

**CITY OF LOS BANOS  
PLANNING COMMISSION MEETING MINUTES  
JUNE 26, 2019**

*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:** Commissioner Giuliani called the Planning Commission Meeting to order at the hour of 7:00 p.m.

**PLEDGE OF ALLEGIANCE:** The pledge of allegiance was led by Commissioner Higby.

**ROLL CALL – MEMBERS OF THE PLANNING COMMISSION PRESENT:** Planning Commission Members David Dees, Mona Giuliani, Thomas Higby III, and Susan Toscano; John Cates, Erik Limon, and Tom Spada absent.

**STAFF MEMBERS PRESENT:** City Attorney William A. Vaughn, Community & Economic Development Director Stacy Elms, Associate Planner Rudy Luquin, and Planning Technician Sandra Benetti.

**CONSIDERATION OF APPROVAL OF AGENDA.** Motion by Dees, seconded by Toscano to approve the agenda as submitted. The motion carried by the affirmative action of all Planning Commission Members present; Cates, Limon, and Spada absent.

**CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING OF JUNE 12, 2019.** Motion by Higby, seconded by Dees to approve the minutes as submitted. The motion carried by the affirmative action of all Planning Commission Members present; Cates, Limon, and Spada absent.

**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.**

Commissioner Giuliani opened the public forum. No one came forward to speak and the public forum was closed.

**PUBLIC HEARING – TO CONSIDER TENTATIVE PARCEL MAP #2019-01 TO DIVIDE A 3.3 ACRE PARCEL INTO TWO (2) PARCELS AND SITE PLAN REVIEW #2019-02 FOR THE DEVELOPMENT OF TWO (2) COMMERCIAL STRUCTURES TOTALING 4,662 SQUARE FEET WITH SITE IMPROVEMENTS WITHIN THE HIGHWAY-COMMERCIAL ZONING DISTRICT AND CATEGORICAL EXEMPTIONS FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO**

**SECTIONS: 15315 MINOR LAND DIVISIONS AND 15332 IN-FILL DEVELOPMENT PROJECTS LOCATED AT 1415 BADGER FLAT ROAD, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER: 430-010-014.** Associate Planner Luquin presented the staff report, which included a PowerPoint presentation.

Commissioner Dees inquired if the applicant indicated the alternate use of the remainder parcel.

Associate Planner Luquin responded that the remainder parcel is presently landscaped and unbuildable as it is a substandard parcel.

Community & Economic Development Director Elms commented that the applicant is only purchasing the 2<sup>nd</sup> parcel and that the 3<sup>rd</sup> parcel is landscaped as required of Target.

Commissioner Giuliani opened the public hearing. No one came forward to speak and the public hearing was closed.

Motion by Higby, seconded by Dees to adopt Planning Commission Resolution No. 2019-12 – Approving a Categorical Exemption from the California Environmental Quality Act Pursuant to Section 15332 In-Fill Development Projects and Approving Site Plan Review #2019-02 for the Development of Two Commercial Structures Totaling 4,662 Square Feet Located at 1415 Badger Flat Road, More Specifically Identified as Assessor's Parcel Number: 430-010-014. The motion carried by the affirmative action of all Planning Commission Members present; Cates, Limon, and Spada absent.

Motion by Dees, seconded by Higby to adopt Planning Commission Resolution No. 2019-13 – Approving a Categorical Exemption from the California Environmental Quality Act Pursuant to Section 15315 Minor Land Divisions and Approving Tentative Parcel Map #2019-01 for the Minor Subdivision of a 3.3 Acre Parcel into Two Parcels and a Remainder Parcel within the Highway-Commercial Zoning District Located at 1415 Badger Flat Road, More Specifically Identified as Assessor's Parcel Number: 430-010-014. The motion carried by the affirmative action of all Planning Commission Members present; Cates, Limon, and Spada absent.

### **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR REPORT.**

Community & Economic Development Director Elms reported that the joint Planning Commission/City Council meeting for the police facility needs meeting has been moved to August 14, 2019 at 6:00 p.m. at the Police Annex, how there will be a formal invitation for the downtown strategic plan community meeting on July 8, 2019 at 6:00 p.m. at the Community Center Lounge for implementation task of the General Plan, how PlaceWorks will be presenting this workshop, and advised that less than a quorum can attend otherwise we would need to adjourn to that meeting.

Commissioner Toscano inquired about the construction near Jack in the Box.

Community & Economic Development Director Elms responded that it will be the building that will house Western Dental.

**PLANNING COMMISSION MEMBER REPORTS.**

**CATES:** Absent.

**DEES:** Wished everyone a happy and safe Fourth of July.

**GIULIANI:** Thanked staff for their work.

**HIGBY:** No report.

**LIMON:** Absent.

**SPADA:** Absent.

**TOSCANO:** No report.

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

APPROVED:

*/s/ John Cates*

John Cates, Planning Commission Chairperson

ATTEST:

*/s/ Sandra Benetti*

Sandra Benetti, Planning Technician