

**CITY OF LOS BANOS
PLANNING COMMISSION MEETING MINUTES
SEPTEMBER 28, 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 Limon.

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 McCoy, 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 AUGUST 10, 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.

PUBLIC HEARING – TO CONSIDER MOBILE VENDOR PERMIT #2016-03 TO ALLOW THE OPERATION OF A MOBILE FOOD TRUCK TO VEND ON PRIVATE PROPERTY LOCATED AT 80 WEST G STREET, SUITE C, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR’S PARCEL NUMBER: 081-190-008. Senior Planner

Elms presented the staff report, which included a PowerPoint presentation, noting that the applicant was present to answer any questions.

Chairperson Spada opened the public hearing. KATHY BALLARD, Los Banos, inquired if the brewery will be able to have both the front entrance and rear roll up door open at the same time.

Senior Planner Elms confirmed that it would be fine, spoke of how they won't be allowed to have alcohol outside, and spoke of how the brewery wants to have an outdoor seating area in front so staff will look into that.

Commissioner Limon inquired if the applicant can do elotes.

Irene Mendoza, applicant's representative, stated that they can do elote and will also have fresh coconut water.

No one else came forward to speak and the public hearing was closed.

Motion by Limon, seconded by McCoy to adopt Planning Commission Resolution No. 2016-46 – Approving Mobile Vendor Permit #2016-03 for the Operation of a Mobile Taco Truck on Private Industrial Property Located at 80 West G Street, Suite C. The motion carried by the affirmative action of all Planning Commission Members present; Faktorovich and 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, noting the Planning Commission's recommendations from the previous two Design Review Study Sessions and noted that the applicant's representative was present to answer any questions.

Justin Petersberg, Architect with Esterly Schneider & Associates, spoke of the enhancements made to the building in accordance with the Commission's recommendations.

Chairperson Spada spoke of his appreciation for the changes made but would like to see larger plans submitted for easier review, suggested putting in LED lighting to highlight the arches to give building a little more pop, and how it looks like the crown at the top needs some shaping or dimensioning in the stucco to help break it up.

Commissioner Cates spoke of how he would like to see a bell tower arch and suggested sinking it in a little and put some semblance of the bell shape there.

Senior Planner Elms spoke of how the Planning Commission discussed the landscaping when the item was brought forward last time including their recommendation of adding river rock to the northeast section of the parcel.

Senior Planner Elms spoke of the lighting plans that came forward last time and how no comments were made on that.

KATHY BALLARD, Los Banos, inquired if the hand troweling was going to be circular like Balatti's building.

Senior Planner Elms responded that the troweling will be more lineal and spoke of how this is a characteristic of our design guidelines.

Ms. Ballard inquired if there would be an issue with Caltrans by using river rock for landscaping.

Senior Planner Elms responded that there won't be an issue and spoke of how Caltrans supports having drought tolerant landscaping.

Ms. Ballard spoke of her concern regarding shrubs that aren't trimmed and could cause a visual blockage.

Senior Planner Elms spoke of a landscaping maintenance agreement with Public Works that will be part of the conditions in which it be inspected annually with Public Works.

Initial feedback provided to applicant, no action taken.

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT REPORT. Senior Planner Elms reported that we have received submittal for a Site Plan Review for a 5,500 square foot building for two restaurant tenants in the Stonecreek Plaza which will be coming to Planning Commission for Design Review on October 12th and how there will also be a couple of tentative maps coming forward.

Commissioner McCoy inquired how many building permits have been issued for homes so far.

Senior Planner Elms stated that we have issued 180 building permits for single family residences with about 95 finalized through July 30th.

Commissioner McCoy inquired what her expectation is for end of year.

Senior Planner Elms responded that perhaps between 230-250 building permits for single family residences and stated that this is a conservative number.

Commissioner McCoy inquired about a the Site Plan Review near Quizno's.

Senior Planner Elms stated that the applicant is preparing a traffic study, spoke of how they are advertising for tenants, and still moving forward.

Commissioner McCoy asked for an update on the funeral home.

Senior Planner Elms spoke of how they are working on tenant improvements with the Building Department.

Commissioner McCoy inquired about the status of Prime Shine Car Wash.

Senior Planner Elms stated that they are expecting the building permit application submittal any day now and spoke of how Los Banos as next for building permits because they were finishing with the Patterson location first.

Commissioner Limon inquired about the traffic control issue at San Luis Street and Mercey Springs Road.

Senior Planner Elms responded that it's a state route and up to Caltrans to see if the intersection meets warrants for a signal, how new development can trigger it as well, and how there is a proposal for 25 units off of Racquet Club Drive but it doesn't meet warrants for a traffic signal.

PLANNING COMMISSION MEMBER REPORTS.

CATES: No report.

FAKTOROVICH: Absent.

LIMON: No report.

LLAMAS: Absent.

McCOY: Complimented staff who does a great job of answering questions.

SPADA: No report.

TOSCANO: Reminded all that the Tomato Festival will take place on Saturday, October 1st with no admission fee and spoke of how it is a great event for the family.

ADJOURNMENT: The meeting was adjourned at the hour of 7:39 p.m.

APPROVED:

/s/ Tom Spada

Tom Spada, Chairperson

ATTEST:

/s/ Sandra Benetti

Sandra Benetti, Planning Technician