CITY OF LOS BANOS
PLANNING COMMISSION MEETING MINUTES
JULY 22, 2026

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: Chair Hicks called the Planning Commission Meeting to order at the hour of 6:00 pm

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

ROLL CALL – MEMBERS OF THE PLANNING COMMISSION PRESENT: Planning Commission Members Gregory Hicks, Shuyue Martinez, William McBride, Steven Nunes. ABSENT: Rob Robinson.

STAFF MEMBERS PRESENT: Community & Economic Development Director Stacy Elms, Assistant Planner Justin Ragunton, City Attorney Mary Lerner, and Planning Commission Secretary Haley Leonard.

CONSIDERATION OF APPROVAL OF AGENDA. Motion by McBride, seconded by Nunes to approve the agenda as submitted. The motion carried by the following roll call vote: AYES: Hicks, Martinez, McBride, Nunes; NOES: None; ABSENT: Robinson.

CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING OF JUNE 24, 2026. Motion by Martinez, seconded by Nunes to approve the minutes as submitted. The motion carried by the following roll call vote: AYES: Hicks, Martinez, McBride, Nunes; NOES: None; ABSENT: Robinson.

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.

Chair Hicks opened the public forum.

No one indicated they would like to speak.

Chair Hicks then closed the public forum.

PUBLIC HEARING – TO CONSIDER APPROVING A CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301, EXISTING FACILITIES, AND APPROVING COTTAGE FOOD OPERATION PERMIT #2026-03 FOR LOS PIPECHOS ESTILO SINALOA LOCATED AT 128 N. SANTA RITA ST. Assistant Planner Ragunton presented the staff report, which included a PowerPoint Presentation.

One comment was received, which Assistant Planner Ragunton read from the Property Owner, Irene Camara, into the record.

Chair Hicks opened questions to staff.

No one indicated that they would like to speak.

Chair Hicks opened the public hearing.

Chair Hicks then closed the public hearing and opened questions back up to staff. All commissioners confirmed they had no further questions.

Motion by Nunes, seconded by McBride to adopt Planning Commission Resolution No. 2026-15 - Approving a Categorical Exemption from the California Environmental Quality Act (CEQA) Pursuant to Section 15301, Existing Facilities, and Approving Cottage Food Operation Permit #2026-03 for Los Pipechos Estilo Sinaloa Located at 128 N. Santa Rita St. The motion carried by the following roll call vote: AYES: Hicks, Martinez, McBride, Nunes; NOES: None.; ABSENT: Robinson.

PUBLIC HEARING – TO CONSIDER APPROVING A CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15311 (ACCESSORY STRUCTURES) AND APPROVING MOBILE FOOD VENDOR PERMIT #2026-02 FOR THE OPERATION OF A MOBILE FOOD VENDING UNIT ON PRIVATE PROPERTY LOCATED AT 702 I STREET, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER: 025-212-017. Assistant Planner Ragunton presented the staff report, which included a PowerPoint Presentation.

Chair Hicks opened questions to staff.

No one indicated that they would like to speak.

Chair Hicks opened the public hearing.

Chair Hicks then closed the public hearing and opened questions back up to staff. All commissioners confirmed they had no further questions.

Motion by McBride, seconded by Martinez to adopt Planning Commission Resolution No. 2026-16 - Approving a Categorical Exemption from the California Environmental Quality Act (CEQA) Pursuant to Section 15311 (Accessory Structures) and Approving Mobile Food Vendor Permit #2026-02 for the Operation of a Mobile Food Vending Unit on Private Property Located at 702 I Street, More Specifically Identified as Assessor's Parcel Number: 025-212-017. The motion carried by the following roll call vote: AYES: Hicks, Martinez, McBride, Nunes; NOES: None.; ABSENT: Robinson.

DESIGN REVIEW STUDY SESSION – REDEVELOPMENT AND EXPANSION OF AN EXISTING CIRCLE K TO INCLUDE A 5,200-SQUARE-FOOT CONVENIENCE STORE WITH A 600-SQUARE-FOOT QUICK-SERVICE RESTAURANT, PASSENGER VEHICLE AND COMMERCIAL TRUCK FUELING STATIONS, LOCATED AT 1704 E. PACHECO BOULEVARD WITHIN THE HIGHWAY COMMERCIAL (H-C) ZONING DISTRICT (APNS: 428-122-003 AND 428-122-004). Assistant Planner Ragunton presented the staff report, which included a PowerPoint Presentation.

Chair Hicks opened questions from Commissioners to staff.

The representative, Rodrigo Soler, joined the meeting via Zoom and discussed the project's building elevations. He stated that the proposed design complies with the Community Design Standards, is consistent with the corridor's architectural character, and maintains the established Circle K brand design.

Staff discussed their collaboration with the project representatives and expressed appreciation for the design team's proactive approach throughout the redevelopment process. Staff noted that the Planning Commission has established a set standard for Community Design Standards and stated that the design team worked closely with staff to ensure the project met those expectations.

There was discussion between commissioners and the representative regarding the egress onto Pacheco Boulevard and Miller Lane. The representative clarified that there will a lot of directional signage and that they submitted a TIA (Traffic Impact Analysis) to Caltrans and the City.

There was discussion between the Commissioners and the representative regarding truck parking on the north end of the project and the potential for congestion caused by commercial trucks backing out of the parking spaces. The representative explained that this concern was taken into consideration during the project design and demonstrated that the truck turning area was designed to accommodate commercial truck movements while maintaining safe and efficient circulation for both commercial vehicles and passenger vehicles entering and exiting the site.

The representative discussed the project's landscaping plan, stating that it exceeds the City's minimum parking lot shading requirement by providing 66.9% shade coverage, surpassing the required 50%. The representative explained that the landscaping plan includes a variety of trees, shrubs, and ground cover throughout the site. They also noted that the bioretention areas will be landscaped and that they will insure the overall landscape plan complies with the City's Water Efficiency Landscape requirements.

The representative discussed the project's lighting plan, explaining that it has been designed to minimize light pollution onto the public right-of-way while providing enough light throughout the site. The representative noted that sufficient lighting will be provided to ensure safe access for employees, including along the pathway to the trash enclosure.

Commissioner Nunes expressed concern regarding the trash enclosure and suggested that it be capped to prevent unauthorized access. The applicant stated that they could accommodate the request and incorporate a capped trash enclosure into the project design.

Chair Hicks then concluded the design review.

DESIGN REVIEW STUDY SESSION – DEVELOPMENT OF 2,267 SQUARE FOOT MANAGEMENT BUILDING FOR SUTTER HEALTH MEMORIAL HOSPITAL, LOCATED AT 520 W. I STREET. Assistant Planner Ragunton presented the staff report, which included a PowerPoint Presentation.

Chair Hicks opened questions from Commissioners to staff.

The representative of the project, Greg Pires, joined via zoom and let the commissioners know he is available for any questions.

There was discussion between the Commissioners and the representative regarding the intended use of the building. The representative clarified that the building will contain office space and facilities for engineers and maintenance personnel to perform general maintenance on the equipment. The representative explained that they currently do not have a dedicated workspace for this purpose and are limited to working under temporary tents.

The representative discussed the project's landscaping, explaining that it is intended to be a minimal landscape site. The representative stated that the proposed landscaping has been designed to complement and mimic the existing landscaping on the property, providing a consistent appearance throughout the site.

Chair Hicks then concluded the design review.

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR REPORT.

Community & Economic Development Director Elms provided her report. She informed the Commission that the next Planning Commission meeting is scheduled for August 12, 2026. She thanked the Commissioners for their patience during the transition to the upgraded Council Chambers in compliance with SB 707. She also announced that Ethan Conrad Properties will be bringing a Nothing Bundt Cakes location to the Canal Farm Shopping Center. Additionally, she updated the Commission on the City's wayfinding signage project, noting that the outdated signs have been replaced with modernized signage that includes additional amenities to better serve residents and visitors. She concluded her report.

PLANNING COMMISSION MEMBER REPORTS.

HICKS: Commissioner spoke on the recent grand opening of the pickleball courts and the positive community response. He also spoke of Nothing Bundt Cakes and the anticipated increase in foot traffic it will bring to the area.

MARTINEZ: Thanked staff and stated she is excited for all new things coming to Los Banos.

MCBRIDE: Spoke on Nothing Bundt Cakes and thanked staff.

NUNES: Spoke about the pickleball court grand opening held the previous Saturday and shared that attendees came from different communities to participate in the event. He discussed the upcoming pickleball training sessions and expressed appreciation to the City and Parks and Recreation Department for providing the new facility. The Commissioner noted that the courts have been very well received by the community and have been consistently busy, especially during the afternoon hours.

ROBINSON: Absent.

ADJOURNMENT: The meeting was adjourned at the hour of 7:01 p.m.

APPROVED:

Gregory Hicks, Planning Commission Chair

ATTEST:

Haley Leonard, Planning Commission Secretary