

**CITY OF LOS BANOS
PLANNING COMMISSION MEETING MINUTES
SEPTEMBER 23, 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 Higby.

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 Uhley, seconded by Higby 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 SEPTEMBER 9, 2020. Motion by Higby, seconded by Robinson to approve the minutes as submitted. 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.

PUBLIC HEARING – TO CONSIDER A CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND SITE PLAN REVIEW #2020-04 FOR THE DEVELOPMENT OF A 2,550 SQUARE FOOT COMMERCIAL STRUCTURE WITH SITE IMPROVEMENTS WITHIN THE HIGHWAY COMMERCIAL ZONING DISTRICT LOCATED AT 1202 G STREET, MORE SPECIFICALLY

IDENTIFIED AS ASSESSOR'S PARCEL NUMBER: 025-153-009. Associate Planner Luquin presented the staff report which included a PowerPoint presentation.

Motion by Higby, seconded by Uhley to adopt Planning Commission Resolution No. 2020-29 – Approving a Categorical Exemption from the California Environmental Quality Act Pursuant to Section 15332, In-Fill Development Projects, and Approving Site Plan Review #2020-04 for the Development of a 2,550 Square Foot Commercial Structure with Site Improvements Located within the Highway Commercial Zoning District at 1202 G Street, More Specifically Identified as Assessor's Parcel Number: 025-153-009. The motion carried by the following roll call vote: AYES: Cates, Higby, Robinson, Toscano, Uhley; NOES: None; ABSENT: None.

PUBLIC HEARING – TO CONSIDER A CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND SITE PLAN REVIEW #2020-05 FOR THE DEMOLISHING AND REBUILDING OF A 3,010 SQUARE FOOT COMMERCIAL STRUCTURE INCLUDING A FUEL CANOPY WITH SIX (6) MULTI-PUMP DISPENSING STATIONS AND TWO (2) UNDERGROUND FUEL STORAGE TANKS LOCATED WITHIN THE HIGHWAY COMMERCIAL ZONING DISTRICT AT 611 PACHECO BOULEVARD, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER: 026-081-021.

Associate Planner Luquin explained that the applicant for this item has requested more time to prepare for this public hearing and also because CalTrans requested that the applicant submit a traffic impact report. This item will be heard by the Planning Commission at a later date.

Chairperson Cates open then closed the public hearing.

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR REPORT.

Community & Economic Development Director Elms spoke to how there will be workshops held in the future regarding updates to the City's General Plan. Work needs to be done and progress needs to continue to be made especially as it pertains to the land use element. She is hoping to hold some stakeholder meetings with the Planning Commission and City Council towards the end of the year.

PLANNING COMMISSION MEMBER REPORTS.

CATES: Chairperson Cates thanked staff for their efforts and spoke to the recent progress made at the Dutch Bros. / Chipotle project site.

HIGBY: Commissioner Higby thanked staff for all their efforts.

ROBINSON: Commissioner Robinson thanked staff for all their efforts.

TOSCANO: Commissioner Toscano thanked staff for all their efforts.

UHLEY: Commissioner Uhley thanked staff for all their efforts.

ADJOURNMENT: The meeting was adjourned at the hour of 6:00 p.m.

APPROVED:

John Cates, Chairperson

ATTEST:

Sara Blevins, Planning Commission Secretary