

**CITY OF LOS BANOS
PLANNING COMMISSION REGULAR MEETING MINUTES
MAY 23, 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 McCoy.

ROLL CALL – MEMBERS OF THE PLANNING COMMISSION PRESENT: Planning Commission Members John Cates, Brett Jones, Erik Limon, Palmer McCoy, and Tom Spada; David Dees 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 Jones to approve the agenda as submitted. The motion carried by the affirmative action of all Planning Commission Members present; Dees and Toscano absent.

CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING OF MAY 9, 2018. Motion by Limon, seconded by Spada to approve the minutes as submitted. The motion carried by the affirmative action of all Planning Commission Members present; Dees 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 STATUTORY EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15274 (A) (LARGE FAMILY DAY CARE) AND CONDITIONAL USE PERMIT #2018-

04 TO ALLOW THE OPERATION OF A LARGE FAMILY DAY CARE FACILITY OPERATED BY LISA WILSON LOCATED IN THE LOW DENSITY RESIDENTIAL (R-1) ZONING DISTRICT AT 1814 BROOKS COURT, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER: 083-450-035.

Associate Planner Luquin presented the staff report, which included a PowerPoint presentation, noting that one comment letter was received via email from Eddie Gutierrez, a citizen in the neighborhood, regarding his concerns about noise, security on site, future expansion of the center, property value, a lack of City resources, and unforeseen development.

Commissioner Spada inquired if we have safety concerns about fencing around pool.

Associate Planner Luquin responded that it will be taken into consideration.

Chairperson Cates opened the public hearing. KATHY BALLARD, Los Banos, inquired if the pool is included in the 1000 square feet of play space and stated that in the near future there will be construction behind them and asked if that will be considered.

Associate Planner Luquin responded that the pool does not count towards play space and also the development won't interfere with the daycare operations.

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

Commissioner McCoy inquired if the 1,200 foot rule only applied to being on the same street.

Associate Planner Luquin affirmed.

Chairperson Cates acknowledged Mr. Gutierrez's comments but didn't think that the operations would contribute to these concerns.

Motion by McCoy, seconded by Spada to adopt Planning Commission Resolution No. 2018-09 – Approving Conditional Use Permit #2018-04 to Operate a Large Family Daycare within a Low Density Residential Zoning District (R-1) Located at 1814 Brooks Court, Assessor's Parcel Number: 083-450-035. The motion carried by the affirmative action of all Planning Commission Members present; Dees and Toscano absent.

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT REPORT.

Community & Economic Development Director Elms reported that she had just returned from ICSC RECon in Las Vegas this evening, met with various brokers, developers and retailers to market Los Banos, how she is excited about future retailers to come as a result of this trip, will release this information soon, validates our new approach to economic development, how face to face contact is important, how we may cancel the next Planning Commission meeting due to a lack of agenda items, and how there may be a couple of tentative maps coming forward soon.

PLANNING COMMISSION MEMBER REPORTS.

CATES: No report.

DEES: Absent.

JONES: No report.

LIMON: Spoke of the excitement of seeing new homes built.

McCOY: No report.

SPADA: Spoke of how he met with the City Manager regarding a dog park, how staff is bringing forward something to the City Council, a possible site, waiting on budget approval, hopefully will see the dog park come to fruition within a year.

TOSCANO: Absent.

ADJOURNMENT: The meeting was adjourned at the hour of 7:25 p.m.

APPROVED:

/s/ John Cates

John Cates, Planning Commission Chairperson

ATTEST:

/s/ Sandra Benetti

Sandra Benetti, Planning Technician