



City of
Los Banos
At the Crossroads of California

www.losbanos.org

**NOTICE AND CALL OF A SPECIAL MEETING
OF THE LOS BANOS PLANNING COMMISSION**

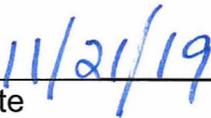
CITY HALL COUNCIL CHAMBERS
520 J Street
Los Banos, California

MONDAY, NOVEMBER 25, 2019 – 6:00 P.M.

Please take notice that Chairperson John Cates hereby calls a Special Meeting of the Los Banos Planning Commission Pursuant to California Government Code Section 54956.



John Cates, Chairperson



Date

PLANNING COMMISSION SPECIAL MEETING AGENDA

CITY HALL COUNCIL CHAMBERS
520 J Street
Los Banos, California

MONDAY, NOVEMBER 25, 2019 – 6:00 P.M.

If you require special assistance to attend or participate in this meeting, please call the Planning Secretary @ (209) 827-7000 ext. 2431 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 ext. 2431 a lo menos de 48 horas previas de la junta.

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

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

* * * * *

Cualquier escritura o los documentos proporcionaron a una mayoría del Departamento de Planificación con respecto a cualquier artículo en este orden del día será hecho disponible para la inspección pública en la reunión y en la oficina del Secretario 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 **6:00 PM**

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL: (Planning Commission Members)

Cates __, Dees __, Higby __, Toscano __, Uhley __

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. CONSIDERATION OF APPROVAL OF PLANNING COMMISSION RESOLUTION NO. 2019-22 – DETERMINING GENERAL PLAN CONSISTENCY PURSUANT TO GOVERNMENT CODE SECTION 65402 AND PUBLIC RESOURCES CODE SECTION 21151.2 FOR LOS BANOS UNIFIED SCHOOL DISTRICT RELATIVE TO THE DEVELOPMENT OF A NEW PARKING LOT AT HENRY MILLER ELEMENTARY SCHOOL LOCATED SOUTH OF M STREET, EAST OF IOWA AVENUE, NORTH OF WEST PACHECO BOULEVARD, AND WEST OF ILLINOIS AVENUE, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER: 027-143-005

Recommendation: Receive staff report and adopt the resolution as submitted.

7. DESIGN REVIEW STUDY SESSION – MODIFICATION OF THE EXTERIOR OF AN EXISTING MULTI-TENANT COMMERCIAL BUILDING TOTALLING APPROXIMATELY 3,540 SQUARE FEET LOCATED IN THE HIGHWAY-COMMERICAL (H-C) ZONING DISTRICT AT 25 W. PACHECO BOULEVARD, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER: 026-061-018

Recommendation: Receive staff analysis and provide feedback to the applicant.

8. DESIGN REVIEW STUDY SESSION – DEVELOPMENT OF A COMMERCIAL STRUCTURE TOTALLING 125,900 SQUARE FEET FOR A SELF-STORAGE FACILITY LOCATED IN THE HIGHWAY-COMMERCIAL ZONING DISTRICT EAST OF ORTIGALITA ROAD, SOUTH OF PACHECO BOULEVARD, AND NORTH OF BIRCH AVENUE, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR’S PARCEL NUMBER: 431-141-013

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

9. 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.



City of
Los Banos
At the Crossroads of California

PLANNING COMMISSION STAFF REPORT

TO: CHAIRMAN CATES AND PLANNING COMMISSIONERS

FROM: STACY SOUZA ELMS, COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR *SE*

FOR: PLANNING COMMISSION MEETING OF NOVEMBER 25, 2019

SUBJECT: GENERAL PLAN CONFORMANCE FINDINGS FOR SITE ACQUISITION OF 0.86 ACRES BY THE LOS BANOS UNIFIED SCHOOL DISTRICT FOR A NEW PARKING LOT LOCATED SOUTH OF M STREET, EAST OF IOWA AVENUE, NORTH OF WEST PACHECO BOULEVARD, AND WEST OF ILLINOIS AVENUE; MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER: 027-143-005

RECOMMENDATION:

1. That the Planning Commission Approves Resolution #2019-22 in accordance with Public Resources Code Section 21151.2 and Government Code Section 65402 relating to the acquisition of approximately 0.86 acres for the development of a parking lot located south of M Street, east of Iowa Avenue, north of W. Pacheco Blvd., and west of Illinois Avenue; more specifically identified as Assessor's Parcel Number: 027-143-005.

BACKGROUND

The Los Banos Unified School District has requested the Los Banos Planning Commission analyze the subject property for a new parking lot to service faculty and staff of Henry Miller Elementary. The proposed site is located south Henry Miller Elementary School, which houses approximately 1,000 students. The Los Banos Unified School District intends to develop the additional parking to enable the District to expand its existing facility to better serve the community. The proposed parking lot site will accommodate approximately 25 parking stalls and will include landscaping and lighting.

This report provides information for the Planning Commission's consideration of the District's proposal to develop the above described site as a middle school. In

accordance with Public Resources Code Section 21151.2 and Government Code Section 65402 a school district shall not acquire or dispose of real property, and no public building or structure shall be constructed or authorized until the location, purpose and extent of the acquisition, disposition or purpose and extent of such purpose has been reviewed by the affected planning agency as to conformance with the adopted General Plan. The city has up to 40 days to report to the district regarding conformance of the proposed project with the general Plan and whether the site is suitable for a public school facility. If the City were not to recommend approval of the proposed location, purpose or extent of the project, the recommendation could be overruled by the LBUSD School Board by a two-thirds vote.

Location/Project Description/Site Characteristics.

The project site is located south of M Street, east of Iowa Avenue, north of W. Pacheco Blvd., and west of Illinois Avenue; more specifically identified as Assessor's Parcel Number: 027-143-005. Generally the site is located directly to the south of Henry Miller Elementary School.

The project involves the proposed development of a parking lot to accommodate faculty and staff for Henry Miller Elementary.

The project site is currently vacant. The project is contiguous to Pacheco Boulevard and Highway Commercial uses to the south, and west. The project is adjacent to Henry Miller Elementary and single family residences to the north.



GENERAL PLAN CONFORMANCE ANALYSIS

The Public Facilities and Utilities Element of the City's General Plan focuses on specific functional needs of the City's public services i.e. schools.

The General Plan contains the underlying general Guiding Policy concerning schools:

PFU-G-1 Provide superior educational opportunities for children and all members of the community.

The Public Facilities and Utilities Element of the General Plan also contains several implementing actions regarding schools to achieve that underlying guiding policy.

PFU-I-1 Ensure adequate elementary school sites are reserved in new subdivisions, consistent with the Land Use Diagram and State law.

PFU-I-2 Require that elementary schools be located close to residential neighborhoods, and away from major streets to avoid vehicular traffic and noise.

PFU-I-3 Maintain a close, collaborative relationship with Los Banos Unified School District on all matters of mutual interest.

Land Use.

The site currently has a General Plan Land Use Designation of Commercial and is zoned Highway Commercial (Highway Commercial) according to the Los Banos Zoning Map. Pursuant to Section 9-3.1302 of the Los Banos Municipal Code, public schools and accessory uses (i.e. parking lots) are a permitted use within the Highway Commercial District. The proposal would not conflict with the established General Plan Land Use designation for the site.

Traffic.

The General Plan contains the underlying general Guiding Policy concerning traffic circulation:

C-G-1 Promote safe and efficient vehicular circulation.

In order to completely analyze the proposed school site in terms of circulation a traffic study would need to be completed to identify any adverse effects and identify mitigation measures to address circulation and safety concerns for pedestrians and vehicles.

Some of the primary concerns for traffic and traffic safety identified by staff are:

- There should be no access to the parking lot from Pacheco Boulevard

- Staff should be prohibited from parking on the street once the parking lot is developed to mitigate any burden on the adjacent residential uses.
- Prohibit loading and unloading of students on M Street.

Staff recommends that the project incorporate design features and improvements to ensure safe and functional circulation and access for pedestrians, bicyclists and vehicles.

Noise.

The conceptual plan provides for school bus access for loading and unloading students to the back/south of the project site. The major concern identified by staff would be the potential adverse effect on adjacent residential properties concerning noise.

Staff recommends that the project incorporate design features and improvements to ensure acceptable noise environment for adjacent residential properties.

The General Plan contains the underlying general Guiding Policy concerning noise:

N-G-1 Strive to achieve an acceptable noise environment for the present and future residents of Los Banos.

The General Plan also contains several implementing actions regarding noise to achieve that underlying guiding policy.

N-I-2 Require a noise study and mitigation measures for all projects that have noise exposure greater than “normally acceptable” levels based on specific criteria and standards in the Zoning Ordinance. These measures may include, but are not limited to, the following actions:

- Screen and control noise sources, such as parking and loading facilities, outdoor activities and mechanical equipment;
- Increase setbacks for noise sources from adjacent dwellings’
- Retain fences, walls, and landscaping that serve as noise buffers;
- Use soundproofing materials and double-glazed windows; and
- Control hours of operation, including deliveries and trash pickup, to minimize noise impacts.

Environmental.

The District as lead agency in accordance with the California Environmental Quality Act (CEQA) will be required to prepare the appropriate environmental document to assess

potential adverse environmental impacts that may result from the proposed project, including impacts related to traffic, grading, noise, biology, drainage, water quality, and hazardous material.

The Planning Commission's determination of consistency of the current proposal with the local land use regulations is not intended to render a decision on the project, but instead to provide investigation and recommendation to the District in compliance with State law. Thus, pursuant to the California Environmental Quality Act (CEQA), Article 19, Section 15061 (b)(3) of the Guidelines for Implementation, the analysis for consistency is exempt from review as it can be seen with certainty that there is no possibility that the activity (analysis only) in question may have a significant effect on the environment.

Summary/Conclusion.

The Planning Commission of the City of Los Banos finds the siting of the proposed parking lot to be in substantial conformance with the General Plan with respect to its location and purpose (with issues identified), provided that the project incorporate design features and improvements to ensure safe and functional circulation and access for pedestrians, bicyclists and vehicles; and the project incorporate design features and improvements to ensure acceptable noise environment for adjacent residential properties..

RECOMMENDATION:

1. That the Planning Commission Approves Resolution #2019-22 in accordance with Public Resources Code Section 21151.2 and Government Code Section 65402 relating to the acquisition of approximately 0.86 acres for the development of a parking lot located south of M Street, east of Iowa Avenue, north of W. Pacheco Blvd., and west of Illinois Avenue; more specifically identified as Assessor's Parcel Number: 027-143-005.

ATTACHMENTS:

1. Resolution #2019-22
2. Letter from LBUSD

RESOLUTION No. 2019-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS BANOS DETERMINING THAT A PROPOSED STAFF AND FACULTY PARKING LOT LOCATED ADJACENT TO HENRY MILLER ELEMENTARY SCHOOL IS CONSISTENT WITH THE LOS BANOS GENERAL PLAN MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER: 027-143-005

WHEREAS, pursuant to Public Resources Code Section 21151.2 and Government Code Section 65402(c) a school district shall not acquire or dispose of real property nor construct or authorize a public building or structure, in the City, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with the City's adopted general plan; and

WHEREAS, the Los Banos Unified School District is proposing to acquire and develop a 0.86 acres undeveloped parcel for a new staff and faculty parking lot for Henry Miller Elementary School, south of M Street, east of Iowa Avenue, north of Pacheco Boulevard, and west of Illinois Avenue, more specifically identified as Assessor's Parcel Number: 027-143-005; and

WHEREAS, the subject property is designated in the City's General Plan as Commercial and is zoned Highway Commercial (H-C); and

WHEREAS, the Los Banos Unified School District requested the Los Banos Planning Commission analyze the subject property to determine conformity with the underlying General Plan land use designation so that a written report of the investigation and the Planning Commission recommendation concerning the acquisition may be submitted to the Los Banos Unified School District governing board; and

WHEREAS, pursuant to Section 15061(b)(3) of the CEQA Guidelines, this action is exempt from CEQA because it is an administrative activity and it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; and

WHEREAS, the Los Banos Planning Commission has analyzed the subject property and has considered all pertinent documents and the staff report as presented at the Planning Commission meeting on November 25, 2019.

NOW THEREFORE, the Planning Commission of the City of Los Banos does hereby find, determine and resolve as follows:

SECTION 1. The Planning Commission hereby finds and determines that the proposed acquisition of the property located on specifically Assessor's Parcel Number: 027-143-005 by the Los Banos Unified School District for future use as a staff and faculty parking lot for Henry Miller Elementary School is consistent and in conformity with the following goals of the Los Banos General Plan:

1. PFU-G-1 – Provide superior educational opportunities for children and all members of the community.

SECTION 2. The Planning Commission hereby finds and determines that the proposed parking lot site is consistent with the City's General Plan land use designation for the site as Commercial. The site currently has a General Plan Land Use Designation of Commercial and is zoned Highway Commercial (Highway Commercial) according to the Los Banos Zoning Map. Pursuant to Section 9-3.1302 of the Los Banos Municipal Code, public schools and accessory uses (i.e. parking lots) are a permitted use within the Highway Commercial District. The proposal would not conflict with the established General Plan Land Use designation for the site.

SECTION 3. The Planning Commission's recommendations concerning the acquisition of the site regarding pupil safety and comprehensive community planning pursuant are as follows:

1. That the project incorporates design features and improvements to ensure safe and functional circulation and access for pedestrians, bicyclists, and vehicles.
2. That the project incorporates design features and improvements to ensure acceptable noise environment for adjacent residential properties.

SECTION 4. Pursuant to the California Environmental Quality Act (CEQA), Article 19, Section 15061 (b)(3) of the Guidelines for Implementation, the analysis for consistency is exempt from review as it can be seen with certainty that there is no possibility that the activity (analysis only) in question may have a significant effect on the environment.

The foregoing resolution was introduced at a regular meeting of the Planning Commission of the City of Los Banos held on the 25th day of November 2019 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:

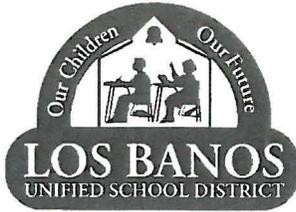
ABSENT:

APPROVED:

John Cates, Planning Commission Chairman

ATTEST:

Sandra Benetti, Planning Commission Secretary



Los Banos Unified School District

1717 South Eleventh Street
Los Banos, California 93635-4800
Telephone (209) 826-3801 Fax (209) 826-6810
www.losbanosusd.org

October 21, 2019

Via Certified Mail

Stacy Souza Elms
Community & Economic Development Director
City of Los Banos
Los Banos, CA 93635

Re: Los Banos Unified School District Proposed Parking Lot Project;
Notification Pursuant to Government Code section 65402

Dear Mrs. Elms,

On behalf of the Los Banos Unified School District, this letter is to provide you notice under Government Code section 65402 regarding the possible acquisition of approximately 0.82 acres of property by the District, as more particularly set forth on the attached location map. A copy of Government Code section 65402 is also attached.

It is the District's hope and expectation that acquisition of this additional property will enable the District to expand its existing facilities thereby better serving the District's community and Merced County.

Please process this Notice in accordance with the code sections referenced above. If you have any questions, please contact me at (209) 826-3801. Thank you.

Sincerely,

LOS BANOS UNIFIED SCHOOL DISTRICT

Amer Iqbal

Assistant Superintendent, Administrative Services

Board of Trustees

Mr. Anthony Parreira, *President* Mrs. Margaret Benton, *Vice President* Ms. Marlene Smith, *Clerk*
Mr. Luis Castro Mr. Ray Martinez Mr. Gary Munoz Mrs. Anahi Rodriguez

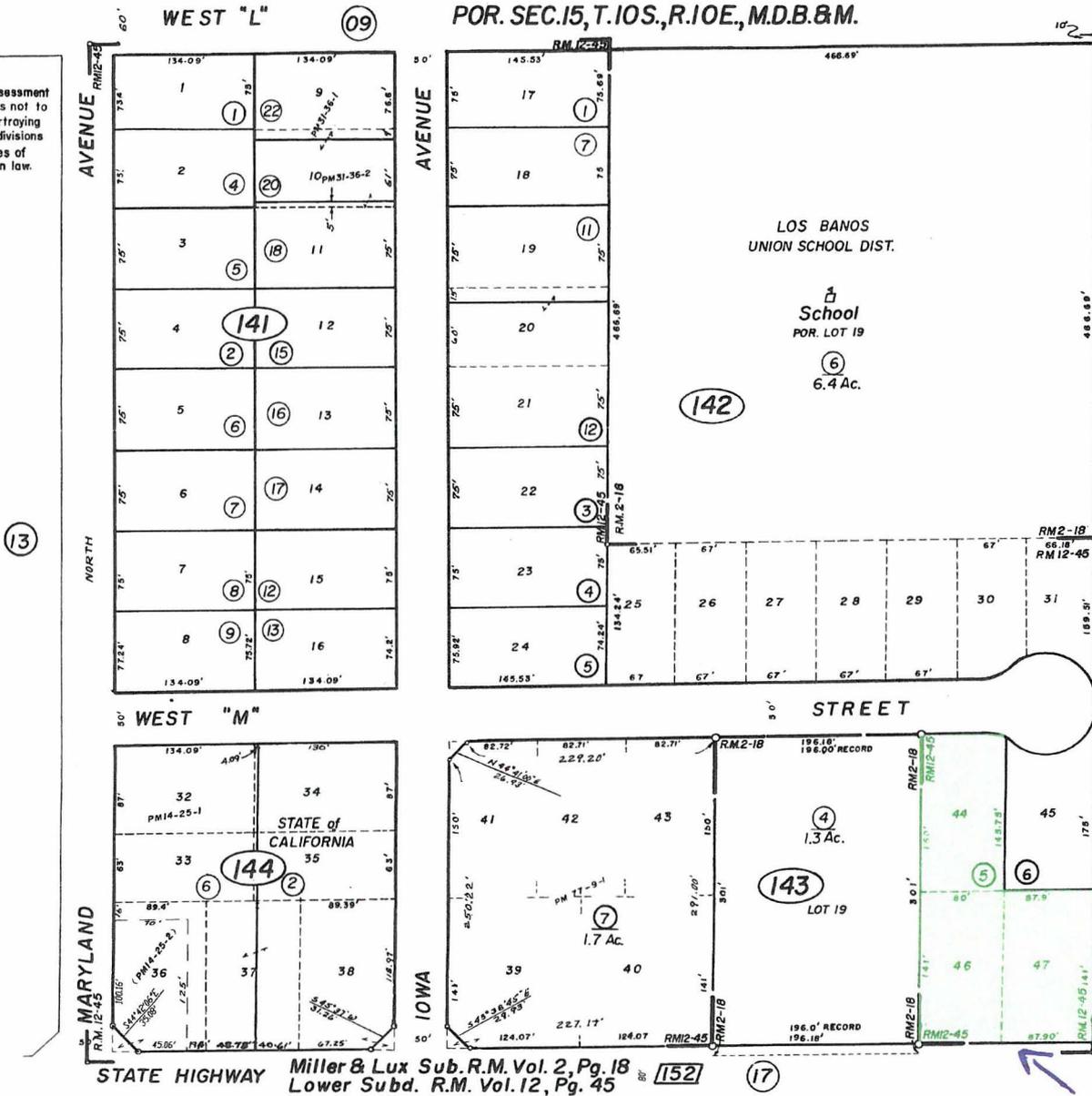
Administration

Mark E. Marshall, Ed.D. *Superintendent*
Tammie Calzadillas, Ed. D., *Assistant Superintendent, Human Resources*
C. Sean Richey, Ed.D. *Chief Academic Officer*
Amer Iqbal, *Assistant Superintendent, Administrative Services*
Paula Mastrangelo, *Assistant Superintendent, Elementary Education*

APN 027-143-005

27-14

-NOTE-
This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.



Tax Rate Area 4-01
4-054

NOTE-Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

City of Los Banos
Assessor's Map Bk.27-Pg.14
County of Merced, Calif.
1954
SE.COR.LOT19

REVISED 4/57
11/73
2/84
6-00

STATE HIGHWAY Miller & Lux Sub.R.M. Vol. 2, Pg. 18
Lower Subd. R.M. Vol. 12, Pg. 45 152

APN 027-143-005



City of
Los Banos
At the Crossroads of California

DESIGN REVIEW STUDY SESSION

TO: Chairperson Cates and Planning Commissioners

FROM: Rudy Luquin, Associate Planner *RL*

DATE: November 25, 2019

SUBJECT: REQUEST FOR A DESIGN REVIEW #2019-01 FOR A MODIFICATION OF THE EXTERIOR OF A BUILDING LOCATED AT 25 W. PACHECO BOULEVARD: 026-061-018

Project Description:

The applicant, Mr. Harnam Bhullar, has requested a Design Review for the proposed modifying of the exterior of his existing approximate 3,540 square foot building located at 25 W. Pacheco Boulevard. The subject commercial structure accommodates three (3) commercial tenants and within the same parcel there are two (2) other existing commercial structures. The proposed exterior modification will consist of the applicant will convert the exterior from the existing T-111 siding to stucco along with a new color pattern. The applicant has submitted color elevations and color samples of the proposed modification for the Planning Commission's consideration.



The Community and Economic Development Director has referred the project to the Planning Commission for a Design Review on the aesthetic aspects related to the proposed project pursuant to Section 9-3.2318(a) of the Design Review Ordinance.

Planning Commission Design Review

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.

As aforementioned the project site consists of an existing 3,540 square foot commercial structure and shares the parcel with two (2) other commercial structures. The businesses share the parking lot. The one (1) of the two (2) existing commercial structures has a stucco exterior, the modifying of the exterior of the subject building to stucco would create a harmonious and unified appeal amongst the small existing shopping center on account that two (2) of the three (3) existing structures will have matching exterior materials. The proposed color pattern consists of earth tone that resembles the colors from the City of Los Banos preferred color palette. The proposed colors and exterior for the modification are consistent with the preferred theme according to the City of Los Banos Community Design Standards for the Pacheco Boulevard corridor.

At the Wednesday, October 9, 2019 Planning Commission meeting, the Planning Commission made suggestions to improve the aesthetics of the proposed project. The suggestions consisted of the following:

- Upgrade landscaping
- Provide a fifty percent (50 %) tree shade canopy per City Standards
- Provide a belly band and/or stone veneer base along the north and east elevation

The Planning Commission also asked the applicant to consider asking the tenants to provide new signage to contribute to the buildings brand new appeal.

No other improvements will be done to the subject property other than the

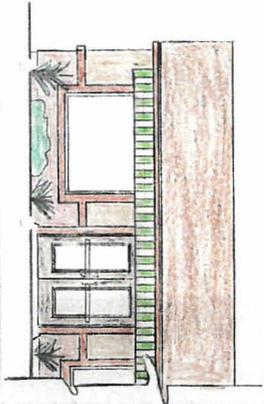
aforementioned.

Recommendation

Staff is requesting that the Planning Commission evaluate the proposed exterior modification along with new color pattern, the incorporated suggestions, and provide feedback to the applicant.

Attachments

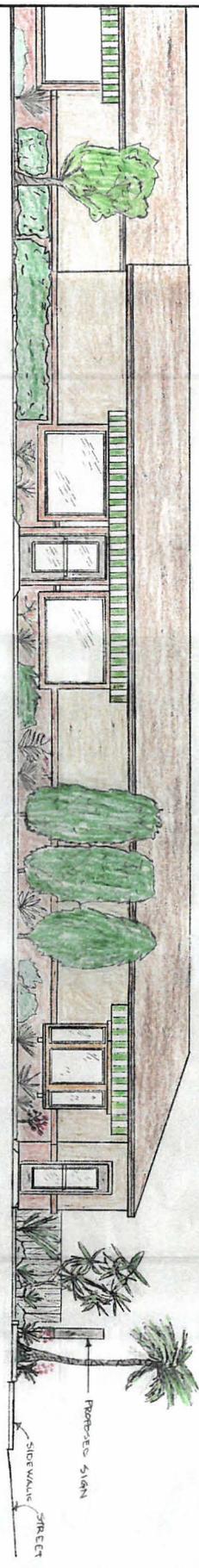
Elevations/ Revised Elevations
Site Photos



EAST SIDE ELEVATION



NORTH SIDE ELEVATION



EAST SIDE ELEVATION

PROPOSED IMPROVEMENTS
 14 25 W. PACHICO BLVD.
 LOS ANGELES, CA 90008
 FOR HARRMAN BRILLAR

SITE PLAN REVIEW

REVISED
 RECEIVED
 OCT 18 2019
 CITY OF LOS ANGELES

DATE 10-17-19
 SCALE 1/8" = 1'-0"
 DRAWN JDL
 CHECK JDL

IDS
 International Design Service
 A complete drafting and consulting firm
 10000
 Designer and Consultant
 1401 Central Expressway, Suite 200
 (310) 555-1414

REVISIONS	BY

25


NO PARKING
UNAUTHORIZED
VEHICLES WILL BE
AT VEHICLE
OWNER'S RISK



11

 **PET
GROOMING**

25



COMICS PLUS
COMICS * TOYS * CARDS *
COLLECTIBLES
827-8847

RESERVED
PARKING
COMICS
PLUS

NO PARKING

NO PARKING





CLOSED

121

A



DESIGN REVIEW STUDY SESSION

TO: Chairman Cates and Planning Commissioners

FROM: Rudy Luquin, Associate Planner *RL*

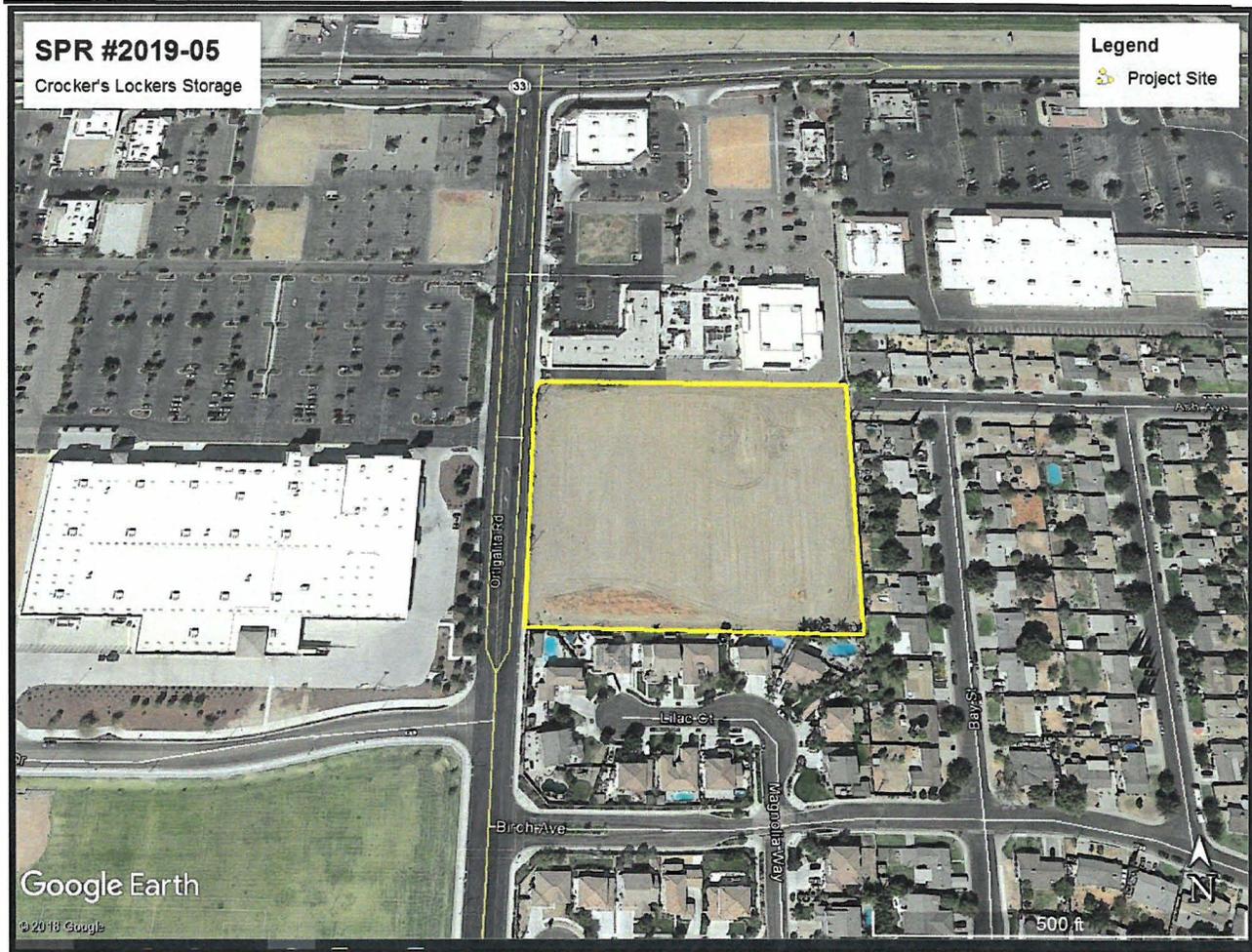
DATE: November 25, 2019

SUBJECT: Project Study Session Review – Ortigalita Road APN: 431-141-013

Project Description

The City of Los Banos Community and Economic Development Department is in receipt of an application requesting a Site Plan Review entitlement. The applicant, Greystone Holdings, LLC, is proposing to develop a self-storage facility consisting of eight (8) buildings totaling to 125,900 square feet on a vacant parcel located east of Ortigalita Road, APN: 431-141-013. The proposed project site is presently vacant. The project site is surrounded by various commercial uses to the north and west and residential uses to the east and south. The proposed self-storage use is not permitted use by right within the Highway Commercial Zoning District; therefore, the applicant has applied for a Conditional Use Permit for the proposed development.

As fore mentioned, the proposed development will consist of eight (8) buildings. One building will serve as a managers building totaling to 2,360 square feet and will be a two story structure fronting Ortigalita Road. The development also proposes a "U" shaped structure that will be located on the outer perimeter that consists of three (3) buildings totaling to 36,840 square feet. The three (3) buildings located within the U shaped building consist of the following sizes: 29,400 square feet, 26,600 square feet, and 19,100 square feet. The remaining 11,600 square feet proposed storage building will be located on the Ortigalita Road frontage across from the two-story Manager's Building. The storage buildings are all proposed to be one story and the Manager's Building will be the only two-story structure of the development. The proposed project also consists of various improvements to the project site such as grading, paving, landscaping, and lighting.



Planning Commission Project Study Session Review

The Community and Economic Development Department has referred the proposed project for a Design Review Study Session with the Planning Commission, in regards to the design of the proposed project in accordance with Los Banos Municipal Code, Section 9-3.2318(a), Planning Commission project study session review. Nonetheless, the proposed project will require final site plan approval by the Planning Commission through a public hearing at a later date.

The objective of the study session is to provide the applicant with analytical commentary from the Planning Commission in the forefront of the design process, prior to the applicant(s) becoming overly invested in a design that is inconsistent with the City of Los Banos Design Guidelines, in conformity with Los Banos Municipal Code Section 9-3.2318(a), Planning Commission project study sessions review. The design review study session is virtually a discussion between the Planning Commission and the applicant concerning the aesthetics of the proposed project, and does not constitute a final decision by the Planning Commission concerning the proposed development project.

In accordance with Los Banos Municipal Code Section 9-3.2318(b), Planning Commission project study session review, the Planning Commission's purview of the design review study session is to review, consider, and provide commentary on the following design aspects of the proposed project in light of the City's General Plan and applicable policies:

- Architecture
- Landscaping
- Lighting

Architecture

According to Los Banos Municipal Code Section 9-3.2318(c), Planning Commission project study session review, the Planning Commission shall evaluate and provide commentary 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
- Methods used to screen mechanical equipment from public view

The Los Banos Community Design Standards does not contain specific design guidelines for commercial buildings on Ortigalita Road. However, the applicant has proposed a design that has some elements of the preferred architectural theme along the Pacheco Boulevard corridor which is Spanish/ Mission. The proposed design of the structure will complement the commercial structures to the north and the shopping center to the west. The applicant has incorporated Spanish/ Mission architectural characteristics directly from the Design Standards such as thick walls, stucco walls, tower at the entrance of the storage facility (managers building), tile accents at the base and certain elevations of the building, parapet roofs, ornamental wall trellises, and earth tone colors.

The applicant is proposing to have a combination of three (3) earth tone colors. The proposed color patterns are compatible and consistent with the City of Los Banos preferred color palate and are also compatible to the existing commercial structures to the north.

The complete design of the structure will consist of metal parapet roofs, pre-finished metal parapets, various metal awnings at the entrance and windows of the building. The body of the structure will compose of; stucco walls, faux wood tile walls, steel siding walls, various vertical trellises throughout the building to break up the long walls and varying heights of the proposed buildings.

The applicant is proposing seven (7') tall perimeter fencing wherever there are gaps in between proposed structures on the Ortigalita Road frontage. On the north, east, and south boundaries, the project will have concrete walls creating a barrier between the self-storage facility and the surrounding existing properties in those respective areas. .

Landscaping

In consistency with Los Banos Municipal Code, Section 9-3.2318(c), Planning Commission project study review,, the Planning Commission shall evaluate and provide commentary on the following landscaping and site treatment elements:

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

The applicant is proposing landscaping throughout the development, mainly along the street frontages, proposed parcel lines, and parking lot. The landscape plan consists of five (5) tree species totaling to 46 planted trees, two (2) tall shrubs species and five (5) shrubs species totaling to 35 combined shrubs planted, one (1) vine species totaling to five (5) vines planted, and eight (8) ground cover species totaling eight (8) ground cover plants to be planted throughout the project site.

Lighting

In reference to Los Banos Municipal Code, Section 9-3.2318(c), Planning Commission project study review,, the Planning Commission shall evaluate and provide commentary on the following lighting elements:

- Aesthetics of exterior lighting

The proposed exterior lightening for the project will mainly consist of motion detecting LED exterior wall fixtures to be placed throughout the project site. The applicant has supplied a photometric plan within the proposed plan set. The applicant is also proposing three (3) illuminated wall signs, and one (1) illuminated monument sign. Staff will review the signs as more detail is received regarding the signs.

Project Review Board

The proposed project will be reviewed by the Project Review Board (PRB) in regards to the following elements:

- 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 recommending that the Planning Commission evaluate the proposed projects architectural considerations, landscaping, site improvements and exterior lighting elements as described above and provide initial commentary to the applicant regarding the proposed design. No formal action will be taken at this juncture.

Attachments:

Plan Set/ Revisions

Site Photos

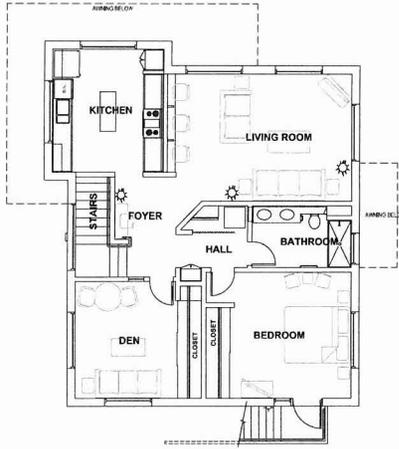
Gilroy Photos

FLOOR PLAN

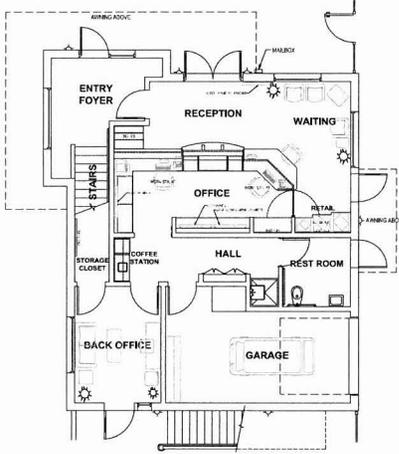
CROCKER'S LOCKERS SELF STORAGE - SO, ORTIGALITA RD., LOS BANOS, CA



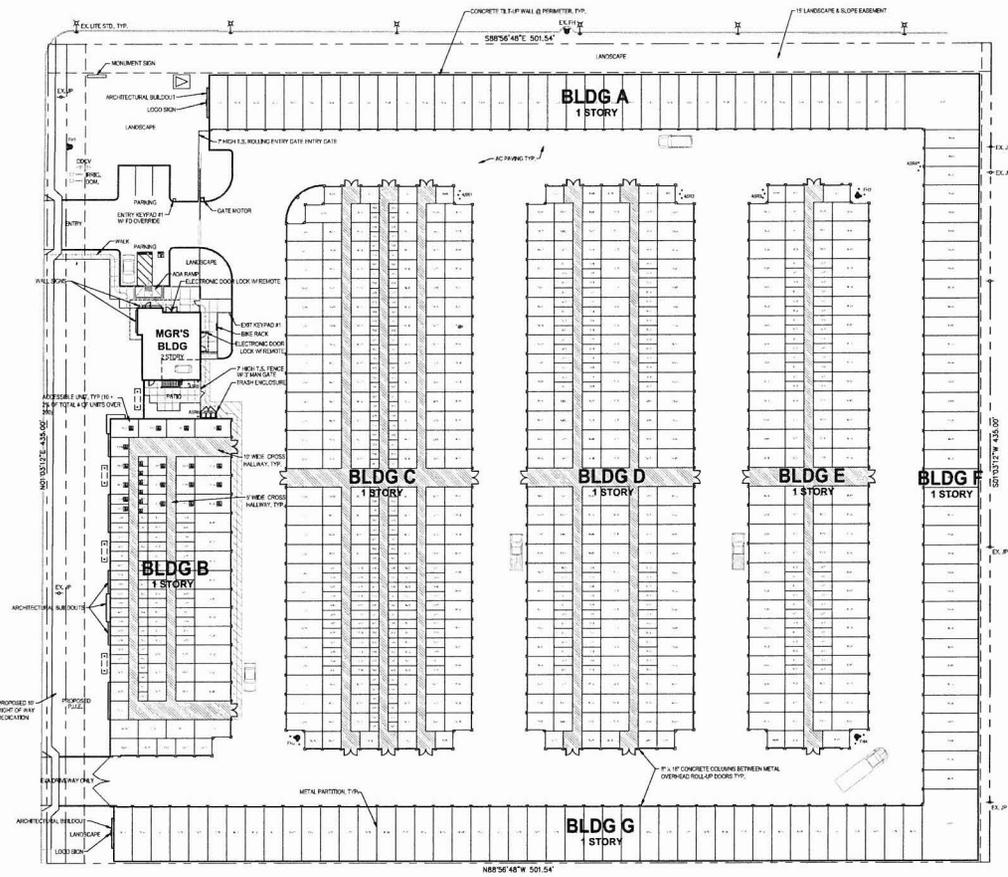
Revisions	Date



2ND FLOOR - APARTMENT
SCALE 1/4" = 1'-0"



1ST FLOOR - OFFICE
SCALE 1/4" = 1'-0"



Cubix Construction Company
 License No. 144402
 5700 Markon Blvd., Suite 100
 Danville, California 94526 USA
 Phone (925) 314-0770 FAX (925) 314-0771

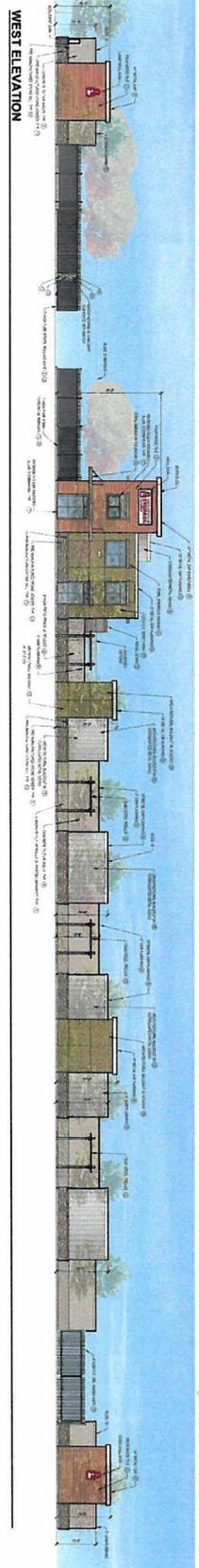


CROCKER'S LOCKERS
 SELF STORAGE
 SO, ORTIGALITA RD., LOS BANOS, CA
 FLOOR PLANS

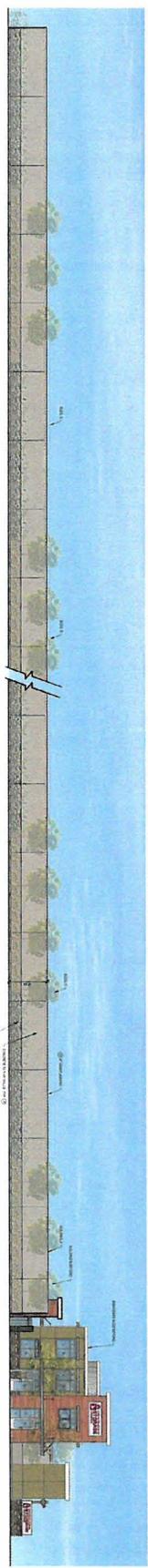
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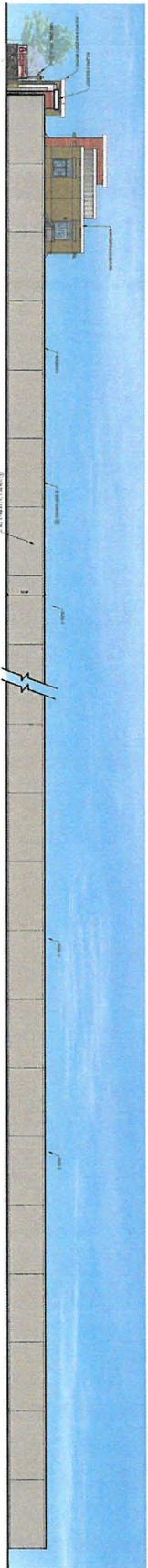
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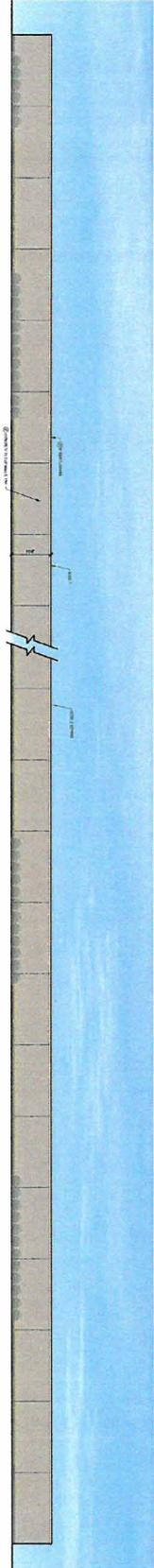
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

NOTES

- 1. RED BRICK WALL (SEE SECTION 1.1)
- 2. CONCRETE WALL (SEE SECTION 1.2)
- 3. CONCRETE FOUNDATION (SEE SECTION 1.3)
- 4. CONCRETE SLAB (SEE SECTION 1.4)
- 5. CONCRETE BEAM (SEE SECTION 1.5)
- 6. CONCRETE COLUMN (SEE SECTION 1.6)
- 7. CONCRETE JOIST (SEE SECTION 1.7)
- 8. CONCRETE GIRDER (SEE SECTION 1.8)
- 9. CONCRETE TRUSS (SEE SECTION 1.9)
- 10. CONCRETE ARCH (SEE SECTION 1.10)
- 11. CONCRETE DOME (SEE SECTION 1.11)
- 12. CONCRETE TOWER (SEE SECTION 1.12)
- 13. CONCRETE TOWER (SEE SECTION 1.13)
- 14. CONCRETE TOWER (SEE SECTION 1.14)
- 15. CONCRETE TOWER (SEE SECTION 1.15)
- 16. CONCRETE TOWER (SEE SECTION 1.16)
- 17. CONCRETE TOWER (SEE SECTION 1.17)
- 18. CONCRETE TOWER (SEE SECTION 1.18)
- 19. CONCRETE TOWER (SEE SECTION 1.19)
- 20. CONCRETE TOWER (SEE SECTION 1.20)

LEGEND

- 1. RED BRICK WALL (SEE SECTION 1.1)
- 2. CONCRETE WALL (SEE SECTION 1.2)
- 3. CONCRETE FOUNDATION (SEE SECTION 1.3)
- 4. CONCRETE SLAB (SEE SECTION 1.4)
- 5. CONCRETE BEAM (SEE SECTION 1.5)
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- 14. CONCRETE TOWER (SEE SECTION 1.14)
- 15. CONCRETE TOWER (SEE SECTION 1.15)
- 16. CONCRETE TOWER (SEE SECTION 1.16)
- 17. CONCRETE TOWER (SEE SECTION 1.17)
- 18. CONCRETE TOWER (SEE SECTION 1.18)
- 19. CONCRETE TOWER (SEE SECTION 1.19)
- 20. CONCRETE TOWER (SEE SECTION 1.20)

3A	Drawn By	LMH
	Scale	AS SHOWN
	Sheet No.	3A
	Project Name	CROCKER'S LOCKERS SELF STORAGE

**CROCKER'S LOCKERS
SELF STORAGE**
SO. ORTIGALITA RD., LOS BANOS, CA

PROJECT ELEVATIONS

**Cubix
Construction
Company**

5 Meadowbrook Lane
Danville, California 94526 USA
Phone (925) 314-0770 FAX (925) 314-0771

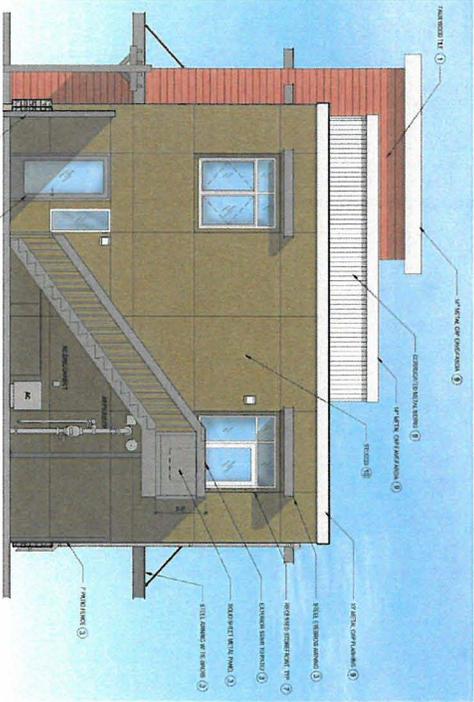
REVISION	DATE



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2 MGR'S BLDG - WEST ELEVATION



3 MGR'S BLDG - SOUTH ELEVATION



4 MGR'S BLDG - EAST ELEVATION

Revisions	Date

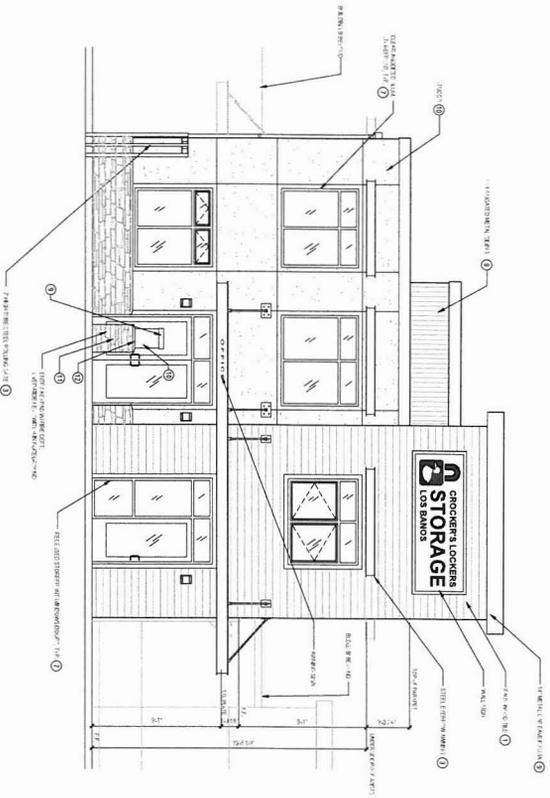
Cubix Construction Company License No. 144402
 5 Meadsworth Lane
 Danville, California 94526 USA
 Phone (925) 314-0770 FAX (925) 314-0771

CROCKER'S LOCKERS SELF STORAGE
 SO. ORTIGALITA RD. LOS BANOS, CA

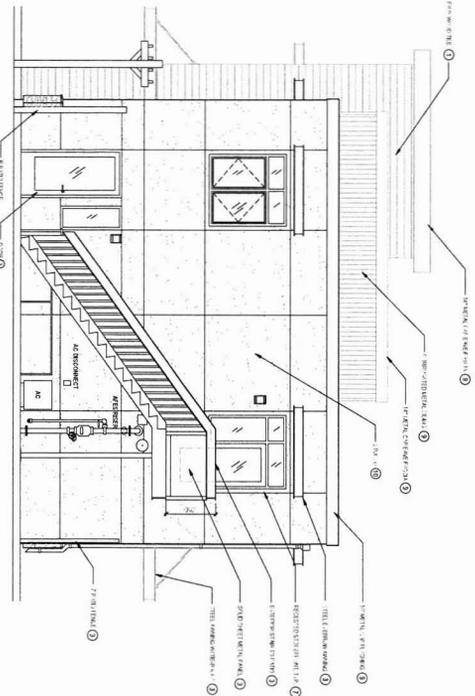
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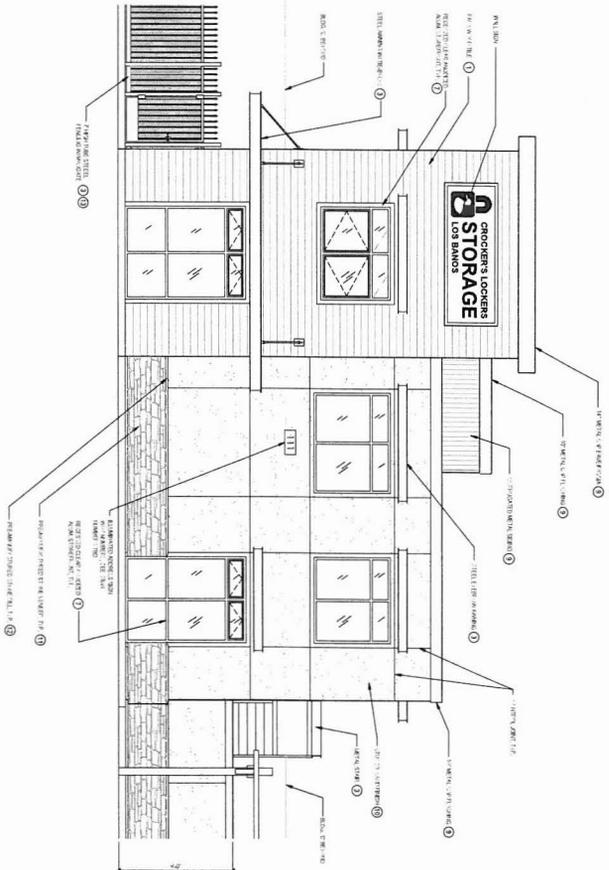
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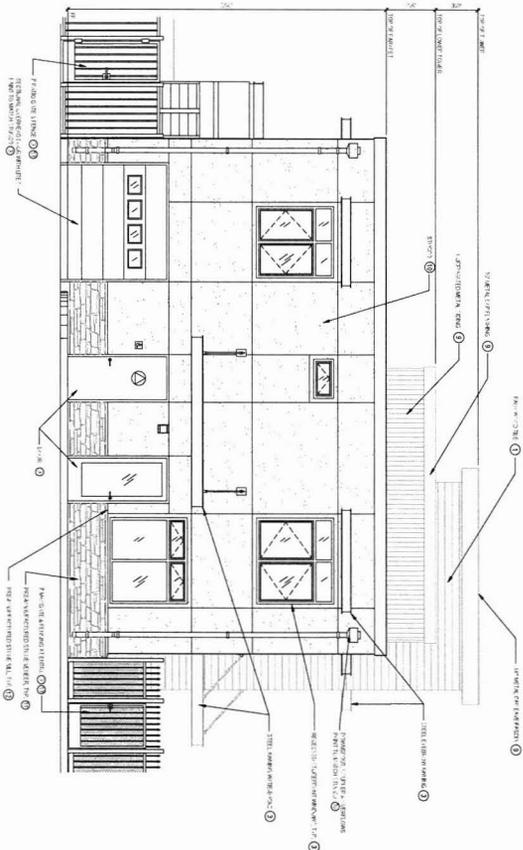
1 MGR'S BLDG - NORTH ELEVATION



2 MGR'S BLDG - SOUTH ELEVATION



3 MGR'S BLDG - WEST ELEVATION



4 MGR'S BLDG - EAST ELEVATION

3C	Drawn By	_____
	Scale	_____
3C	Checked By	_____
	Date	_____
3C	Project Name	MGR'S BLDG. ELEVATIONS
	Sheet Number	_____

**CROCKER'S LOCKERS
SELF STORAGE**
SO. ORTIGALITA RD. LOS BANOS, CA.

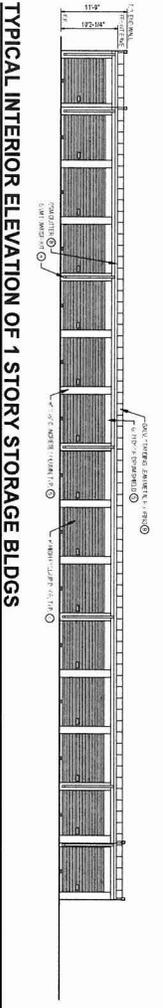
MGR'S BLDG. ELEVATIONS



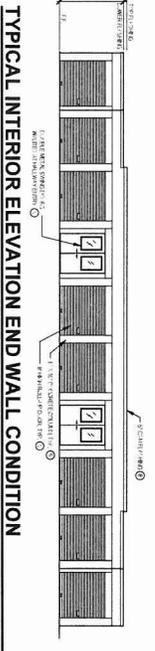
**Cubix
Construction
Company** License No. 144402

5 Meadowbrook Lane
Danville, California 94526 USA
Phone (925) 314-0770 FAX (925) 314-0771

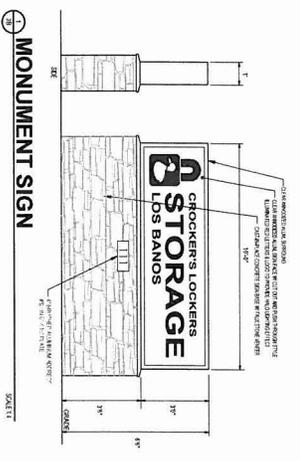
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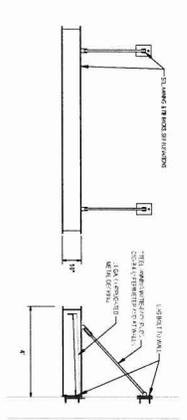
TYPICAL INTERIOR ELEVATION OF 1 STORY STORAGE BLDGS



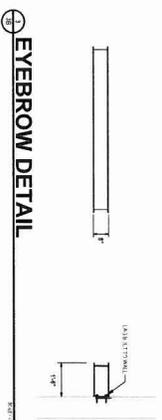
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MONUMENT SIGN



AWNING DETAIL



EBROW DETAIL

Revisions	Date

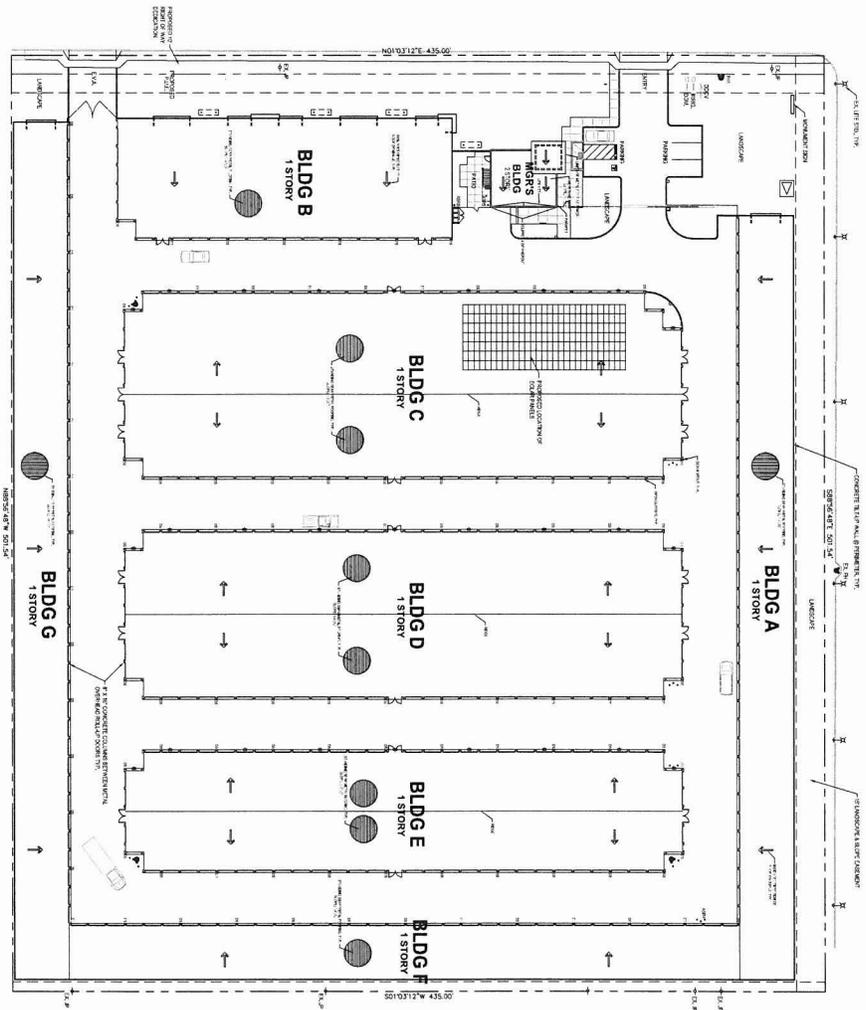
Cubix Construction Company License No. 144402
 5 Meadowbrook Lane
 Danville, California 94526 USA
 Phone (925) 314-0770 FAX (925) 314-0771

CROCKER'S LOCKERS SELF STORAGE
 SO. ORTIGALITA RD., LOS BANOS, CA
PROJECT ELEVATIONS

3B

Drawn By	ELMOR
Checked By	WORTH
Scale	AS SHOWN
File Name	
Project Name	
Sheet Number	

ROOF PLAN



Revisions _____ Date _____

4	Drawn by	_____
	Checked by	_____
	Scale	_____
	Date	_____
Project Name Planning File Number Sheet Number		

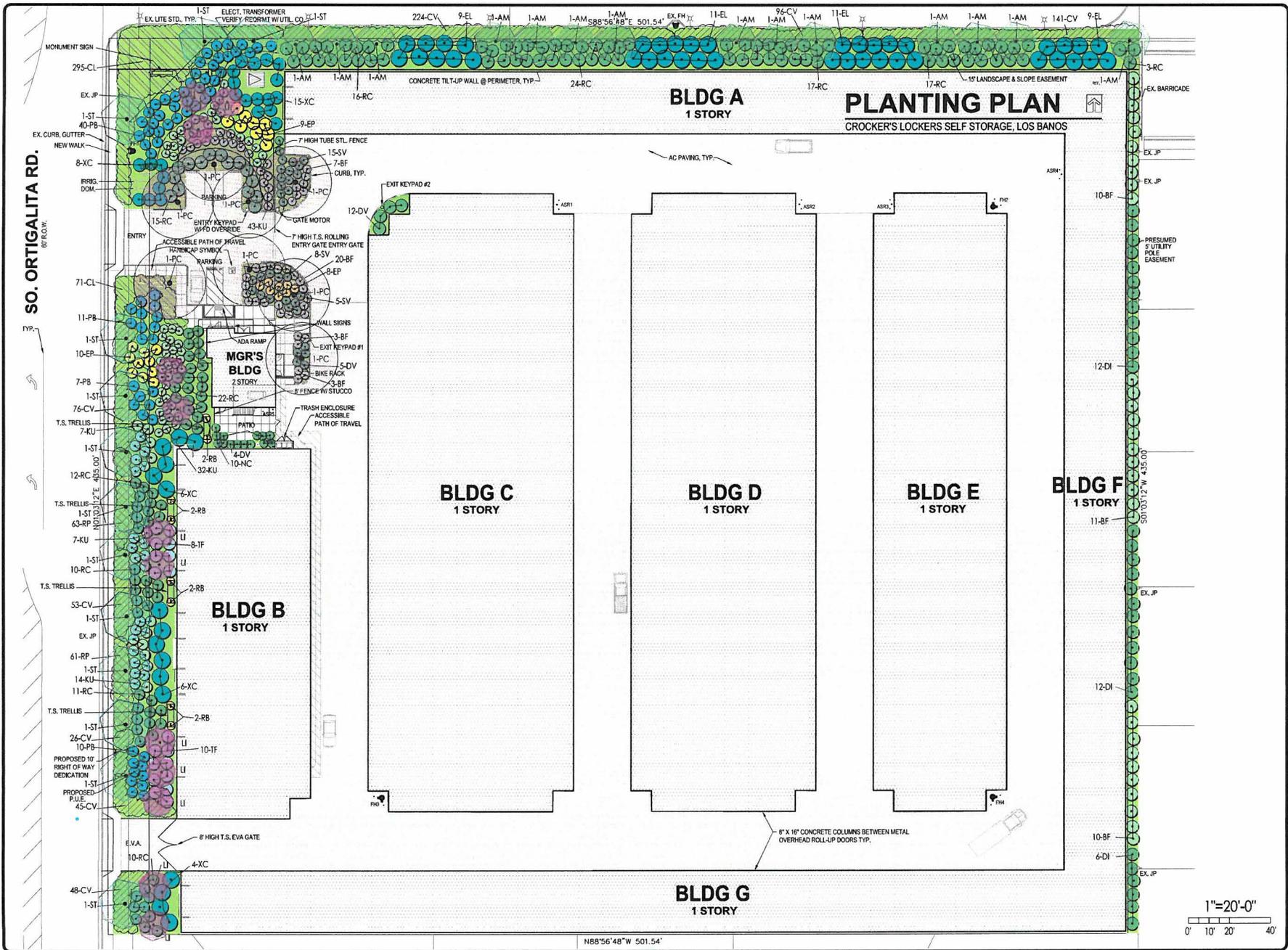
**CROCKER'S LOCKERS
SELF STORAGE**
SO. ORTIGALITA RD., LOS BANOS, CA

ROOF PLAN

**Cubix
Construction
Company**

5 Meadowbrook Ln
Danville, California 94526 USA
Phone (925) 314-0770 FAX (925) 314-0771

License No. 144402



Revisions	Date

Gregory Lewis Landscape Architect
 #2176
 736 Park Way
 Santa Cruz, CA 95065
 (831) 359-0960
 greg@gregorylewis.com

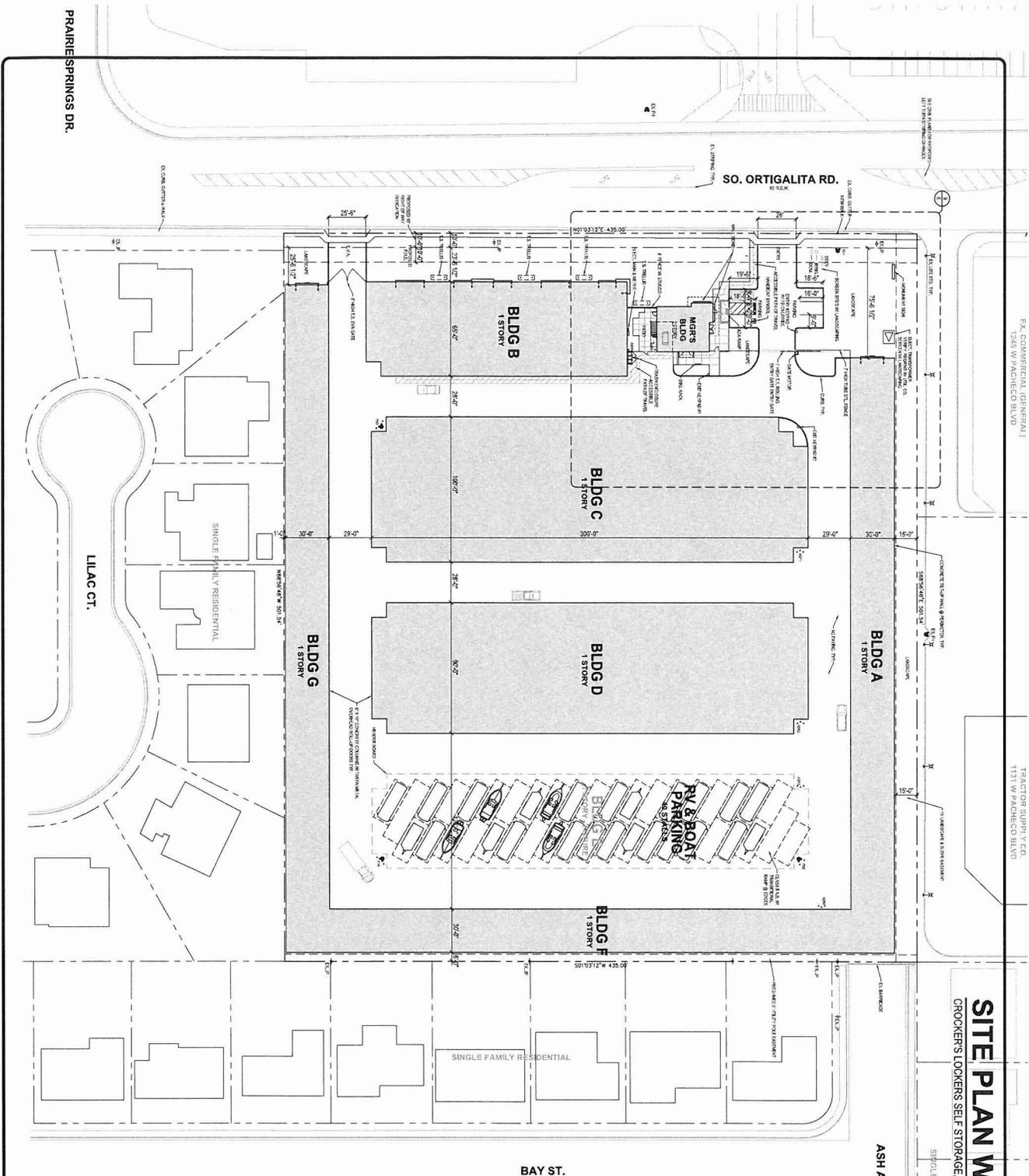


Cubix Construction Company
 License No. 14442
 5 Miralambrook Ln.
 San Jose, CA 95128
 Phone: (408) 314-0770 Fax: (408) 314-0771



CROCKER'S LOCKERS SELF STORAGE
 80, ORTIGALITA RD., LOS BANOS, CA
PLANTING PLAN

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Date	02/19/18
Scale	1/8"=1'-0"
File Name	Crocker Los Banos_180218
Planning File Numbers	
Sheet Number	L1



SITE PLAN W/ PHASING

CROCKER'S LOCKERS SELF STORAGE, LOS BANOS

ASH AVE.

BAY ST.

PROJECT DATA

1. PROJECT NAME	150 CROCKER'S SELF STORAGE
2. PROJECT ADDRESS	150 CROCKER'S BLVD, LOS BANOS, CA 91760
3. CLIENT	CROCKER'S LOCKERS
4. ARCHITECT	LANDSCAPE ARCHITECT
5. ENGINEER	LANDSCAPE ARCHITECT
6. PERMITTING AGENCY	LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS
7. DATE	08/11/2014
8. SHEET NO.	1A
9. TOTAL SHEETS	1
10. SCALE	AS SHOWN
11. DRAWING DATE	08/11/2014
12. PROJECT LOCATION	LOS BANOS, CA
13. PROJECT TYPE	SELF STORAGE
14. PROJECT STATUS	PHASING
15. PROJECT VALUE	\$1,500,000
16. PROJECT PHASE	PHASING
17. PROJECT DESCRIPTION	150 CROCKER'S SELF STORAGE
18. PROJECT CONTACT	LANDSCAPE ARCHITECT
19. PROJECT PHONE	(925) 314-0770
20. PROJECT FAX	(925) 314-0771
21. PROJECT WEBSITE	WWW.CROCKERSLK.COM
22. PROJECT EMAIL	LANDSCAPE@CROCKERSLK.COM
23. PROJECT SOCIAL MEDIA	WWW.FACEBOOK.COM/CROCKERSLK
24. PROJECT GALLERY	WWW.PINTEREST.COM/CROCKERSLK
25. PROJECT BLOG	WWW.BLOG.CROCKERSLK.COM
26. PROJECT VIDEO	WWW.YOUTUBE.COM/CROCKERSLK
27. PROJECT AUDIO	WWW.SOUNDCLOUD.COM/CROCKERSLK
28. PROJECT MAP	WWW.MAPBOX.COM/CROCKERSLK
29. PROJECT DOCUMENTS	WWW.DOCUMENTS.CROCKERSLK.COM
30. PROJECT CONTACTS	WWW.CONTACTS.CROCKERSLK.COM

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF FIVE (5) BUILDINGS, EACH ONE STORY, WITH A TOTAL OF 150 STORAGE UNITS. THE BUILDINGS ARE LAYOUT AS FOLLOWS: BLDG A (100' X 300'), BLDG B (100' X 300'), BLDG C (100' X 300'), BLDG D (100' X 300'), AND BLDG E (100' X 300'). THE PROJECT ALSO INCLUDES A R & BOAT PARKING AREA, A MANAGER'S OFFICE, AND A TRUCK WASH. THE PROJECT IS PHASING THE CONSTRUCTION OF THE BUILDINGS AND PARKING AREAS. THE PHASING PLAN SHOWS THE SEQUENCE OF CONSTRUCTION AND THE LOCATION OF THE BUILDINGS AND PARKING AREAS. THE PHASING PLAN IS SUBJECT TO THE APPROVAL OF THE LOCAL AGENCIES AND THE CLIENT.

SHEET INDEX

- 1A. SHEET INDEX
- 1B. SITE PLAN
- 1C. FLOOR PLAN
- 1D. SECTION
- 1E. ELEVATION
- 1F. EXTERIOR FINISH
- 1G. INTERIOR FINISH
- 1H. MECHANICAL
- 1I. ELECTRICAL
- 1J. PLUMBING
- 1K. PAINT
- 1L. LANDSCAPE
- 1M. SIGNAGE
- 1N. TRUCK WASH
- 1O. MANAGER'S OFFICE
- 1P. R & BOAT PARKING

PROJECT CONTACTS

DESIGNER	LANDSCAPE ARCHITECT	SOLO ENGINEER
ARCHITECT	LANDSCAPE ARCHITECT	LANDSCAPE ARCHITECT
ENGINEER	LANDSCAPE ARCHITECT	LANDSCAPE ARCHITECT
PERMITTING	LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS	LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS
CLIENT	CROCKER'S LOCKERS	CROCKER'S LOCKERS
CONTRACTOR	CROCKER'S LOCKERS	CROCKER'S LOCKERS
GENERAL CONTRACTOR	CROCKER'S LOCKERS	CROCKER'S LOCKERS
CONSTRUCTION COMPANY	CROCKER'S LOCKERS	CROCKER'S LOCKERS
OWNER	CROCKER'S LOCKERS	CROCKER'S LOCKERS

PRAIRES SPRINGS DR.

NOTICE: THIS DRAWING, FIGURE, PLAN, SPECIFICATION, AND EXHIBITS TO BE VIEWED BY THE ENGINEER.

Drawn by: **1A**

Checked by: _____

Reviewed by: _____

Project Name: **1A**

Project Address: _____

Project Phone: _____

Project Fax: _____

Project Email: _____

Project Website: _____

CROCKER'S LOCKERS SELF STORAGE

SO. ORTIGALITA RD., LOS BANOS, CA

SITE PLAN W/ PHASING



Cubix Construction Company

License No. 14402

5 Meadowbrook Ln
Danville, California 94526 USA
Phone (925) 314-0770 FAX (925) 314-0771



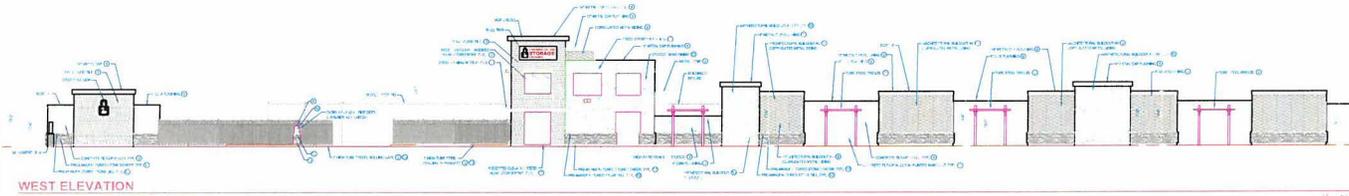
Revisions	Date

COLOR & MATERIALS BOARD

CROCKER'S LOCKERS SELF STORAGE 214 N A ST., LOMPOC, CA

LEGEND

- ① WOODLOOK TRU-LINE TRU-FORMS MAY DENALI 1.30P
- ② LAMBER PULVERIZED SAND 4077 - BEST TAIL - NOT USED
- ③ KELLY MOORE SWAKS COLORWASH - CHARCOAL GRAY
- ④ BENJAMIN MOORE TRU-VAULT REFLECTIONS
- ⑤ BENJAMIN MOORE TRU-EDGE STRONG GRAY
- ⑥ JAMES BURMAN TRU-VAULT - 18-HOLE 178 GRAY
- ⑦ CLEAN ANCHORS ALUMINUM FINISH - CLEAR BRASS
- ⑧ CALVANICE 30-RECT-METAL
- ⑨ INTERFLEX - ASH GRAY
- ⑩ LAMBER PALMIST SAND 4077 - ADVOCADO GREEN
- ⑪ SPINKS CORNING COLURED STONE FOR OUTDOOR LEISURETIME COLLECT
- ⑫ OWENS CORNING DU-FIBRO STONE - GRAY
- ⑬ CORNBROOK METAL - 411 ENTRY GATE & FINISHES FOR CO. CORNBROOK



WEST ELEVATION



NORTH ELEVATION



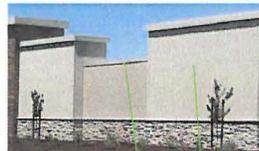
TYPICAL 1 STORY STORAGE BLDG ELEVATION



TYPICAL INTERIOR ELEVATION OF 1 STORY STORAGE BLDGS



① ⑩ ④



⑧ ⑨



④ ⑪ ⑫ ⑤



③ ⑦ ①



⑧ ⑥ ⑤ ⑧



③ ⑬

Revisions	Date

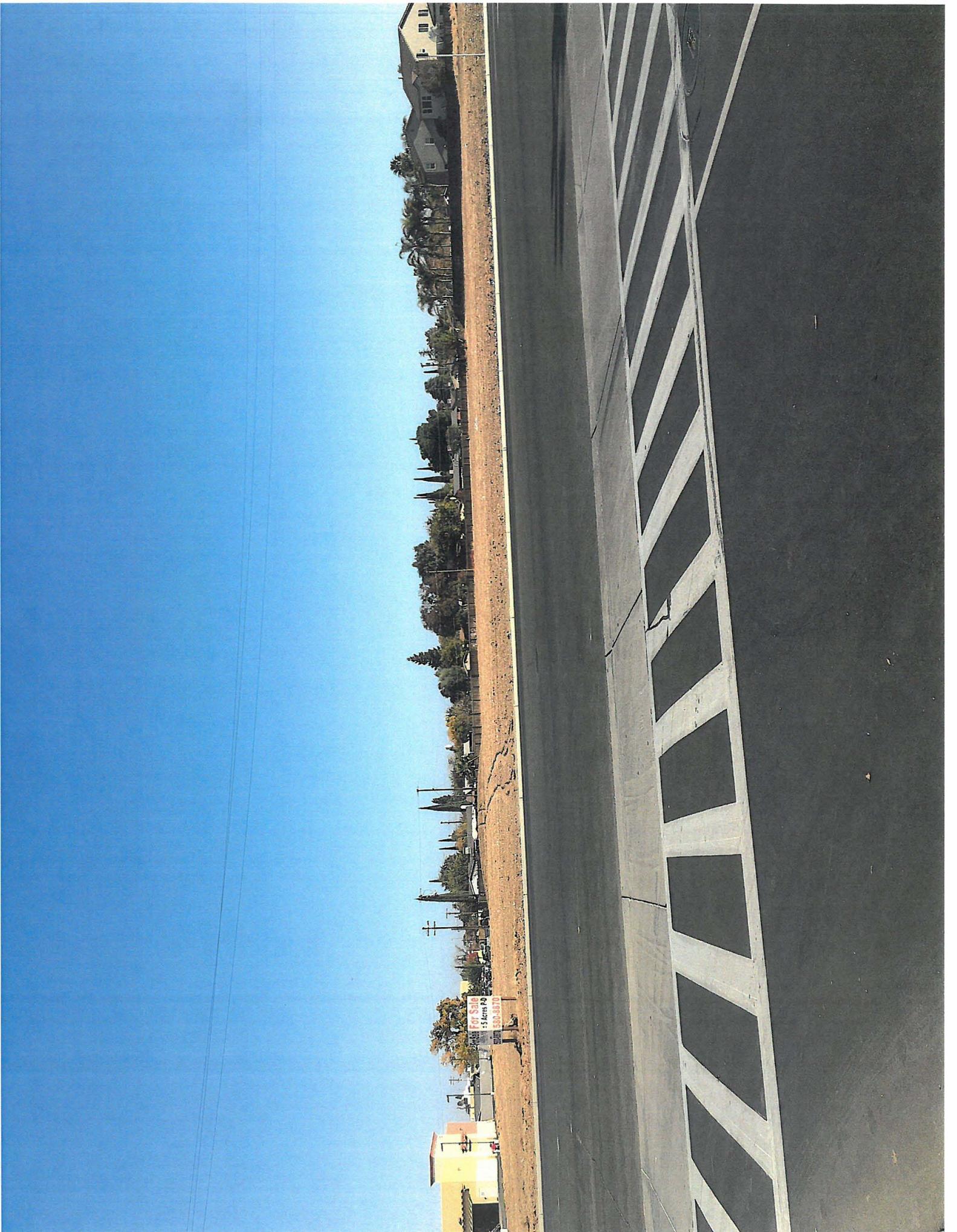
Cubix Construction Company
 License No. 114402
 5 Meadowbrook Lane
 Danville, California 94526, U.S.A.
 Phone: (925) 314-9770 FAX: (925) 314-9771



CROCKER'S LOCKERS SELF STORAGE
 50, ORTIGALITA RD., LOS BANOS, CA
COLORS & MATERIALS

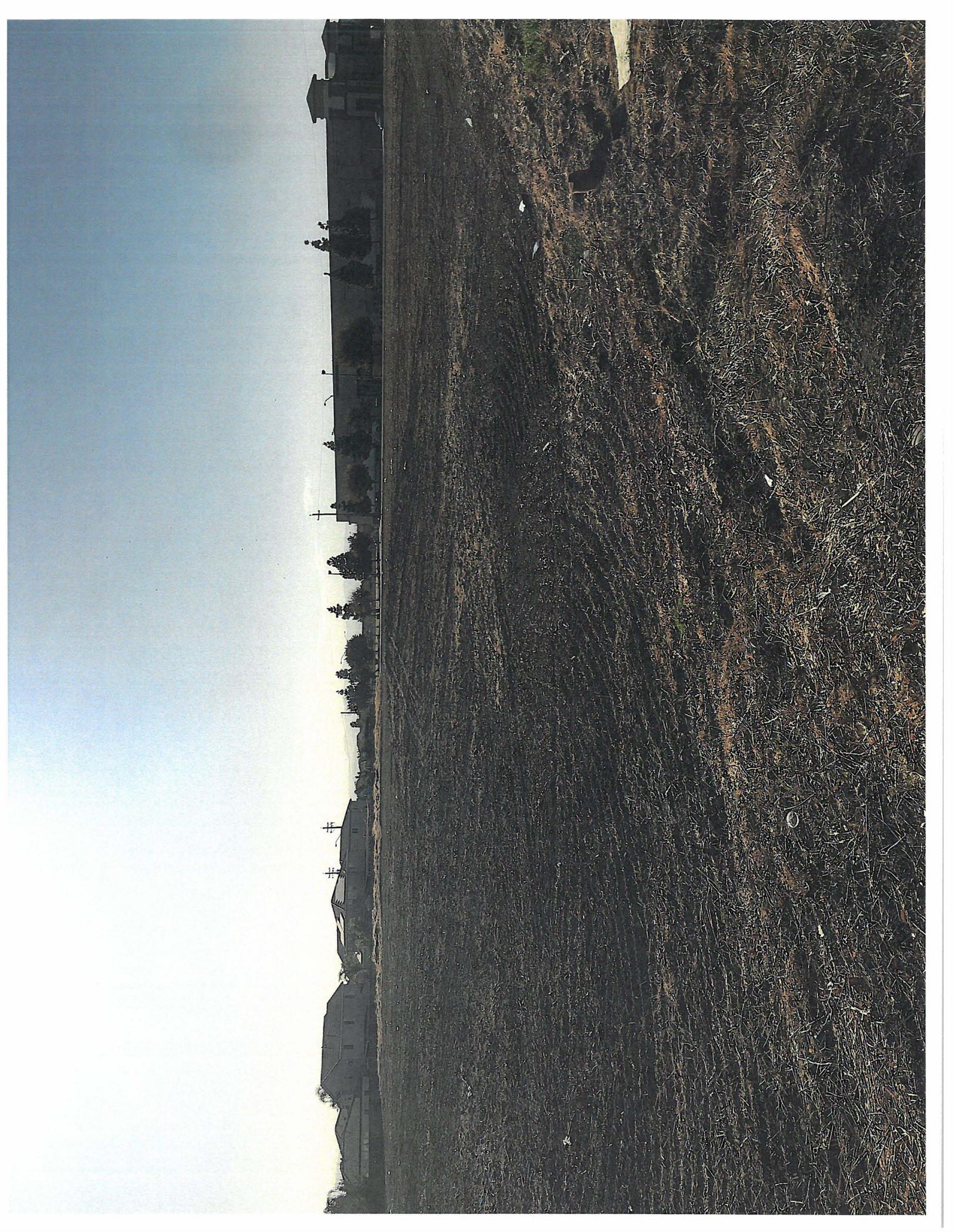
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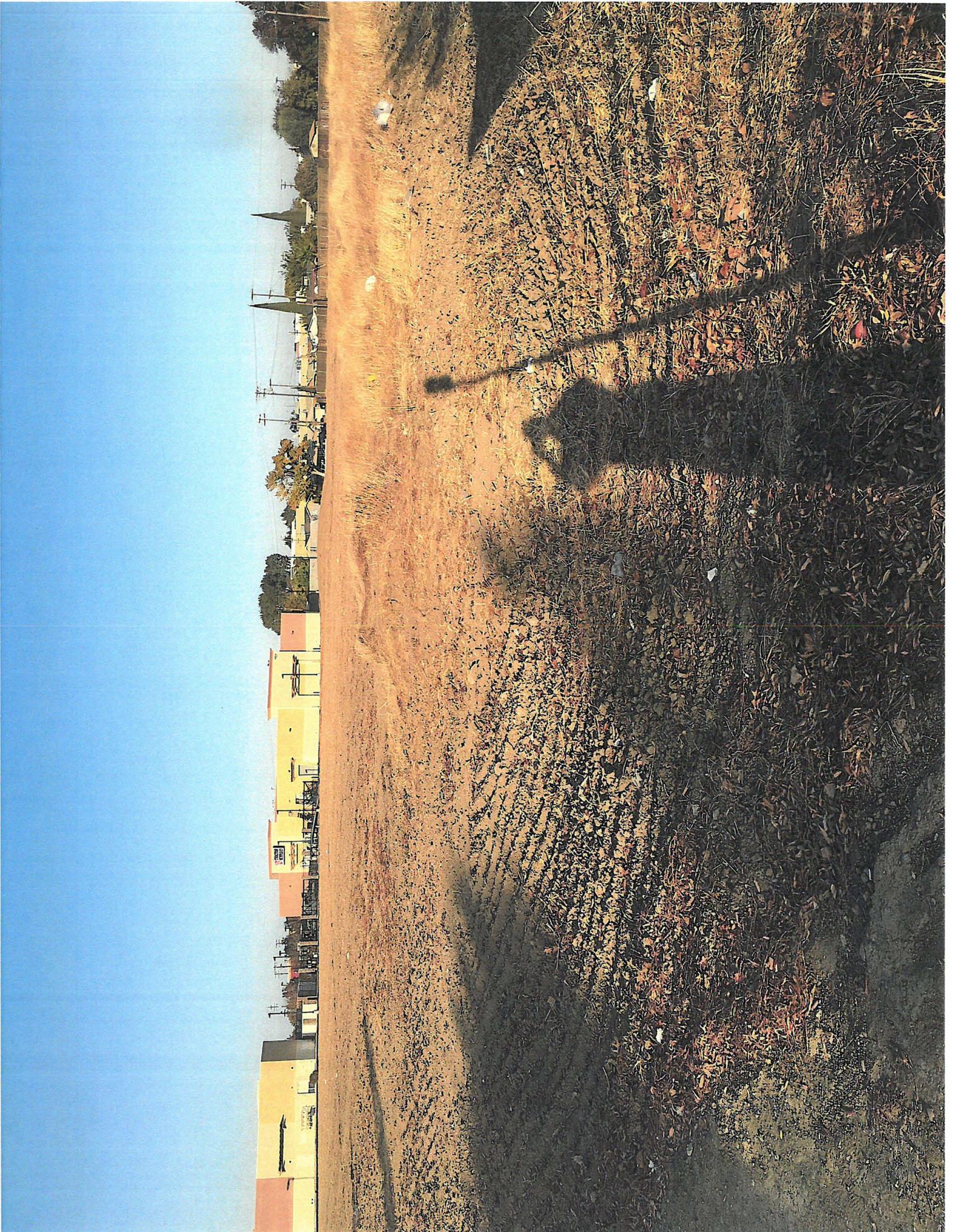
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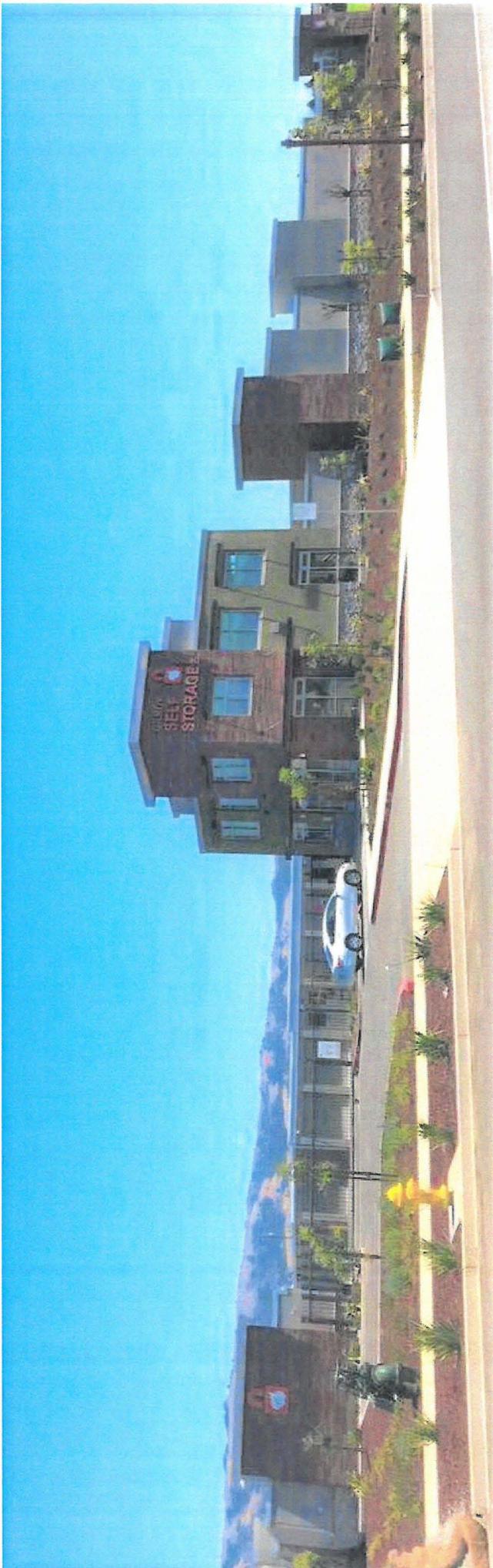


FOR SALE
1.5 Acres PG
560-8870



















 GILROY
SELF STORAGE
DRIFT

 LOCKS & MISC

 PACKING SUPPLIES

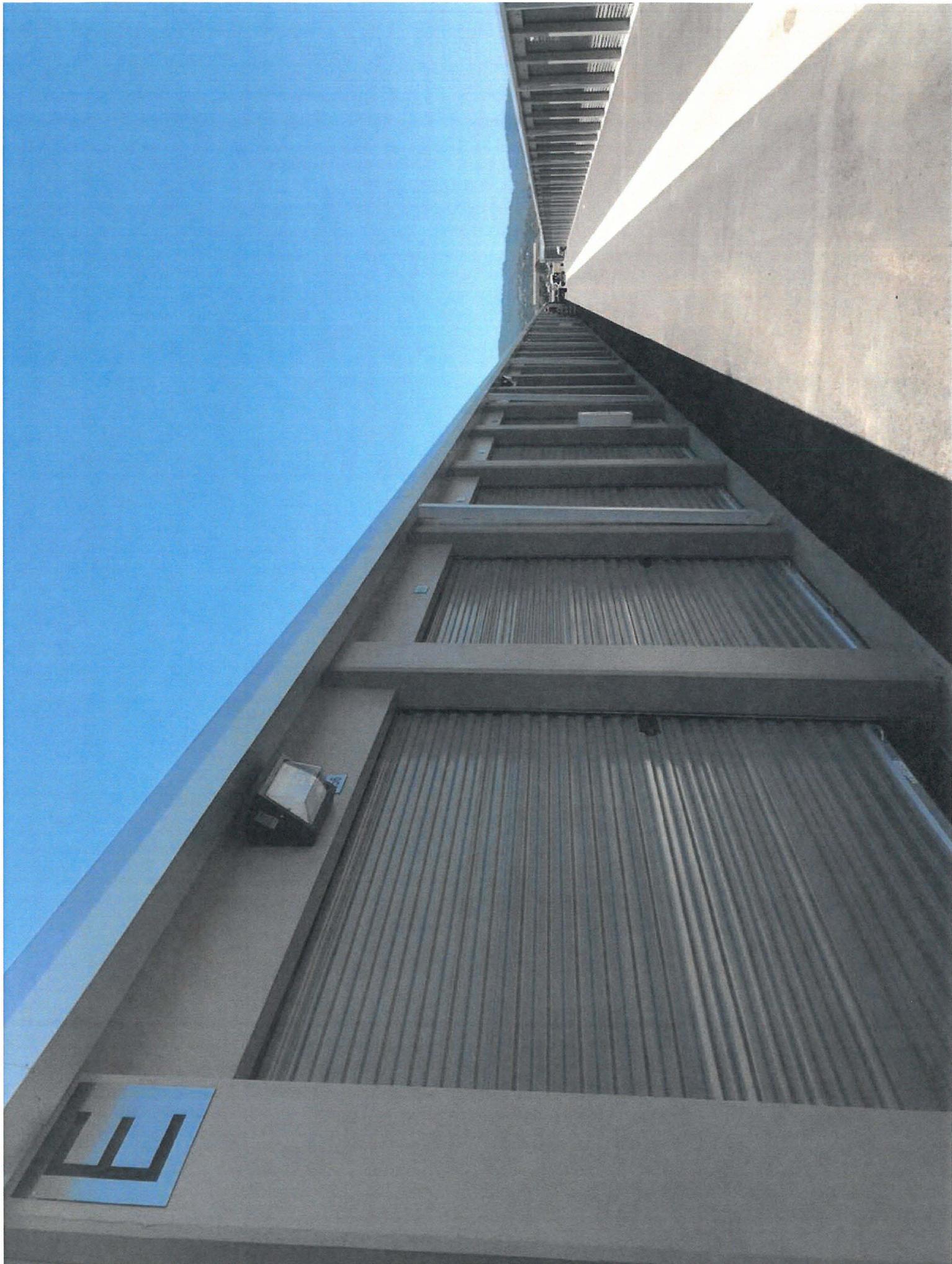




BOX CENTER

GILROY SELF STORAGE
Unit 101

C.



A111-A100
A221-A200

A





