

**CITY OF LOS BANOS
PLANNING COMMISSION MEETING MINUTES
FEBRUARY 24, 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 5:31 p.m.

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

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.

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 JANUARY 13, 2021. Motion by Robinson, seconded by Uhley 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 RECOMMENDATION TO THE LOS BANOS CITY COUNCIL TO AMEND TITLE 9, CHAPTER 3, ARTICLE 30 OF THE LOS BANOS

MUNICIPAL CODE AS IT RELATES TO ACCESSORY DWELLING UNITS. Community & Economic Development Director Elms presented the staff report, which included a PowerPoint presentation.

Commissioner Uhley stated that she understands what is proposed but inquired why staff has to change the code if the state overrides it.

Community & Economic Development Director Elms responded that it will help to make sure the public is aware of the current regulations.

City Attorney Vaughn added that state law allows cities to deal with esthetics which aren't required under the statute, how our local ordinance goes further but isn't inconsistent, and how it allows us just a little bit more control.

Chairperson Cates recessed the meeting at the hour of 5:57 p.m. for five minutes to receive public comment via email.

The meeting resumed at 6:02 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. 2021-02 – Recommending City Council Adoption of Zoning Code Ordinance Amendment Amending and Restating Article 30 Chapter 3 of Title 9 of the Los Banos Municipal Code to Implement New State Law Requirements Relating to Accessory Dwelling Units. 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 thanked City Attorney Vaughn on his time spent on this ordinance revision, spoke of looking forward to Chipotle opening in the next couple weeks, there are a few national tenants who are negotiating contracts currently, how staff has received a Vesting Tentative Tract Map application submittal and a General Plan Amendment and Zone Change application submittal, how we will have a Planning Commission meeting on March 10th and should be welcoming a new Planning Commissioner at that meeting as the City Council should be making an appointment on March 3rd.

Chairperson Cates inquired where will those leases are located.

Community & Economic Development Director Elms responded that they are located in existing buildings and noted that a new property owner is on record at the Canal Farm Shopping Center which is where Save Mart used to be located.

PLANNING COMMISSION MEMBER REPORTS.

CATES: Thanked Community & Economic Development and City Attorney Vaughn for their work and hopes to see everyone in person soon.

PERRECONE: No report.

ROBINSON: Thanked Community & Economic Development staff and City Attorney Vaughn for their work on the ordinance.

UHLEY: Thanked Community & Economic Development staff and City Attorney Vaughn for their work on the ordinance and spoke of how Crocker's Lockers is coming along and looks great.

ADJOURNMENT: The meeting was adjourned at the hour of 6:11 p.m.

APPROVED:

/s/ John Cates

John Cates, Planning Commission Chairperson

ATTEST:

/s/ Sandra Benetti

Sandra Benetti, Planning Technician