

**CITY OF LOS BANOS
PLANNING COMMISSION MEETING MINUTES
OCTOBER 14, 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 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: Toscano.

Commissioner Toscano was experiencing technical difficulties with her audio and was unable to participate in the roll call vote for the acceptance of the agenda.

CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING OF SEPTEMBER 23, 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 MOBILE FOOD VENDOR PERMIT #2020-14 TO ALLOW THE OPERATION OF A MOBILE FOOD VENDING UNIT ON PRIVATE PROPERTY FOR ROSA FABIAN DBA TACOS LA PATRONA LOCATED WITHIN THE HIGHWAY COMMERCIAL ZONING DISTRICT AT 1100 H STREET, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER: 026-171-028. Associate Planner Luquin presented the staff report which included a PowerPoint presentation.

Chairperson Cates opened the public hearing and recessed the meeting for five minutes to receive public comment via email.

Motion by Uhley, seconded by Higby to adopt Planning Commission Resolution No. 2020-31 – Approving a Categorical Exemption from the California Environmental Quality Act (CEQA) Pursuant to Section 15311, Accessory Structures, and Approving Mobile Food Vendor Permit #2020-14 for the Operation of a Mobile Food Vending Unit to Vend on Private Property Located at 1100 H Street, More Specifically Identified as Assessor's

Parcel Number: 026-171-028. The motion carried by the following roll call vote: AYES: Cates, Higby, Robinson, Toscano, Uhley; NOES: None; ABSENT: None.

PUBLIC HEARING – TO CONSIDER A RECOMMENDATION TO THE LOS BANOS CITY COUNCIL TO ADOPT AN ORDINANCE TO AMEND TITLE 9 OF CHAPTER 3 OF THE LOS BANOS MUNICIPAL CODE REGARDING AGRICULTURAL FARMWORKER/EMPLOYEE HOUSING. Community & Economic Development Director Elms presented the staff report.

Chairperson Cates opened the public hearing and recessed the meeting for five minutes to receive public comment via email.

Motion by Robinson, seconded by Uhley to adopt Planning Commission Resolution No. 2020-32 – Recommending to the City Council Adoption of an Ordinance of the City Council of the City of Los Banos Amending Title 9 Chapter 3 of the Los Banos Municipal Code Regarding Employee Housing.

Chairperson Cates open then closed the public hearing.

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR REPORT.

Community & Economic Development Director Elms spoke to a project that begun today called Crockers Lockers. Construction activity going on by Denny's. Rainflo express car wash. Will be seeing dutch bros occupying their building in the middle of november. 711 on corner of 6th and pacheco will come back to PC. Still working with applicant to receive documents that are still needed. On a side note, 711 on mercey springs opened yesterday.

PLANNING COMMISSION MEMBER REPORTS.

CATES: Chairperson Cates thanked staff for being comprehensive with everything the Commission receives.

HIGBY: Commissioner Higby had no report.

ROBINSON: Commissioner Robinson thanked staff for the update.

TOSCANO: Commissioner Toscano had no report.

UHLEY: Commissioner Uhley would like to give a shout out to exemplary staff and noted how they were quite a hit with all the staff at Crocker's Lockers. They spoke very genuine compliments about their work with City staff.

ADJOURNMENT: The meeting was adjourned at the hour of 6:10 p.m.

APPROVED:

/s/ John Cates

John Cates, Planning Commission Chairperson

ATTEST:

/s/ Sara Blevins

Sara Blevins, Planning Commission Secretary