

**CITY OF LOS BANOS  
PLANNING COMMISSION MEETING MINUTES  
SEPTEMBER 9, 2020**

*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 5:30 p.m.

**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was led by Commissioner Robinson.

**ROLL CALL – MEMBERS OF THE PLANNING COMMISSION PRESENT:** Planning Commission Members John Cates, Thomas Higby III and Rob Robinson, Susan Toscano and Katherine Uhley were present remotely via the GoToMeeting web based application.

**STAFF MEMBERS PRESENT:** City Attorney William A. Vaughn, Community & Economic Development Director Stacy Elms, Associate Planner Rudy Luquin, and Planning Commission Secretary Sara Blevins were present remotely via the GoToMeeting web based application.

**CONSIDERATION OF APPROVAL OF AGENDA.** Motion by Higby, seconded by Uhley to approve the agenda as submitted. The motion carried by the following roll call vote: AYES: Cates, Higby, Toscano, Uhley; NOES: None; ABSENT: None.

**CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING OF AUGUST 26, 2020.**

Commissioner Higby noted an error in the subject minutes and it was so noted by Secretary Blevins. The error will be corrected and the revised minutes with correction included will be used for the permanent record.

Motion by Higby, seconded by Robinson to approve the minutes as submitted with noted correction. The motion carried by the following roll call vote: AYES: Cates, Higby, Toscano, Uhley; NOES: None; ABSENT: None.

**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. Secretary Blevins stated that no comments were received and Chairperson Cates closed the public forum.

**DESIGN REVIEW STUDY SESSION – DEVELOPMENT OF A 7 ELEVEN CONVENIENCE STORE/GAS STATION FOLLOWING DEMOLITION OF EXISTING STRUCTURE LOCATED AT 603 PACHECO BOULEVARD, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR’S PARCEL NUMBER: 026-081-027; APPLICANT – TAIT & ASSOCIATES ON BEHALF OF 7 ELEVEN.** Associate Planner Luquin presented the staff report which included a PowerPoint presentation.

All commissioners commented on how they were happy with the structure and the details surrounding the project. There were some suggestions made relating to the arches in the rear of the building especially as it relates to deterring transients and providing a pleasant view for the dental office which faces that wall. There were some concerns stated regarding the sufficiency of lighting in a particular portion of the site for which the applicant stated that they would look into adding some additional lighting and security measures in that area, if needed.

Discussion and feedback item only, no action taken.

**DESIGN REVIEW STUDY SESSION – DEVELOPMENT OF A COMMERCIAL STRUCTURE TO BE UTILIZED AS AN OFFICE SPACE LOCATED AT 1202 G STREET, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR’S PARCEL NUMBER 025-153-009; APPLICANT – SUNSET HILLS DEVELOPMENT, LLC.** Associate Planner Luquin presented the staff report which included a PowerPoint presentation.

Community & Economic Development Director Elms expressed her gratitude for the applicant for continuing to invest in the community and for making improvements on the subject property.

The Commission requested that a security camera plan be added as a condition of approval to the site.

Discussion and feedback item only, no action taken.

**COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR REPORT.**

No report.

**PLANNING COMMISSION MEMBER REPORTS.**

**CATES:** Chairperson Cates spoke to how he was happy with the two projects presented tonight.

**HIGBY:** Commissioner Higby thanked staff for doing a great job as well as the applicants.

**ROBINSON:** Commissioner Robinson spoke to how he liked the proposed project on G Street and how it could possibly change that particular area as a whole.

**TOSCANO:** No report.

**UHLEY:** Commissioner Uhley spoke to how she liked the projects that were presented tonight.

**ADJOURNMENT:** The meeting was adjourned at the hour of 6:30 p.m.

APPROVED:

*/s/ John Cates*

John Cates, Planning Commission Chairperson

ATTEST:

*/s/ Sara Blevins*

Sara Blevins, Planning Commission Secretary