

**CITY OF LOS BANOS  
PLANNING COMMISSION MEETING MINUTES  
AUGUST 11, 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 6:00 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, 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 Robinson, seconded by Uhley 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 JULY 28, 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.

**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 APPROVAL OF SITE PLAN REVIEW #2021-05 FOR THE DEVELOPMENT OF A 2,836 SQUARE FOOT COMMERCIAL STRUCTURE WITH A 1,000 SQUARE FOOT PATIO FOR A RESTAURANT WITH VARIOUS SITE**

**IMPROVEMENTS LOCATED WITHIN THE HIGHWAY COMMERCIAL ZONING DISTRICT (H-C) AT 1315 W. PACHECO BOULEVARD, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR PARCEL NUMBER: 430-010-042 AND PREVIOUSLY EVALUATED IN THE STONECREEK RETAIL/COMMERCIAL PLAZA (SCH #2003041140) MITIGATED NEGATIVE DECLARATION WHICH WAS APPROVED BY THE LOS BANOS PLANNING COMMISSION ON MAY 28, 2003.** Associate Planner Luquin presented the staff report, which included a PowerPoint presentation.

Chairperson Cates recessed the meeting at the hour of 6:16 p.m. for five minutes to receive public comment via email.

The meeting resumed at 6:21 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. 2021-12 – Approving Site Plan Review #2021-05 for the Development of a 2,836 Square Foot Commercial Restaurant Structure with a 1,000 Square Foot Patio and a Drive Up Window with Associated Site Improvements Located at 1315 W. Pacheco Boulevard, More Specifically Identified as Assessor Parcel Number: 430-010-042. The motion carried by the following roll call vote: AYES: Cates, Perrecone, Reyes, Robinson, Uhley; NOES: None; ABSENT: None.

**PUBLIC HEARING – TO CONSIDER APPROVAL OF SITE PLAN REVIEW #2021-04 FOR THE DEVELOPMENT OF A 2,000 SQUARE FOOT COMMERCIAL STRUCTURE WITH VARIOUS SITE IMPROVEMENTS AND A CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15332, IN-FILL DEVELOPMENT PROJECTS, LOCATED WITHIN THE HIGHWAY COMMERCIAL ZONING DISTRICT (H-C) AT 1205 D STREET, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR PARCEL NUMBER: 025-134-011.** Associate Planner Luquin presented the staff report, which included a PowerPoint presentation.

Adam Reed, VVH Consulting Engineers, spoke on behalf of the applicant of looking forward to moving forward on this project.

Chairperson Cates recessed the meeting at the hour of 6:35 p.m. for five minutes to receive public comment via email.

The meeting resumed at 6:40 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 Robinson, seconded by Uhley to adopt Planning Commission Resolution No. 2021-11 – Approving Site Plan Review #2021-04 for the Development of a 2,000 Square

Foot Commercial Structure with Site Improvements and Approving a Categorical Exemption from the California Environmental Quality Act (CEQA) Pursuant To Section 15332, In-Fill Development Projects, Located within the Highway Commercial Zoning District (H-C) at 1205 D Street, More Specifically Identified as Assessor Parcel Number: 025-134-011. The motion carried by the following roll call vote: AYES: Cates, Perrecone, Reyes, Robinson, Uhley; NOES: None; ABSENT: None.

**COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR REPORT.**

Community & Economic Development Director Elms reported that the Planning Commission will remain meeting virtually instead of in person for the time being until further notice due to worsening COVID-19 cases per recent notification by Acting City Manager Gary Brizzee.

**PLANNING COMMISSION MEMBER REPORTS.**

**CATES:** Thanked Commissioner Uhley for presiding over the previous Planning Commission meeting as Vice Chairperson and looks forward to eventually meeting in person.

**PERRECONE:** No report.

**REYES:** No report.

**ROBINSON:** No report.

**UHLEY:** No report.

**ADJOURNMENT:** The meeting was adjourned at the hour of 6:46 p.m.

APPROVED:

*/s/ John Cates*

John Cates, Planning Commission Chairperson

ATTEST:

*/s/ Sandra Benetti*

Sandra Benetti, Planning Commission Secretary