

**CITY OF LOS BANOS
PLANNING COMMISSION REGULAR MEETING MINUTES
MAY 9, 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, and Tom Spada; Erik Limon, Palmer McCoy, 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 Dees, seconded by Jones to approve the agenda as submitted. The motion carried by the affirmative action of all Planning Commission Members present; Limon, McCoy, and Toscano absent.

CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING OF APRIL 25, 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, McCoy, 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 MERCEY SPRINGS ROAD BETWEEN SARATOGA STREET AND LAURELWOOD DRIVE, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS: 0872-030-022 & 082-030-023 (CONTINUED FROM APRIL 25, 2018). Associate Planner Luquin presented the staff report, which included a PowerPoint presentation, noting some corrections including how the public hearing notice incorrectly identified the property to the east of Mercey Springs Road, and it should be noted that the the correct direction is west of Mercey Springs Road, how Section 15300.2(f) of the Statement of Exemption does not apply to this project, and Planning Commission Resolution No. 2018-08 Condition of Approval #104 should read "curb returns" and not "curve returns."

Commissioner Spada noted the east instead of west wording that was incorrect and stated that he would like to see plans larger than 8.5" x 11" to review these projects.

Chairperson Cates opened the public hearing. YUSHIN IMURA, O'Dell Engineering, spoke on behalf of applicant and said he was present to answer any questions.

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

Commissioner Spada stated that he is always excited to see infill projects.

Motion by Dees, seconded by Spada to adopt Planning Commission Resolution No. 2018-07 – Approving a Categorical Exemption, Section 15332 Infill Development for a Vesting Tentative Tract Map for 607 Mercey Springs Road Subdivision Located at 607 Mercey Springs Road, More Specifically Identified as Assessor's Parcel Numbers: 082-030-022 and 082-030-023. The motion carried by the affirmative action of all Planning Commission Members present; Limon, McCoy, and Toscano absent.

Motion by Dees, seconded by Spada to adopt Planning Commission Resolution No. 2018-08 – Approving the 607 Mercey Springs Road Subdivision Vesting Tentative Tract Map No. 2018-01 for the Subdivision of Approximately 4 Acres into 16 Single-Family Residential Lots Located Generally West of Mercey Springs Road, Between Saratoga Street and Laurelwood Drive, More Specifically Identified as Assessor's Parcel Numbers: 082-030-022 and 082-030-023. The motion carried by the affirmative action of all Planning Commission Members present; Limon, McCoy, and Toscano absent.

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT REPORT.

Community & Economic Development Director Elms reported that the May 23rd Planning Commission meeting will cover a Conditional Use Permit for large family daycare, how she will be attending ICSC RECon in Las Vegas soon, how the City has seen benefits from attending last year and partnering with Buxton Company, will have a couple maps coming forward, and how the Presidential East Annexation will be reanalyzed later this year.

PLANNING COMMISSION MEMBER REPORTS.

CATES: No report.

DEES: Reported that the Rotary Club will hold a presentation by two Merced County Office of Education superintendent candidates at Espana's on May 15th at noon and how he will be on vacation May 16-30, 2018.

JONES: No report.

LIMON: Absent.

McCOY: Absent.

SPADA: Reported that he will be meeting with the City Manager regarding the development of a dog park.

TOSCANO: Absent.

ADJOURNMENT: The meeting was adjourned at the hour of 7:26 p.m.

APPROVED:

/s/ John Cates
John Cates, Planning Commission Chairperson

ATTEST:

/s/ Sandra Benetti
Sandra Benetti, Planning Technician