

**CITY OF LOS BANOS
PLANNING COMMISSION MEETING MINUTES
FEBRUARY 25, 2015**

***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 Baker.

ROLL CALL – MEMBERS OF THE PLANNING COMMISSION PRESENT: Planning Commission Members Todd Baker, John Cates, Arkady Faktorovich, Stephen Hammond, Palmer McCoy, Tom Spada, and Susan Toscano.

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

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

CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING OF FEBRUARY 11, 2015. Motion by McCoy seconded by Faktorovich to approve the agenda as submitted. The motion carried by the affirmative action of all Planning Commission Members present.

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 COTTAGE FOOD OPERATION PERMIT #2015-01 AT THE RESIDENCE OF 1656 HEMLOCK DRIVE FOR CHRIS BARRERAS (D.B.A. B4NAFTER SERVICES) LOCATED WITHIN THE LOW RESIDENTIAL ZONING DISTRICT (R-1) AND MORE SPECIFICALLY DESCRIBED AS ASSESSOR’S PARCEL NUMBER: 431-103-010. Assistant Planner II Elms presented the staff report, which included a PowerPoint presentation.

Commissioner McCoy inquired if the City had no other duty except to verify that Merced County gives the Cottage Food Operation permit to the applicant.

Assistant Planner II Elms stated that was correct because the applicant wouldn't have any employees so it wouldn't affect traffic or noise.

Commissioner Cates inquired if litter would become an issue.

Assistant Planner II Elms stated that food is not allowed to be consumed onsite.

Mr. Chris Barreras, applicant, spoke of how his trash would be taken care of by his own personal trash collecting system, his expectation that there would be very minor litter, and how he would be using pans and doesn't see an overload on his own personal system.

Chairperson Spada opened the public hearing. Commissioner Hammond inquired if the applicant had an outlet for his baked goods; Mr. Barreras stated that his baked goods would be available online; Commissioner McCoy inquired if he was set to do the required training for his permit; Mr. Barreras responded that he was; Commissioner Toscano wished the applicant good luck; No one else came forward to speak and the public hearing was closed.

Motion by Faktorovich seconded by McCoy to adopt Planning Commission Resolution No. 2015-03 – Approving Cottage Food Operation Permit #2015-01 for 1656 Hemlock Drive, More Specifically Identified as Assessor's Parcel Number: 431-103-010. The motion carried by the affirmative action of all Planning Commission Members present, Baker and Faktorovich absent.

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT REPORT. Assistant Planner II Elms spoke of having a full agenda for the next meeting to include the revision of the mobile vendor ordinance; the consideration of a variance in regards to noise for the new State courthouse; and consideration of a general plan amendment, zone change, and tentative parcel map for Habitat for Humanity; and how she will also make a presentation to the City Council and then the Planning Commission in regards to development agreements.

Commissioner Toscano if there was an update on the new courthouse.

Assistant Planner II Elms stated that she is not involved in the process but knows that they will be breaking ground this Spring/Summer and have awarded the bid to a contractor.

Commissioner Toscano spoke of how people are upset that local contractors aren't considered for certain projects including the new junior high and wanted to state publicly that many people may not understand the process including the bonding requirements.

PLANNING COMMISSION MEMBER REPORTS.

BAKER: No report.

CATES: Spoke of how the Rotary crab feed is March 27th.

FAKTOROVICH: No report.

HAMMOND: Spoke of a revival at Bethel Community Church and how he will be attending an upcoming couple's retreat in Pismo Beach with his wife.

McCOY: Inquired if the City was still set to tour different department facilities on March 13th.

Assistant Planner II Elms stated that we would adjourn the March 11th Planning Commission meeting to that date for the tour.

SPADA: No report.

TOSCANO: No report.

ADJOURNMENT. The meeting was adjourned at the hour of 7:28 p.m.

APPROVED:

/s/ Tom Spada
Tom Spada, Chairperson

ATTEST:

/s/ Sandra Benetti
Sandra Benetti, Planning Technician