

**CITY OF LOS BANOS
PLANNING COMMISSION MEETING MINUTES
OCTOBER 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 6:03 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, Elias Reyes, Rob Robinson, and Katherine Uhley were present remotely via the Zoom web based application; Christopher Perrecone absent.

STAFF MEMBERS PRESENT: 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, Reyes, Robinson, Uhley; NOES: None; ABSENT: Perrecone.

CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING OF SEPTEMBER 22, 2021. Motion by Uhley, seconded by Robinson to approve the minutes as submitted. The motion carried by the following roll call vote: AYES: Cates, Reyes, Robinson, Uhley; NOES: None; ABSENT: Perrecone.

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. Nobody came forward to speak, Secretary Benetti confirmed that no written or emailed comments were received for the public forum, and Chairperson Cates closed the public forum.

PUBLIC HEARING – TO CONSIDER VESTING TENTATIVE TRACT MAP #2021-01, FINAL DEVELOPMENT PLAN #2021-01, AND ASSOCIATED DEVELOPMENT AGREEMENT FOR VILLAGES V AT STONECREEK – QUAIL MEADOWS, CONSISTENT WITH THE STONECREEK ENVIRONMENTAL IMPACT REPORT (EIR), FOR THE SUBDIVISION OF APPROXIMATELY 70.5 ACRES INTO 271 SINGLE-FAMILY RESIDENTIAL LOTS AND CONSISTING OF SITE DESIGN AND CONCEPTUAL ARCHITECTURE TO IMPLEMENT THE PLANNED DEVELOPMENT ZONING LOCATED SOUTH OF WEST PACHECO BOULEVARD, WEST OF DOCK AVENUE, AND EAST OF THE CITY LIMIT LINE, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR’S PARCEL NUMBERS: 430-010-024, 026, 027, 028, 035, AND 430-103-004 (CONTINUED FROM SEPTEMBER 22, 2021 AND CONTINUE TO OCTOBER 27, 2021). Community & Economic Development Director Elms stated that the applicant has asked to continue this public hearing to the regularly scheduled Planning Commission meeting on October 27, 2021 at 6:00 p.m.

Chairperson Cates opened the public hearing. Nobody came forward to speak, Secretary Benetti confirmed that no written or emailed comments were received for this public hearing item, and Chairperson Cates asked for a motion to continue the public hearing to October 27, 2021.

Motion by Uhley, seconded by Robinson to continue the Public Hearing – To Consider Vesting Tentative Tract Map #2021-01, Final Development Plan #2021-01, and Associated Development Agreement for Villages V at Stonecreek – Quail Meadows, Consistent with the Stonecreek Environmental Impact Report (EIR), for the Subdivision of Approximately 70.5 Acres into 271 Single-Family Residential Lots and Consisting of Site Design and Conceptual Architecture to Implement the Planned Development Zoning Located South of West Pacheco Boulevard, West of Dock Avenue, and East of the City Limit Line, More Specifically Identified as Assessor’s Parcel Numbers: 430-010-024, 026, 027, 028, 035, and 430-103-004 to the regularly scheduled Planning Commission meeting on October 27, 2021 at 6:00 p.m. The motion carried by the following roll call vote: AYES: Cates, Reyes, Robinson, Uhley; NOES: None; ABSENT: Perrecone.

PUBLIC HEARING – TO CONSIDER A MITIGATED NEGATIVE DECLARATION (SCH #2021090191) IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND GENERAL PLAN AMENDMENT #2020-02 TO AMEND THE GENERAL PLAN LAND USE DESIGNATION FROM INDUSTRIAL (I) TO HIGH DENSITY RESIDENTIAL (HDR), ZONE CHANGE #2020-02 TO CHANGE THE ZONE FROM GENERAL COMMERCIAL (C-1) TO HIGH DENSITY RESIDENTIAL (R-3), AND SITE PLAN REVIEW #2020-06 TO ALLOW THE DEVELOPMENT FF TWO (2) MULTI-FAMILY STRUCTURES TOTALING 18,136 SQUARE FEET WITH 16 RESIDENTIAL UNITS AND ASSOCIATED SITE IMPROVEMENTS LOCATED AT 1133 F STREET, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR’S PARCEL NUMBER: 025-152-005 (CONTINUE TO NOVEMBER 10, 2021). Associate Planner Luquin stated that the applicant has asked to continue this public hearing to the regularly scheduled Planning Commission meeting on November 10, 2021 at 6:00 p.m.

Chairperson Cates opened the public hearing. Nobody came forward to speak, Secretary Benetti confirmed that no written or emailed comments were received for this public hearing item, and Chairperson Cates asked for a motion to continue the public hearing to November 10, 2021.

Motion by Uhley, seconded by Robinson to continue the Public Hearing – To Consider a Mitigated Negative Declaration (SCH #2021090191) in Accordance with the California Environmental Quality Act (CEQA) and General Plan Amendment #2020-02 to Amend the General Plan Land Use Designation from Industrial (I) to High Density Residential (HDR), Zone Change #2020-02 to Change the Zone from General Commercial (C-1) to High Density Residential (R-3), and Site Plan Review #2020-06 to Allow the Development of Two (2) Multi-Family Structures Totaling 18,136 Square Feet with 16 Residential Units and Associated Site Improvements Located at 1133 F Street, More Specifically Identified as Assessor's Parcel Number: 025-152-005 to the regularly scheduled Planning Commission meeting on November 10, 2021 at 6:00 p.m. The motion carried by the following roll call vote: AYES: Cates, Reyes, Robinson, Uhley; NOES: None; ABSENT: Perrecone.

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR REPORT.

Community & Economic Development Director Elms reported that Commissioner Perrecone notified staff that he was not going to be present tonight and staff wishes him a speedy recovery, noted that it's not common to continue public hearings multiple times but how some issues had arrived after the public hearing notice was published and was requested by the applicant, spoke of the reasons why these public hearings were continued.

PLANNING COMMISSION MEMBER REPORTS.

CATES: Wished a fast recovery to Commissioner Perrecone, prayers are with him, hopes to see him at the next meeting, and thanked staff for their work.

PERRECONE: Absent.

REYES: Wished Commissioner Perrecone well and hopes to see him back soon.

ROBINSON: Gave his best to Commissioner Perrecone.

UHLEY: Wished Commissioner Perrecone a speedy recovery.

ADJOURNMENT: The meeting was adjourned at the hour of 6:22 p.m.

APPROVED:

/s/ John Cates

John Cates, Planning Commission Chairperson

ATTEST:

/s/ Sandra Benetti

Sandra Benetti, Planning Commission Secretary