

**CITY OF LOS BANOS  
PLANNING COMMISSION MEETING MINUTES  
APRIL 13, 2011**

***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:** Chairman 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:** Arkady Faktorovich, Chandra Lee, Deborah Lewis, Tom Mello, and Susan Toscano.

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

**CONSIDERATION OF APPROVAL OF AGENDA:** Motion by Faktorovich, seconded by Lewis to approve the agenda as submitted. The motion carried by the affirmative action of all Commission Members present.

**ADMINISTRATION OF OATH OF OFFICE TO NEW PLANNING COMMISSIONERS:** Assistant City Clerk/Human Resources Technician Sousa administered the Oath of Office to Vern Hixson and Tracey Rosin.

**ROLL CALL – MEMBERS OF THE PLANNING COMMISSION PRESENT:** Arkady Faktorovich, Vern Hixson, Chandra Lee, Deborah Lewis, Tom Mello, Tracey Rosin, and Susan Toscano.

**CONSIDERATION OF APPROVAL OF ACTION MINUTES FOR THE REGULAR MEETING OF MARCH 9, 2011:** Motion by Lee, seconded by Faktorovich to approve the minutes as submitted. The motion carried by the affirmative action of all Commission Members present.

**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.** No one came forward and the public forum was closed.

**APPOINT PLANNING COMMISSION CHAIRPERSON AS A MEMBER OF THE TRAFFIC SAFETY COMMITTEE.** Planning Director Fitzgerald to present report.

Motion by Faktorovich, seconded by Lewis to approve the appointment of Planning Commission Chairperson Mello to the Traffic Safety Committee. The motion carried by the affirmative action of all Commission Members present.

Commissioner Toscano recused herself at 7:08 p.m. due to a conflict with the public hearing item.

**PUBLIC HEARING – CONSIDER RECOMMENDING APPROVAL OF USE PERMIT #2011-02 FOR THE USE OF A SPRAY BOOTH FOR AUTO RESTORATION AT QUISTIAN AUTO LOCATED AT 1202 F STREET.** Assistant Planner Souza presented the staff report.

Chairman Mello; asked staff if the use permit was pending approvals from the different government agencies and departments involved; Assistant Planner Souza; yes; Chairman Mello; has staff received any public comments to date; Assistant Planner Souza; no.

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

Motion by Lee, seconded by Faktorovich to adopt Planning Commission Resolution No. 2011-05 – Approving Use Permit #2011-02 for the use of an Auto Restoration Spray Booth for Quistian Auto located at 1202 F Street The motion carried by the affirmative action of all Commission Members present.

Commissioner Toscano returned to the meeting at 7:12 p.m.

**PLANNING DEPARTMENT REPORT.** Welcomed the new Planning Commissioners; updated the Commission on the status of the Wendy's project; staff is working on updating the Subdivision Ordinance as well as the Improvement Standards and Specifications.

**PLANNING COMMISSION MEMBER REPORTS.**

**ARKADY FAKTOROVICH:** Nothing to report.

**VERN HIXSON:** Nothing to report.

**CHANDRA LEE:** Informed the Commission and public of a fundraiser for her niece.

**DEBORAH LEWIS:** Nothing to report.

**TOM MELLO:** Nothing to report.

**TRACEY ROSIN:** Nothing to report.

**SUSAN TOSCANO:** Nothing to report.

**ADJOURNMENT.** The meeting was adjourned at the hour of 7:18 p.m., to 4:30 p.m., Tuesday, May 3, 2011, at City Hall Council Chambers, 520 J Street, Los Banos, California, to conduct a joint City Council/Redevelopment Agency and Planning Commission Los Banos Community Bus Tour.

APPROVED:

/s/ Tom Mello  
Tom Mello, Chairman

ATTEST:

/s/ Norma Fuentes  
Norma Fuentes, Planning Commission Secretary