

**CITY OF LOS BANOS
PLANNING COMMISSION REGULAR MEETING MINUTES
APRIL 12, 2017**

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. Vice Chairperson McCoy 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 Dees.

ROLL CALL – MEMBERS OF THE PLANNING COMMISSION PRESENT: Planning Commission Members David Dees, Brett Jones, Erik Limon, Refugio Llamas (arrived at 7:03 p.m.), Palmer McCoy, and Susan Toscano; John Cates absent.

STAFF MEMBERS PRESENT: Community & Economic Development Director Stacy Elms, Planning Technician Sandra Benetti, and City Attorney William A. Vaughn.

CONSIDERATION OF APPROVAL OF AGENDA. Motion by Limon, seconded by Dees to approve the agenda as submitted. The motion carried by the affirmative action of all Planning Commission Members present; Cates and Llamas (arrived at 7:03 p.m.) absent.

CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING OF MARCH 22, 2017. Motion by Dees, seconded by Limon to approve the minutes as submitted. The motion carried by the affirmative action of all Planning Commission Members present; Cates and Llamas (arrived at 7:03 p.m.) 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. Vice Chairperson McCoy opened the public forum. No one came forward to speak and the public forum was closed.

Commissioner Llamas arrived at 7:03 p.m.

PUBLIC HEARING – TO CONSIDER A CEQA EXEMPTION AND SITE PLAN REVIEW #2016-02 FOR THE REMODEL AND EXPANSION OF AN EXISTING 2,184 SQUARE FOOT STORE BY 1,680 SQUARE FEET FOR CARNICERIA LA

MICHOACANA PROJECT SITE LOCATED WITHIN THE HIGHWAY COMMERCIAL ZONING DISTRICT AT 820 W. PACHECO BOULEVARD, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER: 027-130-018. Community & Economic Development Director Elms presented the report, noting that the applicant's representative was present to answer any questions.

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

Commissioner Toscano inquired about the lighting on the backside of the building.

Steve Wooten, representative for the applicant, responded that additional lighting will be added to the lighting plan.

Community & Economic Development Director Elms responded that a condition can be added that requires additional security lighting on northern elevation and on the trash enclosure and also clarified that a lumens plan will be submitted by the applicant to the Public Works Department and the Public Works Director/City Engineer will determine if there is sufficient lighting at that time.

Commissioner Toscano responded that there would be no need to add the condition then.

Motion by Dees, seconded by Toscano to adopt Planning Commission Resolution No. 2017-13 – approving Site Plan #2016-02 for the Remodel and Expansion of an Existing Store by 1,680 Square Feet for Carniceria La Michoacana Located at 820 W. Pacheco Boulevard, More Specifically Identified as Assessor's Parcel Number: 027-130-018. The motion carried by the affirmative action of all Planning Commission Members present; Cates absent.

DESIGN REVIEW STUDY SESSION – THE CONSTRUCTION OF A NEW 1,514 SQUARE FOOT DRIVE THRU RESTAURANT FOR SONIC DRIVE-IN LOCATED AT 2180 PACHECO BOULEVARD IN THE COLLEGE PLAZA SHOPPING CENTER IN THE HIGHWAY COMMERCIAL ZONING DISTRICT. Community & Economic Development Director Elms presented the report, noting that the applicant's representative was present to answer any questions.

Derrill Whitten, Cornerstone Engineering, was present on behalf of the applicant to answer questions.

Commissioner Dees thanked the applicant for the improvement and project.

Commissioner Toscano inquired when this project will begin construction.

Mr. Whitten responded that the owner is anxious and invested in the property, hopefully finished by the end of the year, how the site is old and needs reconditioning of asphalt,

the site work will go fast, and it is just a matter of how quickly building plans can get put together.

Kathy Ballard, Los Banos, spoke of her concern with wind and outdoor seating and inquired if customers will sit on the east side.

Community & Economic Development Director Elms responded that customers could dine on the east elevation.

Ms. Ballard inquired there would be cement or asphalt.

Mr. Whitten responded that there would be cement.

Ms. Ballard recommended that the applicant consider sealing the cement because it gets dirty with people spitting out gum.

Commissioner Limon thanked applicant for changing the direction of the trash enclosure which will help the Republic Services drivers and inquired about the path of the delivery truck.

Mr. Whitten responded that this setup is similar to most other Sonics and they typically deliver in the front.

Initial feedback provided to applicant, no action taken.

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT REPORT. Community & Economic Development Director Elms reported that she did an interview today with ABC 30 Action News regarding positive growth on residential development that directly affects the growth of economic development.

Commissioner Toscano inquired about new businesses coming to town, spoke of how her friends finds out before her, asked about Weinerschnitzel.

Community & Economic Development Director Elms staetd that Weinerschnitzel is still moving forward, spoke of how we received an application for minor expansion and remodel of façade for Burger King.

Commissioner Toscano inquired about Costco.

Community & Economic Development Director Elms responded that staff has been reaching out to them and utilizing resources with Buxton, the retail recruitment firm the City has retained.

PLANNING COMMISSION MEMBER REPORTS.

CATES: Absent.

DEES: No report.

JONES: No report.

LIMON: No report.

LLAMAS: No report.

McCOY: Inquired about status of Primeshine car wash

Community & Economic Development Director Elms responded that they were obtaining their building permit.

Vice Chairperson McCoy inquired about the number of residential permits that have been pulled this year.

Community & Economic Development Director Elms responded that she will be analyzing 1st quarter numbers soon and that the City issued 334 in 2016.

Vice Chairperson McCoy inquired about the electric cars charging station.

Community & Economic Development Director Elms responded that the City Council approved the grant application, how the City is now making application to the San Joaquin Valley Air Pollution Control District and the next step is to be awarded, do a budget adjustment, and granting award to contractor.

TOSCANO: No report.

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

APPROVED:

/s/ John Cates
John Cates, Chairperson

ATTEST:

/s/ Sandra Benetti
Sandra Benetti, Planning Technician