the left side, the east elevation is exposed to traffic, this is totally out of character for the location, understands that the building is bound by the operations confined within it, the loading dock area is a disaster for the people passing by and having to look at it, how there are several auto part stores in the City and they are balanced, in this case the architect completely disregarded the location and the business of the street, his recommendation would be to redesign this building as it is not a good project the way it is currently presented, believes that there was not much thought put into it.

Stan Iverson, Tait and Associates, stated he is the sounding board and will bring information back to the architect who is out of Missouri, wants to get the Commission's input and feedback regarding the project.

Commissioner Limon stated the project is plain to the eyes, it does need some type of pizzazz, the building needs to set the tone for the location as this is the entrance to the downtown, doesn't believe the entire building needs to be redesigned, suggested maybe adding an awning, try to balance the building, thinks it fits the mission style theme we are trying to encompass.

Commissioner Cates spoke stated the area is severely southwestern style and suggested bringing some elements that will match the area, every community is different, try to be a little more creative, it looks like a boiler plate building, we want to try and make the elements a little more blended with the area, the old car dealership is directly behind the project in the alley and maybe some of those elements could be added to this project, create more of a balanced look, doesn't want to lose commercial development and thinks that we can find a half way meeting point in terms of design, the occupant directly behind the project is Habitat for Humanities and they will be looking at this stucco fence, maybe this can be a future platform for the City's mural program, even though it is an alley way we still need something there, even the old alleys in town have character, suggested the architect compare and contrast with other

alleys in town to get some ideas, the roofline needs a lot more work, maybe some exposed tile.

Chairperson Spada stated that the main street elevation (east elevation) needs to have storefront detail, it needs to have some pizzazz because that is the entrance of our downtown, the Sixth Street side has got to be really detailed, he doesn't believe this shows mission style at all, asked that the architect drive around and look at the more recent buildings on Pacheco Boulevard to match the style, how this project is so far off in his view.

Commissioner Toscano stated she believes beauty is in the eye of the beholder, how the old Kaljian's Motors has no style to it and that is just how buildings were built during that time, the buildings are old, the east elevation is very important because it faces the main downtown area, this location really doesn't have a style to it and all buildings are built different, if you ask her the hotel next door sticks out like a sore thumb and is only Spanish because of the way it was painted, it's too bad that there couldn't be another entrance, the alleyway doesn't bother her at all because the alley shouldn't be accessed except for the residents of those homes that are located in that alleyway.

Chairperson Spada stated a landscape strip along the side of the building would help, it needs to be storefront looking and can even be fake.

Commissioner Faktorovich stated the façade can be balanced, the bay next to the store sign can be covered with false windows or Styrofoam decorations can be placed and covered with stucco, understands that the architect is trying to fit the logistics of the store operation, the east elevation can be mimicked with whatever is done to the storefront, you can do wonders with fake windows, plaster in white on the windows would be more pleasing to the eye, there is a very busy parking lot and he wonders why was there not an alternative driveway considered on Sixth Street. Senior Planner Elms stated that City staff is asking that the driveway on Sixth Street be closed because it is too close to Highway 152 and would be too dangerous.

Kathy Ballard, Los Banos, stated that when she was looking at the property for her own business it was her understanding that the City wanted to hide parking and have the building moved closer to Pacheco Boulevard in order to do so, how Sleep Train and the 99 Cent Only store were placed as close as they could be to Pacheco Boulevard, if the building was closer to Pacheco then it would hide the parking and look more pleasing to the eye. Senior Planner Elms stated at the time Ballard was looking at the property it was the plan to hide parking but that is not the case now, staff liked this design, the 99 Cent Only store is a good example of how a building can block the view of traffic as it is too close to the highway.

Commissioner Cates stated the way the building faces south is not conducive and wonders if the building could be turned so the front faces Sixth Street. Senior Planner Elms stated the existing driveway is prohibiting that and the lot is long.

Commissioner Toscano inquired as to if a delivery truck would be able to leave the delivery position through the alley or if they would need to leave on Pacheco Boulevard and if there is even enough room for a truck to maneuver, she would like to see a study completed on the turning ratio of a delivery truck to ensure there is enough room, maybe turn the entrance to the corner of the building, if the delivery truck is going to be using the alley the building may need to move further toward Pacheco Boulevard, maybe the entrance can be placed on a corner.

Commissioner Faktorovich spoke about how during his thirty plus years of practicing he had a lot of clients come through, how he studied Feng Shui and that a corner entrance would never be utilized by someone who practices Feng Shui so we should try to stay away from that.

Commissioner McCoy wanted to ensure that staff received enough input from the Commission that they can answer questions when the architect has questions. Senior Planner Elms stated she would like to be able to walk downtown on her own and take some pictures, believes there are architectural elements on the Balatti building that can be incorporated, thinks she can work with the architect pretty well and can get on the same page, how Public Works Director/City Engineer Fachin commented to her that this is one of the nicest alleys in town and it makes the site work.

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT REPORT. Senior Planner Elms stated she will be releasing the environmental on the Presidential Estates East development soon, will hold a public hearing on July 13, 2016, how she is still working with developers on the Villas project, and is anticipating a redesign.

PLANNING COMMISSION MEMBER REPORTS.

CATES: No report.

FAKTOROVICH: No report.

LIMON: No report.

LLAMAS: Absent.

McCOY: Inquired as to if a document exists regarding the requirements for new projects. Senior Planner Elms explained that staff tries to provide consistency, certain conditions are blanketed and the City tries to apply them to each project, if there is something the Commission sees that was left off and would like to see it incorporated it is always up to the Planning Commission, she'll make sure to pay extra attention to consistency moving forward.

SPADA: Stated he will be on vacation in August.

TOSCANO: No report.

ADJOURNMENT: The meeting was adjourned at the hour of 9:20 p.m.

APPROVED:

_____
Tom Spada, Chairperson

ATTEST:

_____
Jana R. Sousa, Assistant City Clerk

City of Los Banos
At the Crossroads of California

PLANNING COMMISSION STAFF REPORT

TO: CHAIRMAN SPADA AND COMMISSIONERS

FROM: STACY SOUZA ELMS, SENIOR PLANNER

DATE: JUNE 22, 2016

SUBJECT: TAQUERIA 152 CONDITIONAL USE PERMIT #2016-12 FOR THE ON-SALE OF BEER AND WINE

RECOMMENDATION:

That the Planning Commission adopt Resolution No. 2016-29 recommending approval of Conditional Use Permit #2016-12 to the Los Banos City Council for the on-sale of beer and wine to be served at Taqueria 152 located at 1041 Pacheco Blvd.

PROJECT BACKGROUND/DESCRIPTION:
The applicant, Yeranea Leal (d.b.a Taqueria 152), is requesting a Conditional Use Permit for the on-sale of beer in wine in conjunction with a Type 41 alcohol license in conjunction with an eating place (Mexican restaurant) located at 1041 Pacheco Boulevard.

The applicant is currently operating a full service Mexican restaurant at the location for the proposed use permit. The restaurant is open Monday thru Friday from 10 a.m. to 8 p.m. and Saturday thru Sunday 8 a.m. to 9 p.m. The restaurant has been in operation since May 2016.

Taqueria 152 is located within a building which contains multiple tenants. The uses within the building consist of Flowers Tepeyac, Bertha Carrillo Tax, and Susi Insurance Agency. This specific location was previously occupied by El Region Mercado, which had a Conditional Use Permit for a Type 20 alcohol license for the off-sale of beer and wine. El Region Mercado closed in September 2010. The restaurant has seating for 44 customers. Parking is located in the front and rear of the building off of the alley.

LOCATION AND ACCESS:
The project site is located at 1041 Pacheco Blvd., more specifically identified as Assessor's Parcel Number: 026-182-003. The project site is on the south side of Pacheco Blvd., just west of Eleventh Street. To the south of the project site is an alley that separates the Highway Commercial uses from the residential uses to the south.

LAND USE:

Property	Land Use	Zone	General Plan
Project site	Commercial	H-C	Commercial
North	Commercial	H-C	Commercial
South	Residential	R-1	Low Density Residential
East	Commercial	H-C	Commercial
West	Commercial	H-C	Commercial

H-C = Highway Commercial R-1 = Low Density Residential

ENVIRONMENTAL ASSESSMENT:
Pursuant to the California Environmental Quality Act (CEQA) and the City of Los Banos Environmental Quality Guidelines, it has been determined that this project is categorically exempt from the provisions of CEQA – Article 19, Section 15301. The applicant's request for the on-sale of beer and wine involves the permitting and licensing of an existing private structure and involves no expansion at 1041 Pacheco Blvd.

USE PERMIT ANALYSIS

Code Requirements

Pursuant to the Los Banos Municipal Code Section 9-3.2322, a Conditional Use Permit is required for any establishment dispensing for sale or other consideration alcoholic beverages, including beer and wine, for on-sale or off-sale. The Planning Commission is the recommending body and the City Council is the decision making body for Conditional Use Permits for the on-sale and off-sale of alcoholic beverages. A Conditional Use Permit may be granted if the proposed use is conforming to the following criteria:

General Use Permit Criteria:

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

Specific On-Sale and Off-Sale Alcoholic Beverages Criteria:

1. That the proposal will not contribute to undue proliferation of such uses in an area where additional ones would be undesirable with consideration given to the area's function and character, problems of crime and loitering, and traffic problems and capacity;
2. That the proposal will not adversely affect adjacent or nearby churches, temples, or synagogues; public, parochial, or private elementary, junior high, or high schools; public parks or recreation centers; or public or parochial playgrounds;
3. That the proposal will not interfere with the movement of people along an important pedestrian street; and
4. That where the proposed use is in close proximity to residential uses, and especially to bedroom windows, the use will be limited in hours of operation, or designed operated so as to avoid the disruption of residents' sleep between the hours of 10:00 p.m. and 7:00 a.m.

Staff has evaluated the proposal pursuant to the above criteria set forth in the Municipal Code and offers the following observations:

The primary use in conjunction with the serving of beer and wine is a Mexican restaurant. The surrounding area and function is primarily commercial in nature, and is entirely consistent with a restaurant, and the on-sale and serving of beer and wine. The addition of this location for the on-sale of beer and wine will not contribute to the undue proliferation of alcohol sales in the area where that use would be undesirable taking into account the characteristics of the area. The proposed on-sale of beer and wine is complementary to the restaurant use that is compatible with and complementary of existing commercial uses in the area. The project will include conditions of approval

which regulate the operational characteristics of allowing the serving of alcohol and are intended to preserve the public health, safety, or welfare of persons and property in the vicinity including crime prevention and loitering. Staff is unaware of any significant problems in the area related to crime and loitering, which would be negatively affected by the on-sale of beer and wine at this location.

The proposed use is not in close proximity to churches, temples, or synagogues; public, parochial, or private elementary, junior high, or high schools; public parks or recreation centers; or public or parochial playgrounds. Los Banos High School is the nearest school which is located approximately five blocks from the project site.

The project will include conditions of approval which regulate the operational characteristics of allowing the serving of alcohol and are intended to preserve the public health, safety, or welfare of persons and property in the vicinity. It is not anticipated that the on-sale of beer and wine at this location will adversely affect any important pedestrian rights of way.

All sales and consumption of beer and wine will be conducted inside the premises and in conjunction with the serving of food. The nearest residence is more than 100 feet from the entrance of the building. There is an alley between the project site and the residential structure to the south. In addition, the project will be subject to conditions which will mitigate any adverse affects on the surrounding neighborhood. Hours of operation will start after 7:00 a.m. and end at 9:00 p.m. The restaurant will also be subject to the Los Banos Municipal Code Noise Ordinance. It should be noted that there is significant traffic noise generated by Pacheco Blvd., and it is not anticipated that the on-sale of beer and wine at this location will disrupt the sleep of nearby residents. The project will include conditions of approval which regulate the operational characteristics of allowing the serving of alcohol and are intended to preserve the public health, safety, and welfare of persons and property in the vicinity.

Alcoholic Beverage Control

The Alcoholic Beverage Control Board (ABC) is the issuing authority for a Type 41 alcohol license. The City's authority for the sale of alcohol is through its land use powers embodied within the Los Banos Zoning Code.

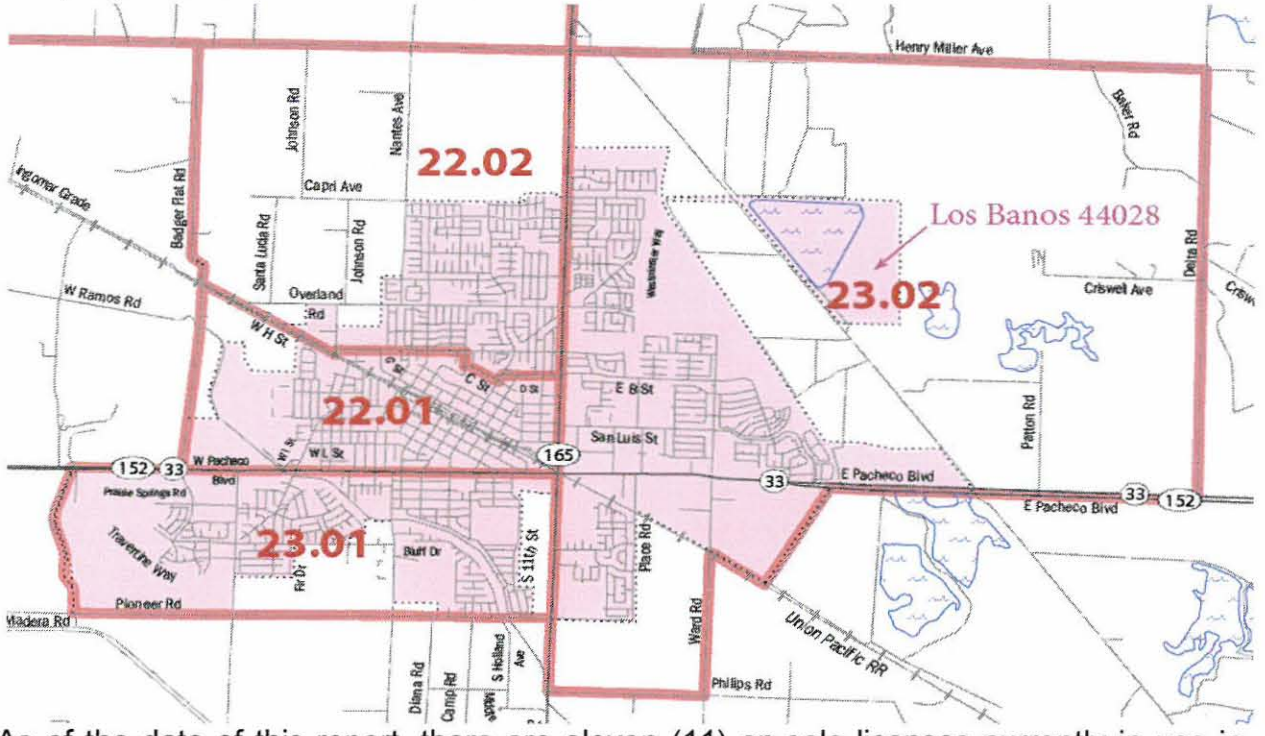
ABC has the authority according to Section 23801 of the Business and Professions Code to exercise certain conditions under the license, the personal qualifications of the licensee, the conduct of the business or the condition of the premises, which will protect the public welfare and morals, including, but not limited to, the following:

a) Restrictions as to hours of sale
b) Display of signs
c) Employment of designated persons
d) Types and strengths of alcoholic beverages to be served where such types or strengths are otherwise limited by law
e) The portion of the privileges to be exercised under the license
f) The personal conduct of the licensee

ABC may also refuse to issue a license to any person who has violated the Alcoholic Beverage Control Act, has a disqualifying criminal record, or is otherwise disqualified.

Census Tract

The project site is located in census tract 23.01.



As of the date of this report, there are eleven (11) on-sale licenses currently in use in this specific census tract. According to Section 23817.5 of the Business and Professions Code there are **no limitations** to how many on-sale beer and wine licenses may be issued in a census tract. Limitations are only specified for off-sale of beer and wine and off-sale general licenses. The closest on-sale beer and wine licenses to the project site are Sugoi Rolls and BBQ, China #1 Buffet, and Taqueria El Rodeo.

License Type[1]	Business Name	Premises Address
41	Sugoi Rolls and BBQ	1245 E. Pacheco Blvd.
41	China #1 Buffet	1313 E. Pacheco Blvd., Ste. A
41	Taqueria El Rodeo	1313 E. Pacheco Blvd., Ste. D
41	Mountain Mikes Pizza	509 Pacheco Blvd.
41	Pizza Hut	419 Pacheco Blvd.
41	Hot City BBQ & Bistro	1313 Sixth Street
41	China Garden Restaurant	829 W. Pacheco Blvd.
41	Black Bear Diner	955 W. Pacheco Blvd.
41	Hook and Ladder Hot Wings	245 W. Pacheco Blvd., Ste A & B
86	Walmart Stores Inc.	1575 W. Pacheco Blvd.
41	Eddie's Famous Café	401 W. Pacheco Blvd.

Type 41 license = On-sale beer and wine Type 86 license = Instructional Tasting

[1] California Department of Alcoholic Beverage Control
http://www.abc.ca.gov/datport/AHCityRep.asp

PUBLIC COMMENT:

A public hearing notice was published in the Los Banos Enterprise and notices were provided to adjacent property owners within a 300 foot radius of the subject property on June 10, 2016. As of the date of this staff report, no comments have been received.

APPLICABLE ORDINANCES/GUIDELINES:

Los Banos General Plan

Los Banos Municipal Code – Section 9-3.2322

ABC Act, California Business and Professions Code

RECOMMENDATION:

That the Planning Commission adopt Resolution No. 2016-29 recommending approval of Conditional Use Permit #2016-12 to the Los Banos City Council for the on-sale of beer and wine for Taqueria 152 located at 1041 Pacheco Blvd.

ATTACHMENTS:

1. Resolution 2016-29
   Exhibit A CEQA Findings
   Exhibit B Project Findings
   Exhibit C Conditions of Approval
2. Floor Plan
3. Site Photos
4. Public Hearing Notice – June 10, 2016

RESOLUTION NO. 2016-29

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS BANOS RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT #2016-12 TO THE LOS BANOS CITY COUNCIL FOR THE USE OF A TYPE 41 ALCOHOL LICENSE FOR THE ON-SALE OF BEER AND WINE in CONJUNCTION WITH AN EATING PLACE FOR TAQUERIA 152 LOCATED AT 1041 PACHECO BOULEVARD

WHEREAS, the applicant, Yeranea Leal (d.b.a. Taqueria 152), has requested that the City of Los Banos consider a Conditional Use Permit to allow the use of a Type 41 alcohol license for the on-sale of beer and wine in conjunction with an eating place located at 1041 Pacheco Blvd., more specifically identified as Assessor's Parcel Number: 026-182-003; and

WHEREAS, a public hearing notice was published in the Los Banos Enterprise on June 10, 2016 and notices were mailed to property owners within a 300 foot radius of the project site as required by the Los Banos Municipal Code and Government Code Section 65091; and

WHEREAS, the Los Banos Planning Commission has held a public hearing, reviewed said Conditional Use Permit request and staff report, has studied the compatibility of the applicant's request with adjacent land uses and has considered this request in accordance with the Conditional Use Permit criteria established in Section 9-3.2322 of the Los Banos Municipal Code; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) and the City of Los Banos Environmental Quality Guidelines, Conditional Use Permit #2016-12 for Taqueria 152 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

WHEREAS, the request/proposed use satisfies the criteria of the Los Banos Municipal Code.

BASED UPON THE EVIDENCE PRESENTED AT THE PUBLIC HEARING, the Planning Commission of the City of Los Banos hereby makes the appropriate findings set forth in Exhibit A (California Environmental Quality Act (CEQA) Findings), and Exhibit B (Findings for Approval), attached hereto and incorporated herein by this reference.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Los Banos does hereby recommend the approval of Conditional Use Permit #2016-12 to the Los Banos City Council to allow the on-sale of beer and wine in conjunction with an eating place, Type 41, for Taqueria 152 located at 1041 Pacheco Blvd., more specifically identified as Assessor's Parcel Number: 026-182-003, 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 22nd day of June 2016 by Planning Commissioner_____ who moved its adoption, which motion was duly seconded by Planning Commissioner_____, and the Resolution adopted by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

_____
Tom Spada, Planning Commission Chairman

ATTEST:

_____
Sandra Benetti, Planning Commission Secretary

EXHIBIT A

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS FOR SITE PLAN REVIEW #2016-12 – TAQUERIA 152

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, Conditional Use Permit #2016-12 was evaluated and determined to be categorically exempt per Article 19, Section 15301 as the request for the on-sale of beer and wine involves the permitting and licensing of an existing private structure and involves no expansion at 1041 Pacheco Blvd.

2. Conditional Use Permit #2016-12 was adequately noticed on June 10, 2016 for consideration at a public meeting on June 22, 2016.

3. No further environmental documentation is required as the Conditional Use Permit 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 FOR CONDITIONAL USE PERMIT #2016-12 – TAQUERIA 152

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

1. General Findings:

    a. The project is consistent with the City of Los Banos General Plan.

    The existing General Plan land use designation for the project site is Commercial, which permits large-scale commercial developments that serve both residents, visitors, and the surrounding region. The zoning designation for the project site is Highway Commercial (H-C). The purpose of the Highway Commercial District is to provide a district for commercial uses that 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 following specific General Plan Goals, Objectives, and Policies are applicable to the proposed project:

    ECONOMIC DEVELOPMENT POLICY ED-G-7:
    Seek and promote particular businesses or economic opportunities that provide needed local goods, services, employment, or those that enhance the City's physical and social well being.

    LAND USE POLICY LU-G-10:
    Foster viable, pedestrian-oriented neighborhood centers and strong, visually attractive regional commercial centers with a mix of tenants to serve both local and regional needs.

    Evidence/Analysis: Taqueria 152 will have the ability to provide a wider range of service for its customers. The proposed use would expand an existing commercial use that is compatible with and complementary of existing commercial/retail uses at the project site. In addition, the project would also be consistent with General Plan land use policies as set forth above.

    b. That the proposed use or project will not be a nuisance or detrimental to the public health, safety, morals, comfort, and

general welfare of the persons residing or working in the neighborhood of such proposed use.

Evidence/Analysis: The on-sale of beer and wine will be conducted in accordance with ABC regulations and therefore, will not be a nuisance or detrimental to the neighborhood in which the store is located. The project contains conditions of approval which regulate the operational characteristics of allowing the serving of alcohol and are intended to preserve the public health, safety, or welfare of persons and property in the vicinity.

2. That the proposed use is compatible with the adjacent uses, properties, and neighborhoods and will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

Evidence/Analysis: The proposed use will be conducted within the multi-tenant building and will not result in significant operational changes to the existing commercial area. The areas function and character is Commercial, which includes uses that serve alcohol. The project would include conditions of approval which regulate the operational characteristics of allowing the serving of alcohol and are intended to preserve the public health, safety, or welfare of persons and property in the vicinity.

2. Specific Findings

1. That the proposal will not contribute to undue proliferation of such uses in an area where additional ones would be undesirable with consideration given to the area's function and character, problems of crime and loitering, and traffic problems and capacity.

Evidence/Analysis: The primary use in conjunction with the serving of beer and wine is a Mexican restaurant. As reflected in the staff report, the number of on-sale licenses in the Census Tract is currently eleven (11). The census tract stretches along Pacheco Boulevard from the western boundary of the City to Mercey Springs Road. The census tract area and function is primarily commercial in nature, and is entirely consistent with a restaurant and the on-sale and serving of beer and wine. The addition of this location for the on-sale of beer and wine will not contribute to the undue proliferation of alcohol sales in the area where that use would be undesirable taking into account the characteristics of the area. The proposed on-sale of beer and wine is complementary to the restaurant use that is compatible with and complementary of existing commercial uses at the area. The project would include conditions of approval which regulate the operational

characteristics of allowing the serving of alcohol and are intended to preserve the public health, safety, or welfare of persons and property in the vicinity including crime prevention and loitering. Staff is unaware of any significant problems in the area related to crime and loitering, which would be negatively affected by the on-sale of beer and wine at this location.

2. That the proposal will not adversely affect adjacent or nearby churches, temples, or synagogues; public, parochial, or private elementary, junior high, or high schools; public parks or recreation centers; or public or parochial playgrounds.

   Evidence/Analysis: There are no such uses within the immediate vicinity of the project site. Conditions of Approval have been incorporated into the project which regulate the operational characteristics of allowing the serving of alcohol and are intended to preserve the public health, safety, or welfare of persons and property in the vicinity. The nearest school is located approximately six blocks from the project site. The proposal will not adversely affect these uses as alcohol will not be consumed outside of the premises and is not the primary use of the premises.

3. That the proposal will not interfere with the movement of people along an important pedestrian street.

   Evidence/Analysis: Alcohol will not be allowed to be consumed outside of the restaurant at any time and it is not anticipated that persons will congregate on sidewalks or streets as a result of the proposed use. Signage will also be provided on the property and building which prohibit loitering. It is not anticipated that the on-sale of beer and wine at this location will adversely affect any important pedestrian right of ways.

4. That where the proposed use is in close proximity to residential uses, and especially to bedroom windows, the use will be limited in hours of operation, or designed operated so as to avoid the disruption of residents' sleep between the hours of 10:00 p.m. and 7:00 a.m.

   Evidence/Analysis: The serving and consumption of alcohol will only be allowed inside the premises and is not allowed outside of the premises per the conditions of approval and City ordinance. The nearest residential window is located more than 100 feet away from the front entrance to the facility. The restaurant will be subject to the Los Banos Municipal Code Noise Ordinance. It should be noted that there is significant traffic noise generated by Pacheco Blvd., and it is not anticipated that the on-sale of beer and wine at this location will disrupt the sleep of nearby residents. The project will include conditions of approval which regulate the operational characteristics of allowing the serving of alcohol and are intended to preserve the public health, safety, or welfare of persons and property in the vicinity.

EXHIBIT C

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #2016-12 – TAQUERIA 152

Planning:

1. The following conditions of approval shall apply to and be applicable to the applicant, property owner, and/or operator. Reference to applicant, property owner, and/or operator shall be interpreted to include all.

2. Conditional Use Permit 2016-12 is for Taqueria 152 located at 1041 Pacheco Blvd.; more specifically identified as Assessor's Parcel Number: 026-182-003 and the requested use shall automatically and without notice expire after one (1) year from date of approval by the Los Banos City Council unless commenced. The City for cause may revoke this Conditional Use Permit. Any expansion, intensification, or significant change to the primary use and the uses approved under this Conditional Use Permit shall be permitted only upon modification of this Conditional Use Permit or approval of a separate Conditional Use Permit application. The Conditional Use Permit shall automatically and without notice expire one year after discontinuance of the primary use and/or the uses approved under the Conditional Use Permit.

3. The applicant/operator shall comply with all other requirements, laws and policies of other governmental agencies in the conduct and operation of said business.

4. The applicant/operator shall obtain and maintain an active Type 41 "beer and wine in conjunction with a bona-fide eating place" license as defined by the Department of Alcoholic Beverage Control and shall provide a copy of said license upon issuance by the Alcoholic Beverage Control to the Planning Department prior to the sale of alcohol on the premises.

5. A copy of these Conditions of Approval and the California Department of Alcoholic Beverage Control license are required to be kept on the premises and presented to any law enforcement officer or authorized City official upon request.

6. The applicant/operator shall be responsible for maintaining the exterior of the building free of litter and trash at all times including the parking lot areas in front and in the rear of the building. No storage of equipment, supplies, or merchandise of any kind shall be allowed in

the front exterior of the building. All deliveries shall be made from the rear of the building.

7. The Planning Commission reserves the right to review and/or revoke this permit should the applicant not adhere to the Conditions of Approval. The City may amend or impose new conditions to mitigate adverse affects in the neighborhood resulting from the use of alcohol on the premises.

8. 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.

9. The exterior of the premises, including adjacent public sidewalks and the parking lot areas (front and rear), shall be sufficiently illuminated during all hours of darkness when the premises are open for business in a manner so that persons accessing those areas at night are identifiable by law enforcement personnel.

10. The premises shall be operated primarily as a restaurant as described in the application prepared by the applicant and filed with the Community and Economic Development Department. Any substantial or significant changes in use or operation of the premises from the Operational Statement may cause a review, amendment or revocation of the Conditional Use Permit. The applicant shall notify the Community and Economic Development Department of any substantial or significant changes in use or operation of the premises from the Operational Statement. The onsite consumption and sale of beer and wine shall be ancillary to the primary use as a restaurant. The sale and consumption of beer and wine shall cease at 8:00 p.m. Monday thru Friday and 9:00 p.m. Saturday thru Sunday.

11. The use of the premises of the subject site shall be consistent with the Conditions of Approval and shall not be operated in a manner that deviates from the approved Conditional Use Permit filed application and operational statement, which shall constitute a violation and may result in the revocation or modification of the permit upon written notice to the owner of the subject site.

12. Authorization of a Conditional Use Permit granted pursuant to the provisions of Section 9-3.2322 of the Los Banos Municipal Code

continue to be valid upon change of ownership of the site or structure which was the subject of the Conditional Use Permit application provided the use shall be subject to all provisions of the Municipal Code and all conditions placed on approval of the Conditional Use Permit are continually met. The applicant shall immediately notify the Community and Economic Development Department of any changes in ownership.

13. This Conditional Use Permit shall be subject to revocation by the Community and Economic Development Director or the Planning Commission upon a finding that:

    a. Conditions of approval have not been fulfilled;

    b. A significant change or intensification of the approved use;

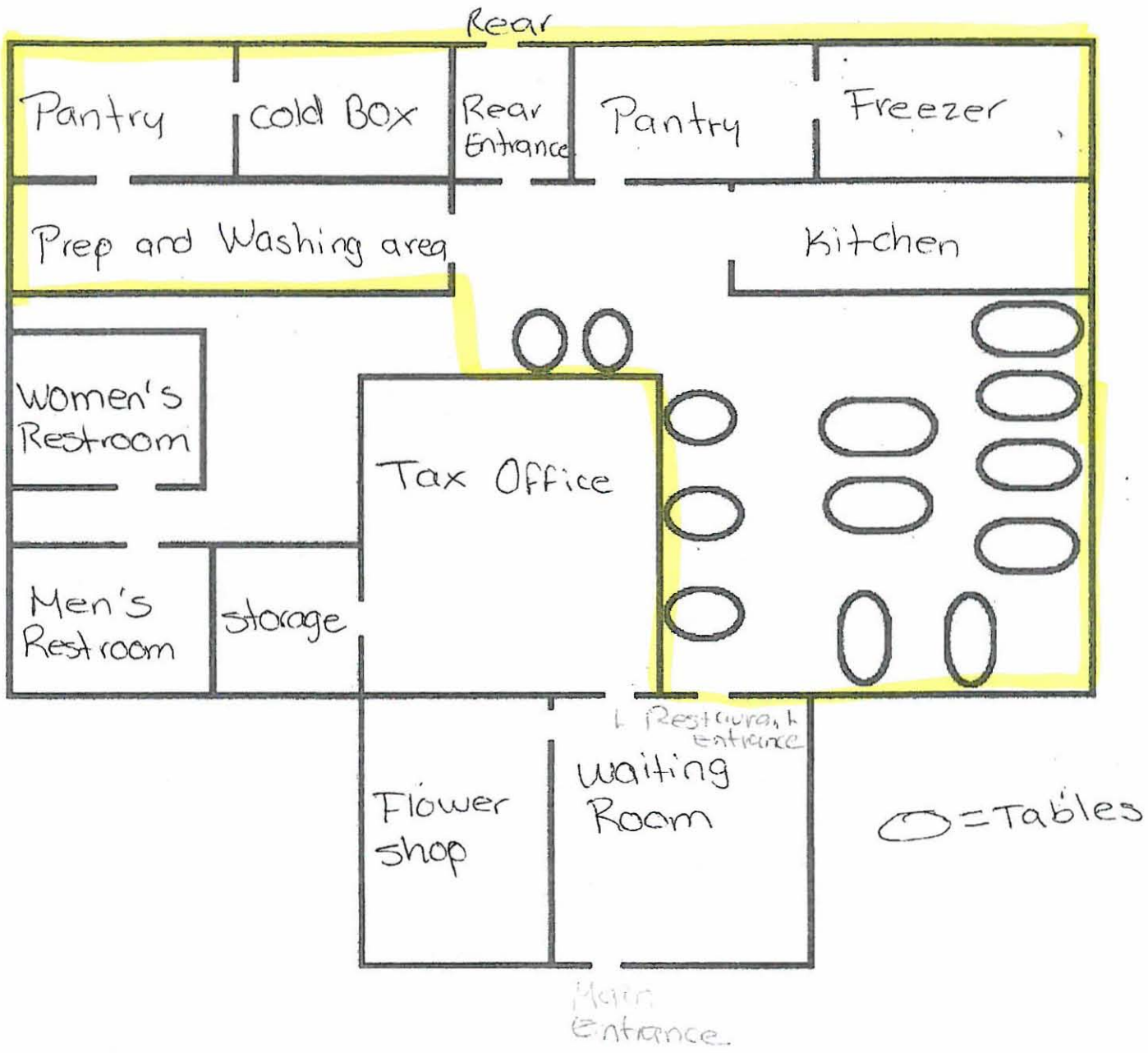
    c. The use has resulted in a nuisance or detriment to the public health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood or is detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

14. Consumption of alcohol shall only be allowed inside of the restaurant and shall not be allowed outside of the building.

15. No loud amplification of music or voice is allowed outside.

16. The premises shall be operated in accordance with the Los Banos Municipal Code Noise Ordinance.

17. The applicant shall acknowledge and execute receipt of a copy of the foregoing Conditions of Approval.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Tax Office
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Waiting Room
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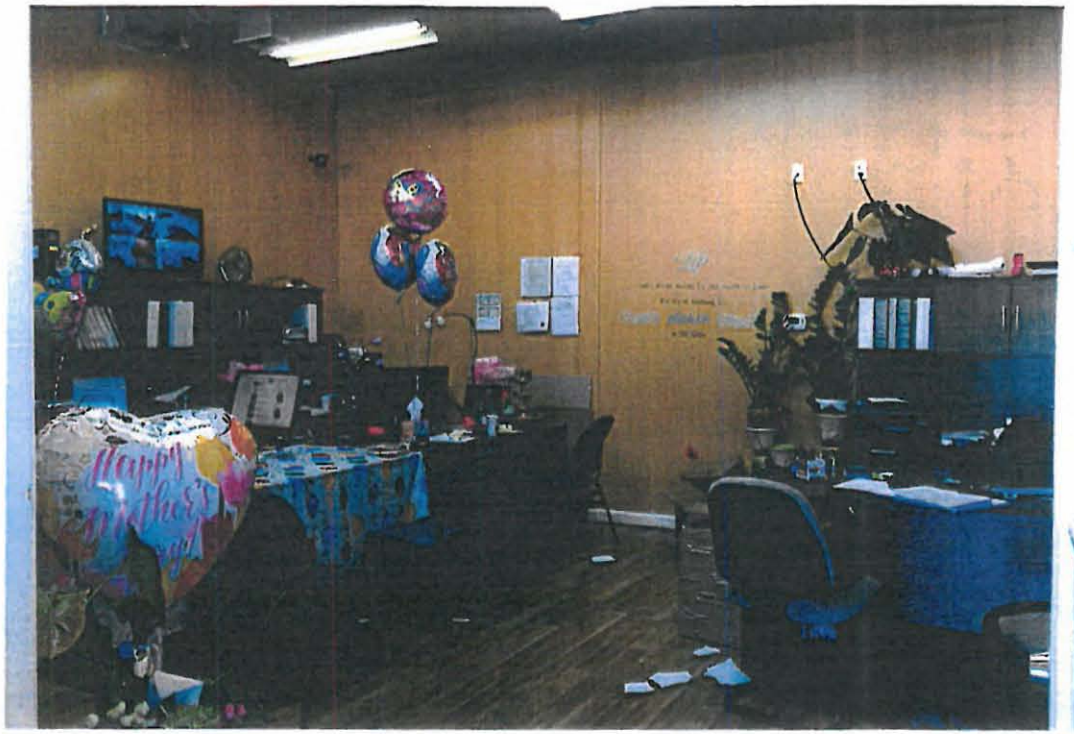

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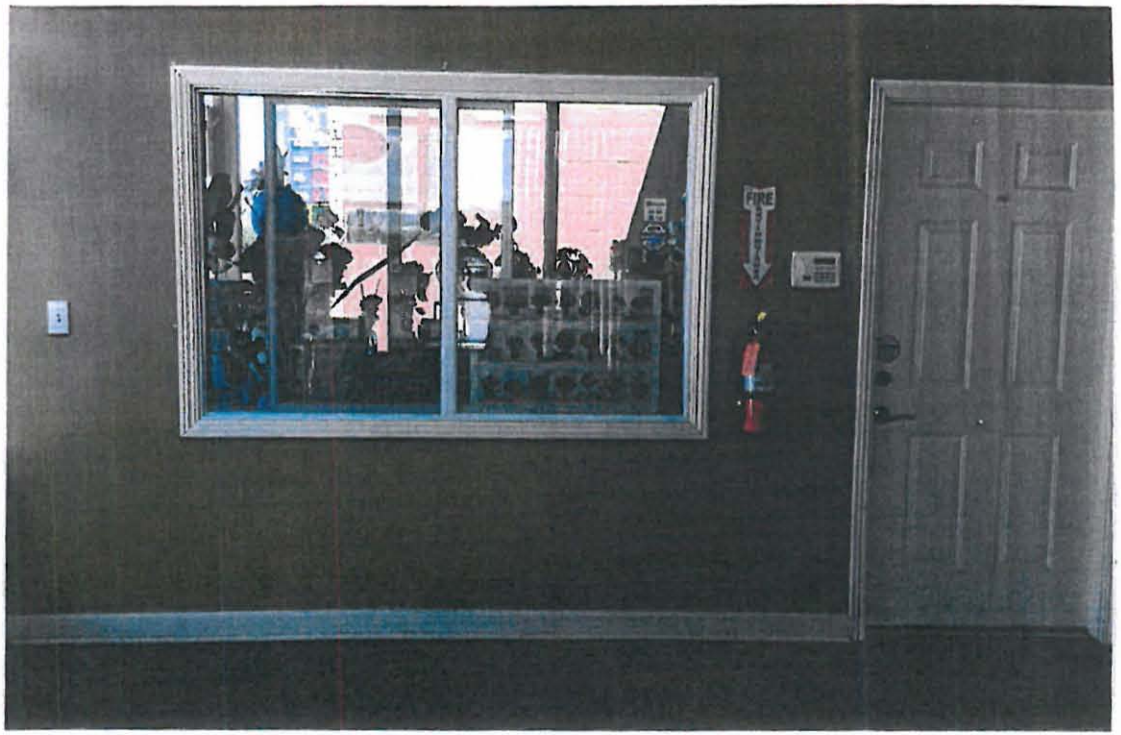
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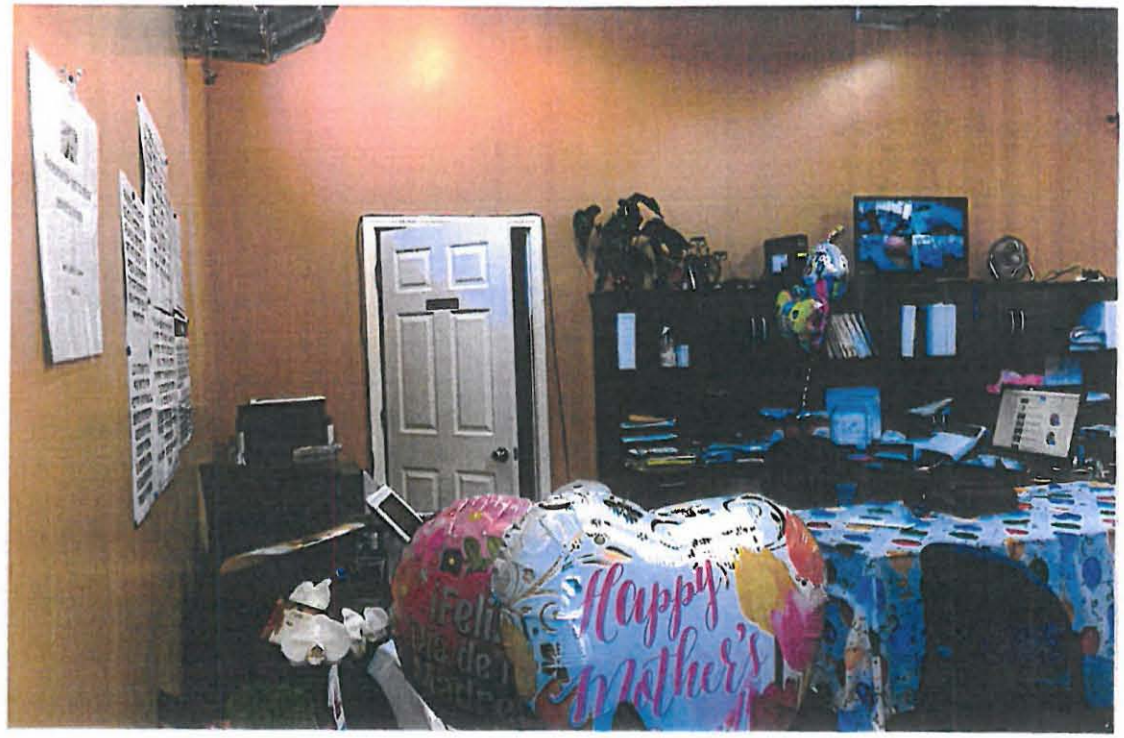
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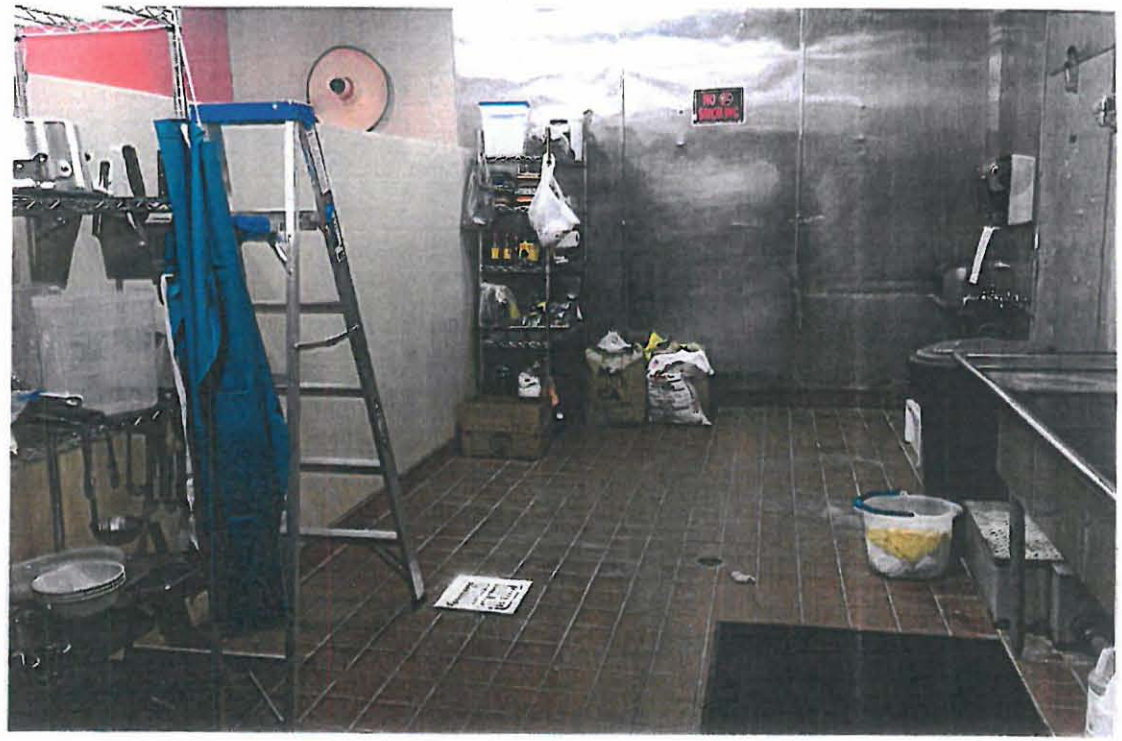

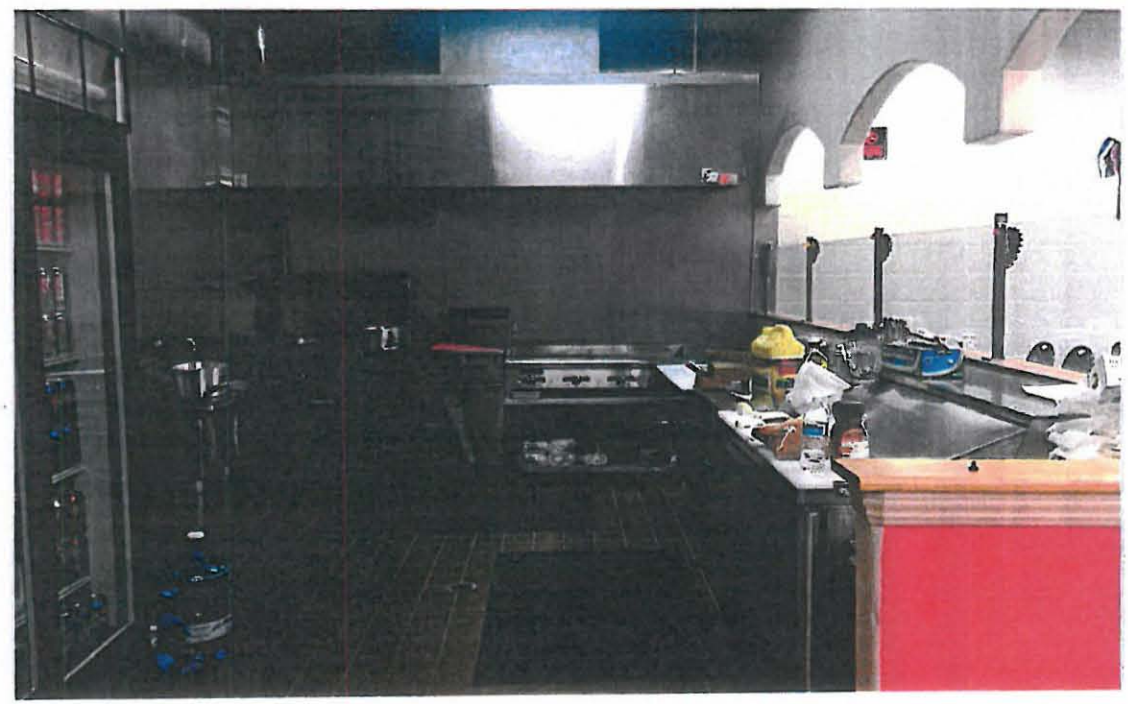

-WE-
RESERVE
THE RIGHT TO
REFUSE SERVICE
TO ANYONE

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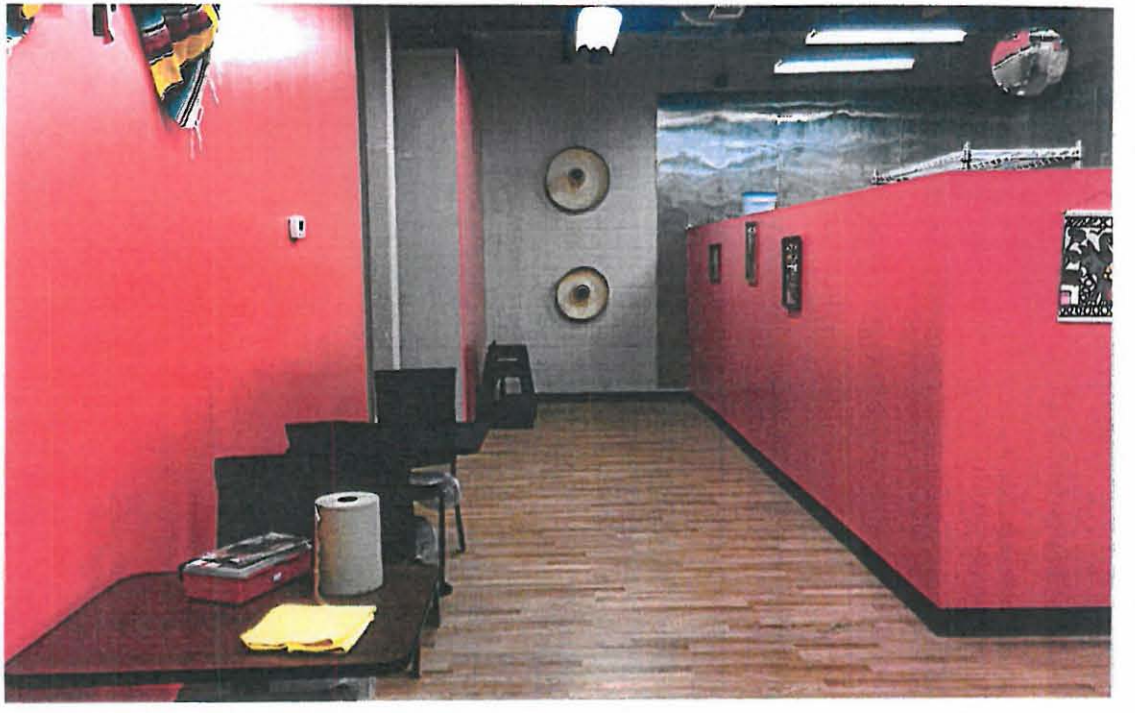


City of
Los Banos
At the Crossroads of California

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: June 10, 2016

Regarding: Notice of Public Hearing

Proposal: Conditional Use Permit #2016-12 – Type 41 Alcohol License

NOTICE IS HEREBY GIVEN THAT a Public Hearing will be held by the Los Banos Planning Commission to consider a Conditional Use Permit to allow the use of a Type 41 Alcohol License for the on-sale of beer and wine in conjunction with an eating place. The requested Conditional Use Permit is for Taqueria 152 located at 1041 W. Pacheco Boulevard, more specifically described as Assessor's Parcel Number: 026-182-003.

A PUBLIC HEARING on this matter will be held at the next scheduled meeting of the Los Banos Planning Commission on Wednesday, June 22, 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 City Hall or 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 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

City of Los Banos
At the Crossroads of California

PLANNING COMMISSION STAFF REPORT

TO: CHAIRMAN SPADA AND COMMISSIONERS

FROM: STACY SOUZA ELMS, SENIOR PLANNER

DATE: JUNE 22, 2016

SUBJECT: CONDITIONAL USE PERMIT #2016-13 – BYNUM'S LOS BANOS MORTUARY

RECOMMENDATIONS:

That the Planning Commission adopt Resolution No. 2016-30 approving Conditional Use Permit #2016-13 for the operation of a mortuary in the Highway Commercial zoning district located at 285 Mercey Springs Road, Suites C and D.

PROJECT BACKGROUND/DESCRIPTION:
The requested Conditional Use Permit is for the operation of a mortuary at 285 Mercey Springs Road, Suites C and D within the Premiere Cinema Shopping Center. The project site is in the Highway Commercial (H-C) zoning district. A mortuary is not specifically a permitted use within the H-C zoning district, but may be permitted subject to meeting the criteria set forth in the Zoning Code and obtaining a Conditional Use Permit. Pursuant to the Zoning Code, the uses deemed appropriate by the Planning Commission may be permitted subject to securing a Conditional Use Permit.

The applicant, Wayne Bynum (d.b.a. Bynum's Los Banos Mortuary) is requesting to operate a mortuary with full service funeral and cremation services. Funeral services will not be conducted at the proposed location, only the preparation and coordination of services will take place at the project site. The proposed location will be utilized for funeral and cremation service arrangements. Preparation of human remains will take place on-site in an existing physician's exam room. Cremation of human remains will not occur at the location.

Wayne Bynum currently operates an existing mortuary in Avenal, California and is expanding in the Central Valley. The proposed Los Banos mortuary would operate Monday thru Friday from 9 a.m. to 5 p.m. and on weekends by appointment only. The proposed mortuary will consist of approximately 4,000 square feet and will have a

reception area, offices for arrangement of services, display room with caskets and urns, and a physician's exam room for preparation of human remains for disposition. Any hazardous bio-waste will be disposed of through Stericycle, which is typically used for by medical services. The mortuary will be licensed through the Cemetery and Funeral Bureau and will also need to obtain a funeral establishment license.

The applicant is looking at Los Banos to expand their existing business as the industry projections show that growth in the Central Valley will occur in our area and they are looking to offer a mortuary to the community that provides funeral and cremation arrangements at an affordable price.

LOCATION:
The project site is located at 285 Mercey Springs Road, Suites C and D, more specifically identified as Assessor's Parcel Number: 025-121-025.

LAND USE:

Property	Land Use	Zone	General Plan
Project site	Commercial	H-C	C
North	Commercial	H-C	C
South	Commercial	H-C	C
East	Commercial	H-C	C
West	Commercial	H-C	C

C= Commercial H-C = Highway Commercial

The project site is located in an existing commercial shopping center (Premiere Cinema Shopping Center) which consists of various commercial, offices, and medical uses. The anchor tenant in the shopping center is the movie theatre, Premiere Cinemas. The other businesses within the shopping center consist of Pinnacle Health Care, Los Banos Eye Clinic, Foot Clinic, Water World, Everything Wireless, TransCounty Title Co., Sheh Riah Salon, Raspados, Cuchis, Golden Dream Massage, Power Nutrition, Body Transformations, Crossroads Alternative Education Center, and Adult ROP. The separate parcels within the shopping center have the benefit of a reciprocal parking easement allowing each parcel to use the entire parking lot. There is sufficient parking onsite as the parking immediately adjacent to 285 Mercey Springs Road Suites B thru E consists of approximately 94 spaces and the Municipal Code requires 38 spaces (7,500/200).

ENVIRONMENTAL ASSESSMENT:
Pursuant to the California Environmental Quality Act (CEQA) and the City of Los Banos Environmental Quality Guidelines, it has been determined that this project is categorically exempt from the provisions of CEQA Article 19, Section 15301 - Existing Facilities.

USE PERMIT ANALYSIS

Code Requirements
Pursuant to Section 9-3.2322 of the Los Banos Municipal Code, before any Conditional Use Permit may be granted, the Planning Commission shall make the following findings:

1. That the proposed use and project is consistent with the City of Los Banos General Plan, and Los Banos Municipal Code;

    a. The existing General Plan land use designation for the project site is Highway Commercial, which 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. These uses typically require excellent access to freeway interchanges.

    The following specific General Plan Goals, Objectives, and Policies are applicable to the proposed project:

    ECONOMIC DEVELOPMENT POLICY ED-G-7:
    Seek and promote particular businesses or economic opportunities that provide needed local goods, services, employment, or those that enhance the City's physical and social well being.

    Evidence/Analysis: The mortuary facility will provide a service to the community that would serve local residents and the surrounding region. In

addition, the project would also be consistent with General Plan land use policies as set forth above.

b. The zoning designation for the project site is H-C. The purpose of the H-C District is to provide a district 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. As set forth in Section 9-3.1303 (f) all other uses as deemed appropriate by the Planning Commission may be permitted subject to securing a conditional use permit.

   Evidence/Analysis: The proposed use is compatible and not in conflict with the other uses in the shopping center (and surrounding area) and will provide another option in the community for funeral and cremation services. The business will be located adjacent to Mercey Springs Road (SR 165) and will not only serve the community but also the surrounding region.

2. That the proposed use or project will not be a nuisance or detrimental to the public health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use;

   Evidence/Analysis: The proposed use is compatible and not in conflict with most the other uses within the shopping center (and surrounding area) and is anticipated to be less intensive than most of the permitted uses within the Highway Commercial zoning district. Conditions of approval have been incorporated into the project to ensure the business is not a nuisance or detrimental to the neighborhood.

3. That the proposed use is compatible with the adjacent uses, properties and neighborhoods and will not be detrimental or injurious to property and improvement in the neighborhood or to the general welfare of the City.

   The proposed use will be less intensive than most of the permitted uses within the Highway Commercial zoning district. This use is compatible with adjacent and surrounding uses in the area that provide a variety of services to the community. Conditions of approval have been incorporated into the project to ensure the business is not detrimental or injurious to the property and improvements in the neighborhood or to the general welfare of the City.

PUBLIC COMMENT:

A public hearing notice was published in the Los Banos Enterprise and notices were provided to adjacent property owners within a 300 foot radius of the subject property on June 10, 2016. As of the date of this staff report, no comments have been received.

APPLICABLE ORDINANCES/GUIDELINES:

Los Banos General Plan

Los Banos Municipal Code – Section 9-3.1502 and Section 9-3.2322

RECOMMENDATIONS:

That the Planning Commission adopt Resolution No. 2016-30 approving Conditional Use Permit #2016-13 for the operation of a mortuary in the Highway Commercial zoning district located at 285 Mercey Springs Road, Suites C and D.

ATTACHMENTS:

1. Resolution #2016-30
   - Exhibit A CEQA Findings
   - Exhibit B Project Findings
   - Exhibit C Conditions of Approval
2. Site Plan
3. Site Photos
4. Public Hearing Notice – June 10, 2016

RESOLUTION No. 2016-30

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS BANOS APPROVING CONDITIONAL USE PERMIT #2016-13 FOR BYNUM'S LOS BANOS MORTUARY LOCATED AT 285 MERCEY SPRINGS ROAD, SUITES C & D, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER: 025-121-025

WHEREAS, Wayne Bynum (d.b.a. Bynum's Los Banos Mortuary) has requested that the City of Los Banos consider a Conditional Use Permit to allow the operation of a mortuary in the Highway Commercial zoning district located at 285 Mercey Springs Road, Suites C & D, more specifically identified as Assessor's Parcel Number: 025-121-025; and

WHEREAS, a public hearing notice was advertised in the Los Banos Enterprise on June 10, 2016 and notices were mailed to property owners within a 300 foot radius of the project site as required by the Los Banos Municipal Code and Government Code Section 65091; and

WHEREAS, the Los Banos Planning Commission has held a public hearing, reviewed said Conditional Use Permit request and staff report, has studied the compatibility of the applicant's request with adjacent land uses and has considered this request in accordance with the Use Permit criteria established in Section 9-3.2322 of the Los Banos Municipal Code; and

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

BASED UPON THE EVIDENCE PRESENTED AT THE PUBLIC HEARING, the Planning Commission of the City of Los Banos hereby makes the appropriate findings set forth in Exhibit A (California Environmental Quality Act (CEQA) Findings), and Exhibit B (Findings for Approval), attached hereto and incorporated herein by this reference.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Los Banos does hereby approve Conditional Use Permit #2016-13 to allow the operation of Bynum's Los Banos Mortuary located at 285 Mercey Springs Road, Suites C & D, more specifically identified as Assessor's Parcel Number: 025-121-025, 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 22nd day of June 2016 by Planning Commissioner_____ who moved its adoption, which motion was duly seconded by Planning Commissioner_____, and the Resolution adopted by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

_____

Tom Spada, Planning Commission Chair

ATTEST:

_____

Sandra Benetti, Planning Commission Secretary

EXHIBIT A

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS FOR CONDITIONAL USE PERMIT #2016-13 – BYNUM'S LOS BANOS MORTUARY

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

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

1. Pursuant to CEQA, the CEQA Guidelines, and the City of Los Banos Environmental Guidelines, Conditional Use Permit #2016-13 was evaluated within the context of those guidelines and found to be categorically exempt from the provisions of CEQA – Article 19, Section 15301.

2. Conditional Use Permit #2016-13 was adequately noticed and circulated for public review and comment on June 10, 2016 for consideration at a public meeting on June 22, 2016 and no comments were received.

3. No further environmental documentation is required as the Conditional Use Permit 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 CONDITIONAL USE PERMIT #2016-13 – BYNUM'S LOS BANOS MORTUARY

FINDINGS FOR APPROVAL:

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

1. That the proposed use and project is consistent with the City of Los Banos General Plan, and Los Banos Municipal Code;

    a. The existing General Plan land use designation for the project site is Highway Commercial, which 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. These uses typically require excellent access to freeway interchanges.

    The following specific General Plan Goals, Objectives, and Policies are applicable to the proposed project:

    ECONOMIC DEVELOPMENT POLICY ED-G-7:

    Seek and promote particular businesses or economic opportunities that provide needed local goods, services, employment, or those that enhance the City's physical and social well being.

    Evidence/Analysis: The mortuary facility will provide a service to the community that would serve local residents and the surrounding region. In addition, the project would also be consistent with General Plan land use policies as set forth above.

    b. The zoning designation for the project site is H-C. The purpose of the H-C District is to provide a district 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. As set forth in Section 9-3.1303 (f) all other uses as deemed appropriate by the Planning Commission may be permitted subject to securing a conditional use permit.

Evidence/Analysis: The proposed use is compatible with other uses in the shopping center (and surrounding area) and will provide another option in the community for funeral and cremation services. The business will be located adjacent to Mercey Springs Road (SR 165) and will not only serve the community but also the surrounding region.

2. That the proposed use or project will not be a nuisance or detrimental to the public health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use;

   Evidence/Analysis: The proposed use is compatible with and not in conflict with the uses within the shopping center and will be less intensive than most of the permitted uses within the Highway Commercial zoning district. Conditions of approval have been incorporated into the project to ensure the business is not a nuisance or detrimental to the neighborhood.

3. That the proposed use is compatible with the adjacent uses, properties and neighborhoods and will not be detrimental or injurious to property and improvement in the neighborhood or to the general welfare of the City.

   The proposed use will be less intensive than most of the permitted uses within the Highway Commercial zoning district. This use is compatible with adjacent uses that provide professional services to the community. Conditions of approval have been incorporated into the project to ensure the business is not detrimental or injurious to the property and improvements in the neighborhood or to the general welfare of the City.

EXHIBIT C

CONDITIONS OF APPROVAL FOR CONDITIONL USE PERMIT #2016-13 – BYNUM'S LOS BANOS MORTUARY

1. The following conditions of approval shall apply to and be applicable to the applicant, property owner, and/or operator. Reference to applicant, property owner, and/or operator shall be interpreted to include all. These conditions shall run with the land and shall survive the issuance of an occupancy permit.

2. Conditional Use Permit 2016-13 is for Bynum's Los Banos Mortuary located at 285 Mercey Springs Road, Suites C & D; more specifically identified as Assessor's Parcel Number: 025-121-025. If the requested use is not commenced within one (1) year from date of approval by the Los Banos Planning Commission this Conditional Use Permit shall automatically expire without notice. The City for cause may revoke this Conditional Use Permit. Any expansion, intensification, or significant changes to the primary use approved under this Conditional Use Permit shall be permitted only upon modification of this Conditional Use Permit or approval of a separate Conditional Use Permit application. The Conditional Use Permit shall automatically and without notice expire one year after discontinuance of the primary use and/or uses approved under the Conditional Use Permit.

3. Subject to and in addition to these conditions of approval for Conditional Use Permit #2016-13 shall substantially conform to the approved Conditional Use Permit including but not limited to the application on file with the Community and Economic Development Department, Staff Report, and Floor Plan.

4. The applicant shall comply with all applicable City ordinances, specified in the Municipal Code and other requirements, laws and policies of other governmental agencies in the conduct and operation of said business.

5. The Planning Commission reserves the right to review and/or revoke this permit should the City receive complaints or should the applicant not adhere to the Conditions of Approval. The City may amend or impose new conditions to mitigate adverse affects to the neighborhood.

6. The applicant agrees to indemnify, hold harmless, and defend the City of Los Banos, its officers, agents and employees from any and all liability or claims that may be brought against the City of Los Banos arising out of its approval of this permit, or the environmental

determination rendered in connection with the permit approval, or arising out of the operation of the use or uses allowed under the permit, save and except that caused solely by the City's active negligence.

7. The premises shall be operated as a funeral and cremation mortuary as described and in conformance with the application prepared by the applicant and filed with the Community and Economic Development Department. The mortuary facility shall only be used for arrangements of funeral and cremation services; preparation of remains in the designated physicians exam room; and display and sale of caskets and urns Any new use or modification/expansion of uses shall be subject to the prior review and approval of the Planning Commission.

8. The premises shall not be used for funeral and or cremation services or viewings or related public or private gatherings.

9. The premises of the subject site shall remain in compliance with the Conditions of Approval and shall not be operated in a manner that deviates from the approved conditional use permit or filed operational statement, which shall constitute a violation and may result in the revocation or modification of the permit upon written notice. The applicant shall notify the Community and Economic Development Department of any substantial or significant changes in use or operation of the premises from the Operational Statement.

10. Authorization of a Conditional Use Permit granted pursuant to the provisions of Section 9-3.2322 of the Los Banos Municipal Code shall continue to be valid upon change of ownership of the site or structure which was the subject of the use permit application provided the use shall be limited to all provisions of the Municipal Code and all conditions placed on approval of the Conditional Use Permit are continually met. The applicant shall immediately notify the Community and Economic Development Department of any change in ownership.

11. All activities related to the uses allowed pursuant to the Conditional Use Permit shall be conducted in the inside of the building. No storage of equipment, supplies, or merchandise of any kind shall be allowed in the front exterior of the building. No loading, unloading equipment, supplies, merchandise, or human remains shall occur in the public right-of-way.

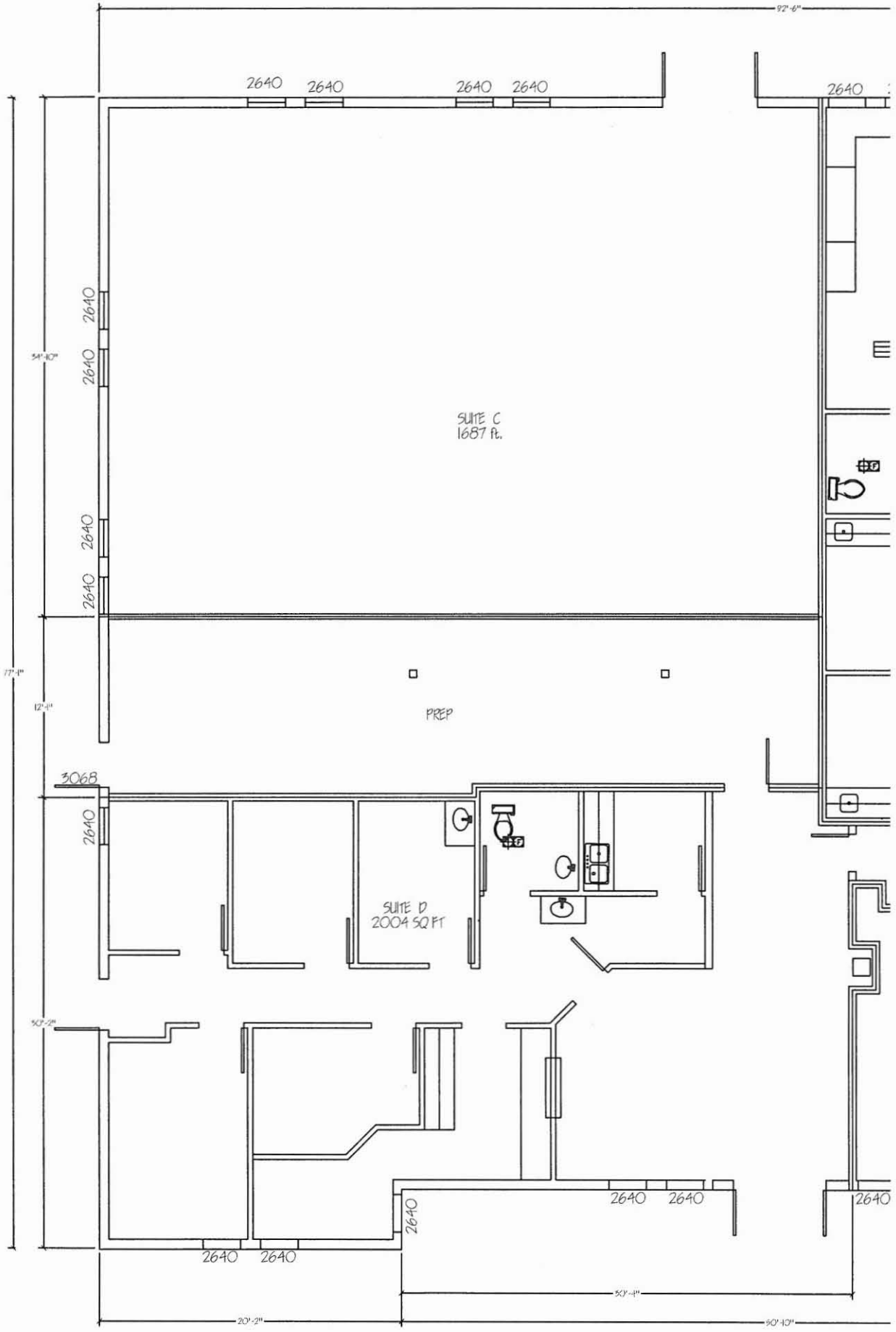
12. If the use is discontinued for a period of 12 months, this Conditional Use Permit shall lapse and become void.

13. This Conditional Use Permit shall be subject to revocation by the Community and Economic Development Director or the Planning Commission upon a finding that:

    a. Conditions of approval have not been fulfilled;

    b. A significant change or intensification of the approved use;

    c. The use has resulted in a nuisance or detriment to the public health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood or is detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.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2640
54'-10"
SUITE C
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77'-4"
12'-4"
PREP
3068
2640
SUITE D
2004 SQ FT
50'-2"
2640
2640
2640
2640
2640
2640
50'-4"
20'-2"
50'-10"

285

D

City of Los Banos
At the Crossroads of California

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: June 10, 2016

Regarding: Notice of Public Hearing

Proposal: Conditional Use Permit #2016-13 – Bynum's Los Banos Mortuary

NOTICE IS HEREBY GIVEN THAT a Public Hearing will be held by the Los Banos Planning Commission to consider a Conditional Use Permit to allow the operation of a mortuary in the Highway Commercial zoning district (H-C) for Wayne Bynum (d.b.a Bynum's Los Banos Mortuary). The subject property is located at 285 Mercey Springs Road, Suite A, more specifically described as Assessor's Parcel Number: 025-121-025.

A PUBLIC HEARING on this matter will be held at the next scheduled meeting of the Los Banos Planning Commission on Wednesday, June 22, 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 City Hall or 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 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

City of Los Banos
At the Crossroads of California

Community & Economic
Development Department
520 J Street
Los Banos, CA 93635

Phone: (209) 827-7000
Fax: (209) 827-7006
www.losbanos.org

DESIGN REVIEW STUDY SESSION

TO: **Chairman Spada and Planning Commissioners**

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

DATE: **June 22, 2016**

SUBJECT: **O'Reilly Auto Parts**
Northwest Corner Pacheco Blvd. and Sixth Street

On June 8, 2016 the Planning Commission conducted a Design Review Study Session with O'Reilly Auto Parts. The Commission at this meeting requested that the applicant take into consideration the surrounding downtown area and add architectural elements to the building that would add character. The Commission also commented on the massing of the front entrance and recommended balancing the east and west side of the southern elevation facing Pacheco Blvd. The applicant was advised to consider the recommendations from the Commission and bring back a design that would be consistent with the Community Design Guidelines and the downtown area.

The applicant has made some revisions which are attached for your review. Please be advised a preliminary review of the proposed elevations were not provided to staff in advance of this report.

Attachments
Site Plan
Lighting Plan

1 SOUTH ELEVATION
CE1 SCALE: 1/8" = 1'-0"

63" O'REILLY AND 31" AUTO PARTS (LINEAR)

2 EAST ELEVATION
CE1 SCALE: 1/8" = 1'-0"

3 NORTH ELEVATION
CE1 SCALE: 1/8" = 1'-0"

4 WEST ELEVATION
CE1 SCALE: 1/8" = 1'-0"

FINISH LEGEND:

ACCENT STUCCO -	SHERWIN WILLIAMS "SOFTER TAN" SW6141
FIELD STUCCO -	FIELD PAINTED SHERWIN WILLIAMS "LATTE" SW6108
STUCCO AROUND SIGN -	CUSTOM RED MIX BY DRYVIT ORAP0110309 WITH DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT (FACTORY MIXED ONLY)
STOREFRONT -	KAWNEER "DARK IVY"
STONE VENEER -	ELDORADO STONE RUSTIC LEDGE "SAWTOOTH"

NOT FOR CONSTRUCTION

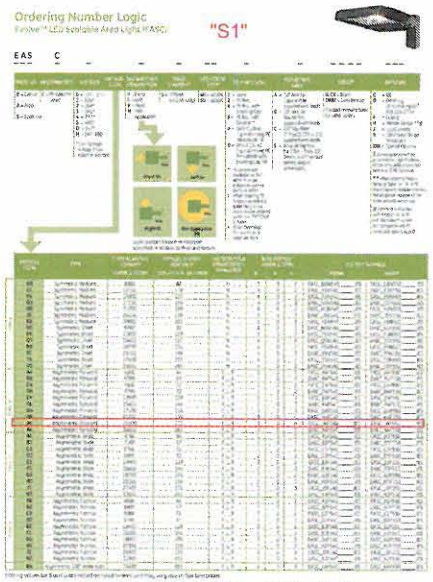
THOMAS A. LUNDBERG
ARCHITECT
1736 East Sunshine, Suite 417
Springfield, Missouri 65804
417.862.9588
FAX: 417.862.3295
e-mail: architect@estreetsystems.net

New O'Reilly Auto Parts Store
PACHECO BOULEVARD
LOS BANOS, CA

O'Reilly AUTO PARTS
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
417-862-2674 PHONE

COMM # 0000
DATE: 00-00-00
REVISION DATE:

TYPE "E1" LIGHT FIXTURE



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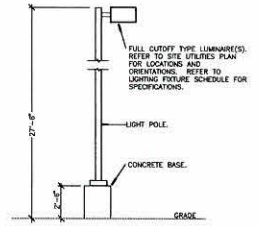
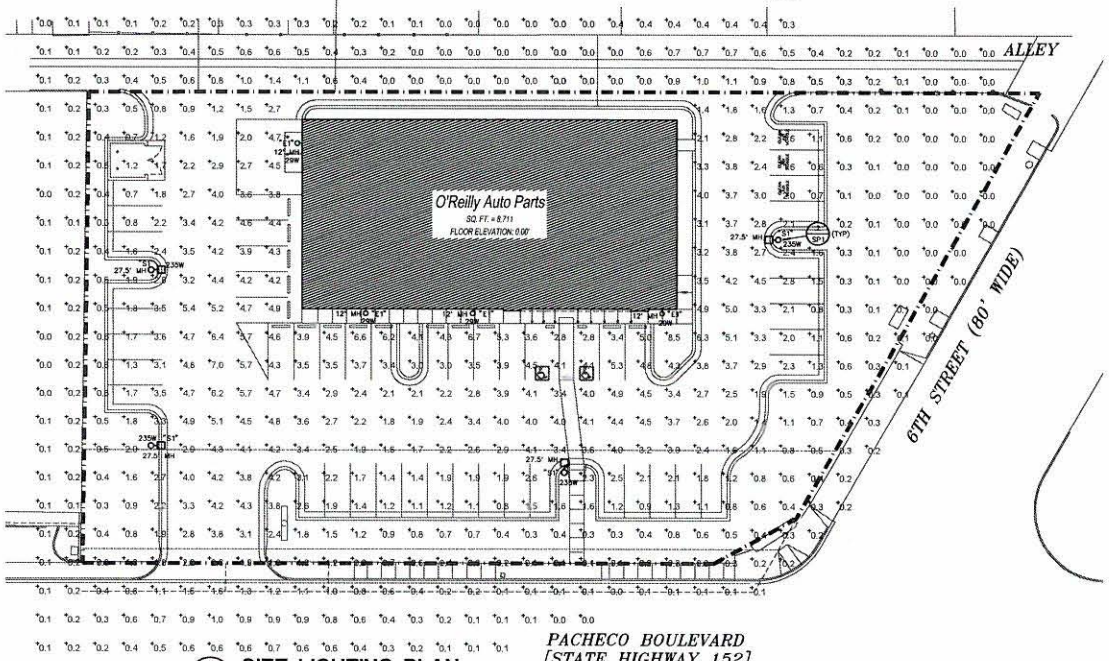


2 SP1 **PARKING LOT LIGHTING**
NO SCALE



1 SP1 **SITE LIGHTING PLAN**
SCALE: 1"=20'

Thomas A. Lundberg
ARCHITECT
1736 East Sunshine, Suite 417
Springfield, Missouri 65804
417-862-6558
Fax: 417-862-2355
e-mail: architect@enterprisemail.com

New O'Reilly Auto Parts Store:
PACHECO BOULEVARD
LOS BANOS, CA

O'Reilly AUTO PARTS
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
417-862-2674 PHONE

CONN # -
DATE 4-8-16
REVISION DATE -

SP1 of 1