

**CITY OF LOS BANOS
PLANNING COMMISSION MEETING MINUTES
MAY 27, 2020**

***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 Cates called the Planning Commission Meeting to order at the hour of 4:00 p.m.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by Commissioner Robinson.

ROLL CALL – MEMBERS OF THE PLANNING COMMISSION PRESENT: Planning Commission Members John Cates, Thomas Higby III, Rob Robinson, Susan Toscano, and Katherine Uhley (joined at 4:12 p.m.) were present remotely via the GoToMeeting web based application.

STAFF MEMBERS PRESENT: City Attorney William A. Vaughn, Community & Economic Development Director Stacy Elms, Planning Commission Secretary Sandra Benetti, and Associate Planner Rudy Luquin were present remotely via the GoToMeeting web based application.

CONSIDERATION OF APPROVAL OF AGENDA. Motion by Higby, seconded by Robinson to approve the agenda as submitted. The motion carried by the affirmative action of all Planning Commission Members present; Uhley absent (joined at 4:12 p.m.)

CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING OF APRIL 22, 2020. Motion by Higby, seconded by Robinson to approve the minutes as submitted. The motion carried by the affirmative action of all Planning Commission Members present; Uhley absent (joined at 4:12 p.m.)

PUBLIC FORUM: MEMBERS OF THE PUBLIC MAY ADDRESS THE PLANNING COMMISSION 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 Cates opened the public forum. Secretary Benetti confirmed that no public comments were received, and Chairperson Cates closed the public forum.

DESIGN REVIEW STUDY SESSION – DEVELOPMENT OF ONE (1) COMMERCIAL STRUCTURE FOR A GAS STATION/CONVENIENCE STORE WITH AN ATTACHED

CARWASH TOTALING 4,244 SQUARE FEET WITHIN THE HIGHWAY-COMMERCIAL ZONING DISTRICT AT 2027 E. PACHECO BLVD., MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER: 083-140-031. Associate Planner Luquin presented the staff report, which included a PowerPoint presentation.

Commissioner Uhley joined the meeting at 4:12 p.m.

Community & Economic Development Director Elms stated that Jim Todd and Roy Todd, applicants, were present on the call and available for comments and questions.

There was discussion among commissioners, staff, and the application regarding architecture.

Commissioner Robinson commented that this project ties in nicely to the surrounding commercial areas.

Community & Economic Development Director Elms commented that this proposal is not a prototype for Arco and explained that the applicant went to bat with BP regarding the City's design guidelines.

Jim Todd, applicant, stated that Community & Economic Development Director Elms has been a joy to work with, spoke of how he has developed all over western United States, appreciates to work with folks like her, how Arco has gone thru changes within the company and the process of approving prototypical types, how he also owns the other Arco on the westside of Pacheco as well, he is a strong believer in wanting to have sites that look cohesive to the adjacent buildings, how they emulated architectural elements of adjacent buildings into their design, and is hopeful that everyone appreciates the effort.

Chairperson Cates spoke of his appreciation for the applicant's efforts and commented that the design compliments the shopping center very well.

Commissioner Uhley commented that the project looked great.

There was discussion among commissioners, staff, and the application regarding landscaping.

Jim Todd, applicant, stated that the landscaping on eastern boundary strip of about six feet wide was incorporated into the overall design at the request of staff.

There was discussion among commissioners, staff, and the application regarding lighting including existing requirements.

Jim Todd, applicant, spoke of his concern regarding the Landscape and Lighting District (LLD), how the site doesn't have any frontage or overlap in common with the LLD, asked for consideration to that point, how he would be taking on additional responsibility to make

the center work as it gets built out, it being an obligation of the district, and inquired if there is a process to appeal this requirement.

Community & Economic Development Director Elms responded that the LLD is not under the jurisdiction of the Planning Commission and actually falls under the Public Works Department, and offered to help him get in touch with the Public Works Department to address his concern.

Commissioner Robinson commented that this project is a creative use of space and looks great.

Feedback was given to applicant only; no action taken.

~~**DESIGN REVIEW STUDY SESSION – DEVELOPMENT OF AN UNMANNED, PUBLIC UTILITY USE BATTERY ENERGY STORAGE SYSTEM FACILITY LOCATED WITHIN THE HIGHWAY-COMMERCIAL ZONING DISTRICT ON THE WEST SIDE OF MERCY SPRINGS ROAD, NORTH OF OVERLAND AVE. AND SOUTH OF SANTA BARBARA DR., MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER: 082-072-027.**~~ Associate Planner Luquin stated that the applicant withdrew his application, and this project will not be moving forward at this time.

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR REPORT.

Community & Economic Development Director Elms announced that City Hall will likely open to the public on June 1st, but it is still recommended and encouraged that customers handle business via email or phone or mail as much as possible until the executive orders change, how it is business as usual on staff's side, still meeting virtually with applicants, staff received a VTTM and a FDP which will come forward soon, how the Planning Commission meeting on June 10th may be in person, and stated that she appreciates everyone's patience and flexibility.

PLANNING COMMISSION MEMBER REPORTS.

CATES: Spoke of being home and healthy and staying safe, how he hopes we can have the next Planning Commission meeting in person, and thanked staff and the applicant.

HIGBY: Thanked staff for putting this meeting together, thanked the American Legion and VFW for putting up the flags for Memorial Day, and spoke of looking forward to not wearing masks anymore and things going back to normal.

ROBINSON: Thanked staff for their work and the applicant for the great project.

TOSCANO: No report.

UHLEY: Spoke of being excited to see this AMPM project, how she is currently out of town where masks aren't required so she feels some normalcy.

ADJOURNMENT: The meeting was adjourned at the hour of 4:37 p.m.

APPROVED:

/s/ John Cates

John Cates, Planning Commission Chairperson

ATTEST:

/s/ Sandra Benetti

Sandra Benetti, Planning Technician