

**CITY OF LOS BANOS  
PLANNING COMMISSION REGULAR MEETING MINUTES  
APRIL 25, 2018**

*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 Cates 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 John Cates, David Dees, Brett Jones, Palmer McCoy, and Tom Spada; Erik Limon and Susan Toscano absent.

**STAFF MEMBERS PRESENT:** Community & Economic Development Director Elms, Associate Planner Rudy Luquin, Planning Technician Sandra Benetti, and City Attorney William A. Vaughn.

**CONSIDERATION OF APPROVAL OF AGENDA.** Motion by McCoy, seconded by Spada to approve the agenda as submitted. The motion carried by the affirmative action of all Planning Commission Members present; Limon and Toscano absent.

**CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING OF MARCH 28, 2018.** Motion by Spada, seconded by Dees to approve the minutes as submitted. The motion carried by the affirmative action of all Planning Commission Members present; Limon and Toscano absent.

**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.**

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

**PUBLIC HEARING – TO CONSIDER A CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15332 (INFILL DEVELOPMENT PROJECTS) FOR THE 607 MERCY SPRINGS ROAD SUBDIVISION AND ASSOCIATED VESTING TENTATIVE TRACT MAP**

**#2018-01 FOR THE SUBDIVISION OF APPROXIMATELY 4 ACRES INTO 16 SINGLE-FAMILY RESIDENTIAL LOTS RANGING FROM 6,091 SQUARE FEET TO 10,729 SQUARE FEET LOCATED ON THE EAST OF MERCY SPRINGS ROAD BETWEEN SARATOGA STREET AND LAURELWOOD DRIVE, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS: 0872-030-022 & 082-030-023 (CONTINUE TO MAY 9, 2018).** Community & Economic Development Director Elms asked the Planning Commission to open the public hearing and continue to May 9, 2018.

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

Motion by McCoy, seconded by Jones to continue Public Hearing – to Consider a Categorical Exemption from the California Environmental Quality Act (CEQA) Pursuant to Section 15332 (Infill Development Projects) for the 607 Mercey Springs Road Subdivision and Associated Vesting Tentative Tract Map #2018-01 for the Subdivision of Approximately 4 Acres into 16 Single-Family Residential Lots Ranging from 6,091 Square Feet to 10,729 Square Feet Located on the East of Mercey Springs Road between Saratoga Street and Laurelwood Drive, More Specifically Identified as Assessor's Parcel Numbers: 0872-030-022 & 082-030-023 to May 9, 2018. The motion carried by the affirmative action of all Planning Commission Members present; Limon and Toscano absent.

**PUBLIC HEARING – TO CONSIDER A CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301 (EXISTING FACILITIES) AND ASSOCIATED CONDITIONAL USE PERMIT #2018-03 TO ALLOW THE OPERATION OF AN AUTOMOTIVE REPAIR AND SMOG SHOP WITHIN THE GENERAL INDUSTRIAL ZONING DISTRICT LOCATED AT 85 W. G STREET, SUITE E, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER: 081-110-037.** Associate Planner Luquin presented the staff report, which included a PowerPoint presentation.

Commissioner Dees stated that it looks nice and how he is hopeful for appropriate signage that also looks nice.

Commissioner McCoy inquired about the language in Condition of Approval #12 that stated there is a maximum allowance of five automobiles.

Community & Economic Development Director Elms responded that is in reference to the amount of parking spaces allotted for this business and how this shouldn't be a holding facility for inoperable cars or a wrecking yard so the condition provides that assurance.

Commissioner McCoy stated that he would like to clarify language to specify that there shouldn't be any more than five cars parked in the parking lot.

Chairperson Cates opened the public hearing. PAUL MARTIN, applicant, spoke of storage available for his business to use at Doc's Towing.

Community & Economic Development Director Elms responded that this is an appropriate zoning for that use and how it is good to partner with other businesses in this regard.

No one else came forward to speak and the public hearing was closed.

Motion by McCoy, seconded by Spada to adopt Planning Commission Resolution No. 2018-06 – Approving Conditional Use Permit #2018-03 for an Automotive Repair and Smog Shop Facility Located at 85 W. G Street, Suite E, More Specifically Identified as Assessor's Parcel Number: 081-110-037 with the amendment to Condition of Approval #12 to specify no more than five cars parked outside. The motion carried by the affirmative action of all Planning Commission Members present; Limon and Toscano absent.

#### **COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT REPORT.**

Community & Economic Development Director Elms reported that the Vesting Tentative Tract Map will be coming forward on May 9, 2018, how there will also be a Conditional Use Permit for a large family daycare coming forward soon, possibly a couple of tentative maps as well, how we are seeing an increase in building permit issuance, it being a good indicator of the economy, how there was a presentation of the Los Banos Industrial Tactical Plan by Chabin Concepts at the previous City Council meeting, and how we are seeing success on the retail side as well.

Commissioner Spada inquired how many building permits have been issued so far.

Community & Economic Development Director Elms responded that about 150 have been issued so far and we are projecting about 300 total for the year so we will probably surpass that.

Commissioner Spada inquired about approved lots that are buildable.

Community & Economic Development Director Elms responded that there are about 2,000, how this should add about 10,000 to population in about six years which will take us to the 50,000 mark which will take us from rural to urban.

Commissioner Spada inquired if the master plan will identify the airport more specifically.

Community & Economic Development Director Elms responded that we will be addressing what to do with the airport and analyzing the land uses at the current airport in the master plan.

**PLANNING COMMISSION MEMBER REPORTS.**

**CATES:** Spoke of attending the Downtown Revitalization workshop about a week ago led by Sharon Silva and how the efforts look promising.

**DEES:** Spoke of how the Rotary Club is hosting a candidate event on May 1<sup>st</sup> for folks running for office.

**JONES:** No report.

**LIMON:** Absent.

**McCOY:** Spoke of how the Veterans Parade fundraiser will end June 12<sup>th</sup>.

**SPADA:** No report.

**TOSCANO:** Absent.

**ADJOURNMENT:** The meeting was adjourned at the hour of 7:42 p.m.

APPROVED:

*/s/ John Cates*  
John Cates, Planning Commission Chairperson

ATTEST:

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