

**CITY OF LOS BANOS  
PLANNING COMMISSION MEETING MINUTES  
JUNE 23, 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 5:30 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, Elias Reyes, Rob Robinson, and Katherine Uhley were present remotely via the Zoom web based application.

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

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

**CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING OF MAY 26, 2021.** Motion by Uhley, seconded by Robinson to approve the minutes as submitted. The motion carried by the following roll call vote: AYES: Cates, Perrecone, Reyes, Robinson, Uhley; NOES: None; ABSENT: None.

**CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING OF JUNE 9, 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, Reyes, 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 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 #2021-04 TO ALLOW THE USE OF A DAYCARE CENTER FOR YELLOW BRICK ROAD TO BE LOCATED WITHIN THE HIGHWAY COMMERCIAL (H-C) ZONING DISTRICT AT 720 & 726 I ST., MORE SPECIFICALLY IDENTIFIED AS ASSESSOR’S PARCEL NUMBERS: 025-212-019, 014.** Associate Planner Luquin presented the staff report, which included a PowerPoint presentation.

Commissioner Robinson inquired if this new location will have exterior improvements.

Associate Planner Luquin spoke of improvements being made within the building, wasn't aware of any proposed improvements to the exterior, and suggested that perhaps the applicant can address that inquiry.

Pastor Travis Large, applicant, clarified that they are not moving the school location, how they are expanding the school operations to 726 and 720 I Street, and confirmed that they do plan on putting window dressings, painting the building, and adding new signage.

Chairperson Cates recessed the meeting at the hour of 5:53 p.m. for five minutes to receive public comment via email.

The meeting resumed at 5:58 p.m., and Chairperson Cates opened the public hearing.

Secretary Benetti confirmed that no comment emails were received for this public hearing item, and Chairperson Cates closed the public hearing.

Motion by Uhley, seconded by Robinson to adopt Planning Commission Resolution No. 2021-10 – Approving Conditional Use Permit 2021-04 to Operate a Daycare Center within the Highway Commercial Zoning District (H-C) Located at 720 & 726 I Street, More Specifically Identified as Assessor's Parcel Numbers: 025-212-019, 014. The motion carried by the following roll call vote: AYES: Cates, Perrecone, Reyes, Robinson, Uhley; NOES: None; ABSENT: None.

Chairperson Cates congratulated the applicant on their expansion.

Commissioner Uhley commented that she is happy to hear they are expanding for those who are waiting for their services.

Commissioner Robinson congratulated the applicant on their growth and wished them success.

**DESIGN REVIEW STUDY SESSION – DEVELOPMENT OF ONE (1) COMMERCIAL STRUCTURE TOTALING APPROXIMATELY 2,000 SQUARE FEET LOCATED**

**WITHIN THE HIGHWAY-COMMERCIAL (H-C) ZONING DISTRICT AT 1205 D STREET, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER: 025-134-011.** Associate Planner Luquin presented the staff report, which included a PowerPoint presentation.

There was discussion among commissioners and staff regarding architecture including concern that there were no color elevations submitted and enhancing a prefabricated building in advance with the stone veneer will look great.

Community & Economic Development Director Elms commented that staff had reviewed this project at a Project Review Board meeting, there was concern this area would be a target for graffiti, how public safety had concern that no fencing barrier was proposed in this submittal, staff will be proposing condition to mitigate against graffiti by adding trellises where feasible, lighting was also a concern for the Project Review Board, and security cameras will also be required.

There was discussion among commissioners and staff regarding lighting including the lack of a photometric plan and concern about sufficient lighting.

There was discussion among commissioners and staff regarding landscaping.

Adam Reed, VBH Consulting Engineers and on behalf of the applicant, commented that nothing was brought up tonight that was out of the ordinary, how they are happy to work with City staff regarding some concerns, and this is great input for them.

Feedback was given to applicant only; no action taken.

### **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR REPORT.**

Community & Economic Development Director Elms reported that staff will cancel the Planning Commission meeting on July 14<sup>th</sup>, the City Council will hold a workshop on July 20<sup>th</sup> to focus on the sphere of influence boundary so it can be incorporated into the draft document, staff will be providing background and information on ag mitigation, the ordinance to adjust the Planning Commission and City Council meeting start times to 6:00 p.m. was introduced at the previous City Council meeting, second reading and adoption of the ordinance will be on July 7<sup>th</sup> and will go into effect 30 days, the Planning Commission will continue to meet virtually at least thru July 2021, and the City Council will consider a policy regarding wearing masks in the Council Chambers and at City Hall on July 7<sup>th</sup>.

### **PLANNING COMMISSION MEMBER REPORTS.**

**CATES:** Announced that he will be on vacation at end of July and will miss the Planning Commission meeting on July 28<sup>th</sup>, commented that Commissioner Uhley will preside over the meeting as Vice Chairperson, and thanked staff for their work.

**PERRECONE:** No report.

**REYES:** No report.

**ROBINSON:** No report.

**UHLEY:** No report.

**ADJOURNMENT:** The meeting was adjourned at the hour of 6:36 p.m.

APPROVED:

*/s/ John Cates*

John Cates, Planning Commission Chairperson

ATTEST:

*/s/ Sandra Benetti*

Sandra Benetti, Planning Commission Secretary