

**CITY OF LOS BANOS
PLANNING COMMISSION MEETING MINUTES
JULY 28, 2021**

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 Uhley called the Planning Commission Meeting to order at the hour of 5:30 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 Christopher Perrecone, Elias Reyes, Rob Robinson, and Katherine Uhley were present remotely via the Zoom web based application; John Cates absent.

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

CONSIDERATION OF APPROVAL OF AGENDA. Motion by Robinson, seconded by Reyes to approve the agenda as submitted. The motion carried by the following roll call vote: AYES: Perrecone, Reyes, Robinson, Uhley; NOES: None; ABSENT: Cates.

CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING OF JUNE 23, 2021. Motion by Robinson, seconded by Reyes to approve the minutes as submitted. The motion carried by the following roll call vote: AYES: Perrecone, Reyes, Robinson, Uhley; NOES: None; ABSENT: Cates.

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.

Vice Chairperson Uhley opened the public forum. Secretary Benetti confirmed that no comments were received, and Vice Chairperson Uhley closed the public forum.

DESIGN REVIEW STUDY SESSION – DEVELOPMENT OF ONE (1) COMMERCIAL STRUCTURE WITH A DRIVE-THRU TOTALING APPROXIMATELY 2,836 SQUARE

FEET AND A PATIO TOTALING APPROXIMATELY 1,000 SQUARE FEET LOCATED WITHIN THE HIGHWAY-COMMERCIAL (H-C) ZONING DISTRICT AT 1315 W. PACHECO BOULEVARD, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER: 430-010-042. Associate Planner Luquin presented the staff report, which included a PowerPoint presentation.

There was discussion among commissioners and staff regarding architecture.

Commissioner Robinson commented that he prefers the gray roof over the blue and noted that the western elevation looks a bit plain and would like to see something to dress it up.

Community & Economic Development Director Elms responded by suggesting the addition of wooden trellises to enhance that elevation and commented how the applicant has been excellent to work with and has really listened to staff's feedback to elevate the look of this project.

Vice Chairperson Uhley noted that the western elevation is very visible from the highway and would look better if it was spruced up and commented that she prefers the gray roof over the blue.

Javed Siddiqui, JTS Engineering Consultants Inc. and on behalf of the applicant, spoke regarding the project and noted that the blue roof color is a preference of the applicant.

Ken Sterling, project architect, confirmed that they can add a sunshade device with wood awnings on the open space, can add a shed roof over the mechanical room as well to punch up that elevation, and noted that IHOP would like to have the blue roof.

Melissa Bondes, developer's representative, was present for questions.

Commissioner Robinson spoke of how he understands that the branding is important to the applicant but noted that the blue roof won't make too much of a difference given how strong the branding is.

There was discussion among commissioners and staff regarding landscaping including preference for landscaping similar to surrounding sites in this shopping center as well as species and how they are planted would need to be consistent with the City specifications which would be regulated by a Condition of Approval and approved and inspected annually by the Public Works Department.

There was discussion among commissioners and staff regarding lighting including the location of the additional lighting and the standard Condition of Approval for camera surveillance systems to be up to the Los Banos Police Department's standards.

Feedback was given to applicant only; no action taken.

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR REPORT.

Community & Economic Development Director Elms reported that the next Planning Commission on August 11th will start meeting at 6:00 p.m. from that point forward and staff anticipates going back to meeting in person for the Planning Commission on August 25th.

PLANNING COMMISSION MEMBER REPORTS.

CATES: Absent.

PERRECONE: No report.

REYES: No report.

ROBINSON: Commented that Vice Chairperson Uhley did an excellent job presiding over the meeting and thanked the applicant for the great project.

UHLEY: Commented that the IHOP project looks great, how she is excited to welcome them to Los Banos, and thanked Planning Commission Secretary Benetti for her assistance in preparation for the meeting.

ADJOURNMENT: The meeting was adjourned at the hour of 6:08 p.m.

APPROVED:

/s/ John Cates

John Cates, Planning Commission Chairperson

ATTEST:

/s/ Sandra Benetti

Sandra Benetti, Planning Commission Secretary