

**CITY OF LOS BANOS
PLANNING COMMISSION MEETING MINUTES
AUGUST 11, 2010**

ACTION MINUTES – These minutes are prepared to depict action taken for agenda items presented to the City Council. For greater detail of this meeting refer to the electronic media (CD and/or audio) kept as a permanent record.

CALL TO ORDER: Vice Chair Mello called the Planning Commission Meeting to order at the hour of 7:00 p.m.

PLEDGE OF ALLEGIANCE. Planning Commissioner Lee led the Pledge of Allegiance.

ROLL CALL – MEMBERS OF THE PLANNING COMMISSION PRESENT: Norm Donovan, Stephen Hammond, Chandra Lee, Tom Mello, and Shirley Napolitano. Absent: Ann McCauley and Erasmo Viveros.

STAFF MEMBERS PRESENT: City Attorney Vaughn, Planning Director Fitzgerald, Assistant Planner Souza and Planning Secretary Fuentes.

CONSIDERATION OF APPROVAL OF AGENDA: Motion by Donovan, seconded by Lee to approve the agenda as submitted. The motion carried by the affirmative action of all Commission Members present. Absent: Ann McCauley and Erasmo Viveros.

CONSIDERATION OF APPROVAL OF ACTION MINUTES FOR THE REGULAR MEETING OF JULY 28, 2010: Motion by Lee, seconded by Donovan to approve the minutes as submitted. The motion carried by the affirmative action of all Commission Members present. Absent: Ann McCauley and Erasmo Viveros.

PUBLIC FORUM: MEMBERS OF THE PUBLIC MAY ADDRESS THE COMMISSION ON ANY ITEM OF PUBLIC INTEREST THAT IS WITHIN THE JURISDICTION OF THE COMMISSION; INCLUDES AGENDA AND NON-AGENDA ITEMS. NO ACTION WILL BE TAKEN ON NON-AGENDA ITEMS. SPEAKERS ARE LIMITED TO A FIVE (5) MINUTE PRESENTATION. Bhupinder Singh Sohal, Los Banos Resident; requests that ice cream vendors be allowed to vend within city limits for one year instead of the limited 6 months (180 days).

PUBLIC HEARING – CONSIDER RECOMMENDING APPROVAL OF THE ZONING ORDINANCE AND ZONING MAP AND RECOMMEND CERTIFICATION OF THE NEGATIVE DECLARATION. Planning Director Fitzgerald presented the staff report.

Commissioner Napolitano; referring to parking, are bakery trucks allowed to park in the neighborhoods; Planning Director Fitzgerald; if under 10,101 lbs (5 tons); 1/3 of the size; Commissioner Napolitano; based on protecting the roads and streets; Planning Director Fitzgerald; from the California Vehicle Code, feels it is; staff has utilized it to keep it from becoming a potential nuisance within the neighborhoods; Commissioner Napolitano; any recreational parking (on-street) for an extended period of time; Assistant Planner Souza; according to Article 32, this is already an existing part of the code; it is pre-existing; boats would be considered a “recreational vehicle” so it would not be allowed; Planning Director Fitzgerald; it is on page 188 of the redline version. Commissioner Hammond; wanted to commend staff for the work they have put in to getting the Zoning Code in order.

Vice Chair Mello opened up the public hearing; no one came forward and the public hearing was closed.

Motion by Donovan, seconded by Hammond to adopt Planning Commission Resolution No. 2010-14 – Approval of the comprehensive update to Section 9.3 of the Municipal Code (Zoning Ordinance) and Zoning Map and recommending certification of the Negative Declaration (SCH #2010051025). The motion carried by the affirmative action of all Commission Members present. Absent: Ann McCauley and Erasmo Viveros.

PLANNING DEPARTMENT REPORT. Staff completed the review of the Administrative Draft of the Wal-mart EIR; reviewing the Stonecreek North area plan; reviewing the Presidential Estates EIR.

PLANNING COMMISSION MEMBER REPORTS.

NORM DONOVAN: asked for clarification on the number of residential permits pulled to date; requested clarification with regard to the comment made by a resident at the public forum regarding ice cream vendors.

STEPHEN HAMMOND: Nothing to report.

CHANDRA LEE: Nothing to report.

ANN McCAULEY: Absent.

TOM MELLO: Nothing to report.

SHIRLEY NAPOLITANO: Attended the NAACP dinner at the new Los Banos Community Center; it was great; informed the Commission of a possible measure that may possibly come up on the November ballot (mentioned at the NAACP dinner by Cathleen Galgiani); it would be a memorial on new housing until we lower our stock on vacant homes.

ERASMO VIVEROS: Absent.

ADJOURNMENT. The meeting was adjourned at the hour of 7:21 p.m.

APPROVED:

/s/ Tom Mello
Tom Mello, Vice Chair

ATTEST:

/s/ Norma Fuentes
Norma Fuentes, Planning Commission Secretary