

**CITY OF LOS BANOS
PLANNING COMMISSION MEETING MINUTES
SEPTEMBER 14, 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 McCoy.

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

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

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

CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING OF JULY 13, 2016. Motion by Cates, seconded by McCoy to approve the minutes as submitted. The motion carried by the affirmative action of all Planning Commission Members present; Faktorovich and Llamas absent.

CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING OF JULY 27, 2016. Motion by Cates, seconded by Limon to approve the minutes as submitted. The motion carried by the affirmative action of all Planning Commission Members present; Faktorovich and 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.

DESIGN REVIEW STUDY SESSION – CONSTRUCTION OF A NEW 4,800 SQUARE FOOT MULTI-TENANT RETAIL BUILDING ON 0.44 ACRES LOCATED AT 305 MERCY SPRINGS ROAD IN THE HIGHWAY-COMMERCIAL (H-C) ZONING DISTRICT. Senior Planner Elms presented the staff report, which included a PowerPoint presentation, noting that the applicant's representative was present to answer any questions.

Edmond Jacobs, Architect, introduced himself to the Planning Commission.

There was discussion among Commissioners and staff regarding the architecture including the need to incorporate more Spanish Mission style architecture to be more consistent with the Premier Cinemas Plaza including an arcaded entryway, perhaps the addition of tile or metal caps on the taller part of the building, a low pitched roof, and overhang or trellis or some glazing on the exposed wall.

Mr. Jacobs spoke of trying to do something unique and play with the elements so they would not have a box sitting on the corner, how it was a challenge because the face of the building faces the back of parking lot, trying to not make it a flat façade and incorporate a tower, to start making it more cohesive the tower could be more of a Spanish style and would have to integrate it with the rest of the building.

Commissioner Cates commended the architect's approach, spoke of how incorporating Premier Cinema Plaza look and retaining some of his original design is possible, and how the roofline over arcaded overhangs with tile would be the minimum of what he would like to see.

Commissioner McCoy inquired if there could be more done with the east elevation that faces Mercey Springs.

Chairperson Spada spoke of the need to start to tie in the look of that area and asked the applicant to bring a color board when he comes back for the public hearing.

There was discussion among Commissioners, staff, and the architect regarding landscaping including there being a good variation of colors and species, river rock and bark being used, and how Caltrans may take some of the property for right of way.

KATHY BALLARD, Los Banos, spoke of her concern that the trees would cover the wall signage on Mercey Springs.

Senior Planner Elms responded that the City will require trees but its up to the applicant to work around them for signage.

Commissioner Limon inquired if recycling will be a requirement.

Senior Planner Elms responded that there will be a condition for an enclosure for trash and recycle containers.

There was discussion among Commissioners regarding lighting including the suggestion to use something similar to what is in the Premier Cinema Plaza and something to match the agrarian look.

Mr. Jacobs responded that they will be using LED lighting.

Initial feedback provided to applicant, no action taken.

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT REPORT. Senior Planner Elms reported that the City had its first mural unveiling at Sixth and K Streets, how Weinerschnitzel will be occupying the old McDonald's building in the San Luis Plaza and will be operating in early 2017, and how the entire plaza was just purchased by Ethan Conrad who remodeled the old Lowe's building.

Commissioner Limon stated that he is excited for the renovation of the San Luis Plaza.

Chairperson Spada noted that the 99 Cents Only Store had painted the door but had not done wainscoting yet.

Senior Planner Elms responded that they still only have temporary occupancy.

PLANNING COMMISSION MEMBER REPORTS.

CATES: Inquired about the lot next to Quizno's that has an available sign.

Senior Planner Elms responded that it does not do with the City, how there are highway frontage improvements and has to go thru Caltrans which they are requiring a new traffic study, how in order for them to get an encroachment permit they will need to get a new traffic study, how staff has been working with the applicant and they haven't let staff know that it is a deal breaker for them.

Commissioner Cates inquired if the available sign pertains to the actual building being occupied.

Senior Planner Elms responded that she is not sure but can check with the Orosco Group who is the applicant.

Commissioner Cates announced that the Arts Council will be having a concert featuring the Sun Kings who is a premier Beatles cover group on Saturday at 7:30 p.m.

FAKTOROVICH: Absent.

LIMON: Reminded all that the Fall Clean Up event will take place on September 24th at the fairgrounds parking lot and said they will be accepting household hazardous waste and offer shredding services.

LLAMAS: Absent.

McCOY: Thanked staff for the unveiling of the mural event, watched the City Council meeting this past week and appreciates Senior Planner Elms' comments regarding preserving the Cardoza Family's water rights, how important building a fire station is as part of the project, and inquired if the new courthouse opens Friday.

Senior Planner Elms responded that it will open Friday with a grand opening ceremony.

SPADA: Thanked Commissioner McCoy for taking his place as Chairperson at the previous Planning Commission meeting.

TOSCANO: Reminded all that the Tomato Festival will take place on October 1st.

ADJOURNMENT: The meeting was adjourned at the hour of 7:45 p.m.

APPROVED:

/s/ Tom Spada
Tom Spada, Chairperson

ATTEST:

/s/ Sandra Benetti
Sandra Benetti, Planning Technician