

**CITY OF LOS BANOS  
PLANNING COMMISSION MEETING MINUTES  
FEBRUARY 22, 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 (audio) kept as a permanent record.*

**CALL TO ORDER:** Chairperson Cates called the Planning Commission Meeting to order at the hour of 7:00 p.m.

**PLEDGE OF ALLEGIANCE:** Commissioner Jones led the pledge of allegiance.

**ROLL CALL – MEMBERS OF THE PLANNING COMMISSION PRESENT:** John Cates, David Dees, Brett Jones, Erik Limon, Refugio Llamas, Palmer McCoy, Susan Toscano; Absent: None.

**STAFF MEMBERS PRESENT:** City Attorney William Vaughn, Community & Economic Development Director Stacy Elms, Assistant City Clerk/Human Resources Technician Jana Sousa, Deputy City Clerk/Administrative Clerk I Sara Huff.

**CONSIDERATION OF APPROVAL OF AGENDA:** Motion by McCoy, seconded by Limon to approve the Planning Commission Meeting 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 PLANNING COMMISSION MEMBERS ON ANY ITEM OF PUBLIC INTEREST THAT IS WITHIN THE JURISDICTION OF THE COMMISSION; INCLUDES AGENDA AND NON-AGENDA ITEMS. NO ACTION WILL BE TAKEN ON NON-AGENDA ITEMS. SPEAKERS ARE LIMITED TO A FIVE (5) MINUTE PRESENTATION.** Chairperson Cates opened the public forum. No one came forward to speak and the public forum was closed.

**PUBLIC HEARING – TO CONSIDER THE SAN LUIS ESTATES MITIGATED NEGATIVE DECLARATION (SCH #2016101002) AND ASSOCIATED VESTING TENTATIVE TRACT MAP #2015-03 FOR THE SUBDIVISION OF APPROXIMATELY 5.5 ACRES INTO 25 SINGLE-FAMILY RESIDENTIAL LOTS RANGING FROM 6,000 SQUARE FEET TO 9,519 SQUARE FEET LOCATED ON THE SOUTH SIDE OF SAN LUIS STREET BETWEEN JEFFREY ROAD AND MILLER LANE, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR’S PARCEL NUMBER: 428-121-012 (CONTINUED FROM JANUARY 25, 2017 AND CONTINUE TO MARCH 22, 2017).** Community & Economic Development Director Elms stated the applicant has requested that the item be continued to March 22, 2017.

Chairperson Cates opened the public hearing. No one came forward to speak.

Motion by McCoy, seconded by Limon to continue the public hearing to March 22, 2017. The motion carried by the affirmative action of all Planning Commission Members present.

**PUBLIC HEARING – TO CONSIDER A CEQA CATEGORICAL EXEMPTION AND SITE PLAN REVIEW #2017-02 FOR A 350 SQUARE FOOT EXPANSION OF LOS BANOS CITY HALL LOCATED ON THE EASTSIDE OF CITY HALL AT 520 J STREET, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR’S PARCEL NUMBER: 025-241-014.** Community & Economic Development Director Elms presented the report which included a PowerPoint presentation.

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

Motion by Limon, seconded by McCoy to adopt Planning Commission Resolution No. 2017-06 – Approving Site Plan #2017-02 for the 350 Square Foot Expansion of City Hall Located at 520 J Street, More Specifically Identified as Assessor’s Parcel Number: 025-241-014. The motion carried by the affirmative action of all Planning Commission Members present.

**PUBLIC HEARING – TO CONSIDER FINAL DEVELOPMENT PLAN #2017-01 AND VESTING TENTATIVE TRACT MAP #2017-01, CONSISTENT WITH THE STONECREEK ENVIRONMENTAL IMPACT REPORT (EIR) CONSISTING OF THE SUBDIVISION OF APPROXIMATELY 75.3 ACRES INTO 335 SINGLE-FAMILY RESIDENTIAL LOTS AND THE FINAL DEVELOPMENT PLAN CONSISTING OF SITE DESIGN AND CONCEPTUAL ARCHITECTURE TO IMPLEMENT THE PLANNED DEVELOPMENT ZONING LOCATED NORTH OF PIONEER ROAD, WEST OF BADGER FLAT ROAD, SOUTH OF THE VILLAGES IV SUBDIVISION, AND EAST OF THE CITY LIMIT LINE, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR’S PARCEL NUMBERS: 430-060-008, 430-060-016, 430-060-017, AND 430-060-018.** Community & Economic Development Director Elms stated she received a request from the applicant asking for a continuance of the item until March 8, 2017 due to ongoing negotiations in regards to some of the conditions.

There was Commissioner inquiry in regards to why the applicant requested continuance of the item.

City Attorney Vaughn stated there are some public improvements in regards to the map and there are a lot of associated costs, the applicant is requesting a phasing plan, a 300 unit map could take up to six years to build out, and the City wants to balance the issue regarding maintenance problems for the City and added expenses for the developer.

Chairperson Cates opened the public hearing. No one came forward to speak.

Motion by McCoy, seconded by Llamas to continue the public hearing to March 8, 2017. The motion carried by the affirmative action of all Planning Commission Members present.

**COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT REPORT.** Community & Economic Development Director Elms stated the Planning Commissioners will be leaving on March 1<sup>st</sup> for the Planning Commissioners Academy and asked that Commissioners be ready to leave at 8:00 a.m. on that day, there will be some good information at the event and it will be a great networking opportunity for Commissioners; Wienerschnitzel anticipated opening in January and ran into some construction issues which delayed their opening a few weeks; Sonic is coming to town in the Food 4 Less Shopping Center behind Big 5 and from what she's seen of the proposed elevations the Planning Commission should be very happy.

**PLANNING COMMISSION MEMBER REPORTS.**

**CATES:** Thanked staff for all their work on the agenda packet.

**DEES:** Stated he was approached by someone asking if there would be a cut in the road at the new Save Mart shopping Center and inquired as to if and when that might happen. Community & Economic Development Director Elms stated that it is currently being negotiated between Caltrans and the Union Pacific Railroad.

**JONES:** No report.

**LIMON:** Stated he is excited to attend the Planning Commissioner's Academy next week; encouraged all to play Powerball, it's 400 Million.

**LLAMAS:** Thanked staff for all their work on the agenda packet.

**MCCOY:** Stated he would like to have the Commission select another Planning Commission representative for the Traffic Safety Committee as he is traveling a lot and not always able to attend those meetings.

**TOSCANO:** No report.

**ADJOURNMENT.** The meeting was adjourned at 7:34 p.m.

APPROVED:

*/s/ John Cates*  
John Cates, Chairperson

ATTEST:

*/s/ Sandra Benetti*  
Sandra Benetti, Planning Technician