

**CITY OF LOS BANOS  
PLANNING COMMISSION MEETING MINUTES  
JANUARY 13, 2021**

***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 5:40 p.m.

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

**ROLL CALL – MEMBERS OF THE PLANNING COMMISSION PRESENT:** Planning Commission Members John Cates, Christopher Perrecone, Rob Robinson, 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, Planning Commission Secretary Sandra Benetti, and Associate Planner Rudy Luquin were present remotely via the GoToMeeting web based application.

**REORGANIZATION OF PLANNING COMMISSION – SELECTION OF NEW CHAIRPERSON AND VICE CHAIRPERSON.**

Motion by Uhley, seconded by Robinson to nominate Commissioner Cates as Chairperson.

Motion by Robinson, seconded by Uhley to close nominations and select Commissioner Cates as Chairperson. The motion carried by the following roll call vote: AYES: Cates, Perrecone, Robinson, Uhley; NOES: None; ABSENT: None.

Motion by Robinson, seconded by Cates to nominate Commissioner Uhley as Vice Chairperson.

Motion by Robinson, seconded by Cates to close nominations and select Commissioner Uhley as Vice Chairperson. The motion carried by the following roll call vote: AYES: Cates, Perrecone, Robinson, Uhley; NOES: None; ABSENT: None.

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

**CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING OF DECEMBER 23, 2020.** Motion by Uhley,

seconded by Robinson to approve the minutes as submitted. The motion carried by the following roll call vote: AYES: Cates, Perrecone, Robinson, 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 Benetti confirmed that no public comments were received, and Chairperson Cates closed the public forum.

**PUBLIC HEARING – TO CONSIDER A CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301 (EXISTING FACILITIES) AND CONDITIONAL USE PERMIT #2020-05 TO ALLOW THE USE AND OPERATION OF AN AUTOMOTIVE WINDOW TINTING SHOP LOCATED WITHIN THE GENERAL INDUSTRIAL ZONING DISTRICT AT 150 W. G STREET, SUITE P, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR’S PARCEL NUMBER: 081-110-013.** Associate Planner Luquin presented the staff report, which included a PowerPoint presentation.

Chairperson Cates recessed the meeting at the hour of 6:00 p.m. for five minutes to receive public comment via email.

The meeting resumed at 6:05 p.m. and Chairperson Cates opened the public hearing.

Secretary Benetti confirmed that no public comments were received for this public hearing item.

Chairperson Cates closed the public hearing.

Motion by Robinson, seconded by Uhley to adopt Planning Commission Resolution No. 2021-01 – Finding the Proposed Project to be Categorically Exempt from the California Environmental Act Pursuant to Section 15301, Existing Facilities, and Approving Conditional Use Permit #2020-05 for an Automotive Window Tinting Shop Located at 150 W. G Street, Suite P, More Specifically Identified as Assessor’s Parcel Number: 081-110-013. The motion carried by the following roll call vote: AYES: Cates, Perrecone, Robinson, Uhley; NOES: None; ABSENT: None.

**COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR REPORT.**

Community & Economic Development Director Elms welcomed Commissioner Perrecone to the Planning Commission, congratulated Chairperson Cates and Vice Chairperson Uhley for their leadership appointments, welcomed Planning Commission Secretary Benetti back, spoke of doing an upcoming Ralph M. Brown Act training once the at-large

vacancy is filled on the Planning Commission, encouraged folks to talk to those they know who might be interested to apply for the position, and informed that staff may cancel the next meeting due to a lack of agenda items.

**PLANNING COMMISSION MEMBER REPORTS.**

**CATES:** Chairperson Cates thanked his fellow commissioners for the appointment to Chairperson.

**PERRECONE:** Commissioner Perrecone had nothing to report.

**ROBINSON:** Commissioner Robinson congratulated Planning Commission Secretary Benetti and welcomed her back.

**UHLEY:** Commissioner Uhley congratulated Planning Commission Secretary Benetti and welcomed her back, welcomed Commissioner Perrecone to the Commission, and thanked her fellow commissioners for the nomination for Vice Chairperson.

**ADJOURNMENT:** The meeting was adjourned at the hour of 6:12 p.m.

APPROVED:

*/s/ John Cates*

John Cates, Planning Commission Chairperson

ATTEST:

*/s/ Sandra Benetti*

Sandra Benetti, Planning Technician