

**CITY OF LOS BANOS
PLANNING COMMISSION MEETING MINUTES
SEPTEMBER 28, 2011**

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: Chairman Mello called the Planning Commission Meeting to order at the hour of 7:01 p.m.

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

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

STAFF MEMBERS PRESENT: Planning Director Fitzgerald, City Attorney Vaughn and Assistant Planner/Planning Commission Secretary Elms.

CONSIDERATION OF APPROVAL OF AGENDA: Motion by Lee, seconded by Rosin to approve the agenda as submitted. The motion carried by the affirmative vote of all Commission Members present. Absent: Arkady Faktorovich, Deborah Lewis and Susan Toscano.

CONSIDERATION OF APPROVAL OF ACTION MINUTES FOR THE REGULAR MEETING OF AUGUST 10, 2011: Motion by Lee, seconded by Hixson to approve the minutes as submitted. The motion carried by the affirmative vote of all Commission Members present. Absent: Arkady Faktorovich, Deborah Lewis and Susan Toscano.

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.

Commissioner Deborah Lewis arrived at 7:04 p.m.

PUBLIC HEARING – CONSIDERATION OF RECOMMENDING APPROVAL TO THE LOS BANOS CITY COUNCIL TO ADOPT MINOR REVISIONS TO THE COMPREHENSIVE ZONING ORDINANCE AMENDING TITLE 9, CHAPTER 3 OF THE LOS BANOS MUNICIPAL CODE. Planning Director Fitzgerald presented the staff report.

Commissioner Hixson; what prompted the change in the Ordinance; Planning Director Fitzgerald; a home occupation business owner requested to have one employee; the employee would come at the beginning of the day, park in the drive-way and go out to the service locations and then come back to the residence at the end of the day to pick up his vehicle; staff felt there was an oversight in the Code, as customers and advertising are allowed at the residence with a Use Permit, but not employees; after analysis, staff felt that the use of employees for home occupations would be appropriate as long as they were harmonious with the neighborhood and had proper conditions.

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

Motion by Lee, seconded by Rosin to adopt amended Planning Commission Resolution No. 2011-13 – recommending approval of an Ordinance to the Los Banos City Council to adopt minor revisions to the comprehensive Zoning Ordinance amending Title 9, Chapter 3, Sections 9-3.603, 9-3.703 and 9-3.803 of the Los Banos Municipal Code. The motion carried by the affirmative action of all Commission Members present. Absent: Arkady Faktorovich and Susan Toscano.

PLANNING DEPARTMENT REPORT: Attended Merced County’s scoping meeting for their General Plan; the ALUC is proposing a new plan for the County; working with MCAG to update the Los Banos Bicycle Transportation Plan; working on environmental reports for several projects that will be coming to the Commission in the future.

PLANNING COMMISSION MEMBER REPORTS:

ARKADY FAKTOROVICH: Absent.

VERN HIXSON: Nothing to report.

CHANDRA LEE: Nothing to report.

DEBORAH LEWIS: Would the Bicycle Transportation Plan be the reason why the City has not re-striped the bike lanes in town?

TOM MELLO: Would like the Public Works Department to look at repairing Tenth Street.

TRACEY ROSIN: Nothing to report.

SUSAN TOSCANO: Absent.

ADJOURNMENT. The meeting was adjourned at the hour of 7:14 p.m.

APPROVED:

/s/ Tom Mello
Tom Mello, Chairman

ATTEST:

/s/ Stacy Souza Elms
Stacy Souza Elms, Planning Commission Secretary