

**CITY OF LOS BANOS
PLANNING COMMISSION MEETING MINUTES
SEPTEMBER 8, 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 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 Robinson 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 AUGUST 25, 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 a Categorical Exemption from the California Environmental Quality Act (CEQA) and Conditional Use Permit #2021-06 to Allow the Operation of a Hair Salon with No Employees Out of One Room in a Private Residential Unit Located in the Low Density Residential Zoning District at 1045 Harrison Avenue, More Specifically Identified as Assessor’s Parcel Number: 083-252-003. Associate Planner Luquin presented the staff report, which included a PowerPoint presentation.

Commissioner Robinson inquired if there were any provisions for growth for this business.

Associate Planner Luquin spoke of how there are Condition of Approval incorporated within the permit which allow for only 4 clients per day and one client at a time in accordance with what the applicant has requested.

Community & Economic Development Director Elms spoke of how the thought is that if the business needed to intensify then it would be appropriate to expand to a commercial location, how they are mitigating impact to the residential neighborhood with these conditions, how staff feels 4 clients per day as a maximum is reasonable, and more than that would require amendment from the Planning Commission.

Jillian Sawyer, applicant, spoke of how she was working at Mary Jane’s Klassy Kuts, how the pandemic had made things difficult as a hair stylist, how she would like to work from home with one client at a time and a maximum of 4 clients per day, Monday thru Friday, and stated that if she needed to intensify or grow larger then she would pursue a commercial location at that time.

Chairperson Cates recessed the meeting at the hour of 6:15 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. 2021-14 – Approving a Categorical Exemption from the California Environmental Quality Act (CEQA) and Conditional Use Permit #2021-06 for the Use of a Home Occupation Business with Customers Onsite within the Low Density Residential Zoning District (R-1) Located at 1045 Harrison Avenue, More Specifically Identified as Assessor’s Parcel Number: 083-252-003. The motion carried by the following roll call vote: AYES: Cates, Perrecone, Reyes, Robinson, Uhley; NOES: None; ABSENT: None.

Planning Commissioners wished the applicant all the best.

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR REPORT.

Community & Economic Development Director Elms reported that the next Planning Commission meeting will include a public hearing and a couple of design review study session items and encouraged Commissioners to reach out to staff if they have any questions on any of the upcoming items.

PLANNING COMMISSION MEMBER REPORTS.

CATES: Spoke of his hope to see some fellow Commissioners at the Farm to Table event tomorrow 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 6:28 p.m.

APPROVED:

/s/ John Cates

John Cates, Planning Commission Chairperson

ATTEST:

/s/ Sandra Benetti

Sandra Benetti, Planning Commission Secretary