



SAN BENITO COUNTY PLANNING COMMISSION

Mark Tognazzini District No. 1	Dan DeVries District No. 2	Gordon Machado District No. 3 CHAIR	Richard Bettencourt District No. 4 VICE-CHAIR	Robert Scattini District No. 5
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County Administration Building – Board of Supervisor Chambers, 481 Fourth Street, Hollister, California

REGULAR MEETING AGENDA

MARCH 19, 2008

THERE WILL BE NO NEW BUSINESS AGENDA ITEMS HEARD AFTER 9:30 P.M.

6:00 PM ~ CALL TO ORDER

- *Pledge of Allegiance*
- *Roll Noted ~ Commissioners present noted by Clerk*
- *Director's ~ Staff Report*

PUBLIC COMMENT

The San Benito County Planning Commission welcomes you to this meeting and encourages your participation.

- If you wish to speak on a matter which does **NOT** appear on the agenda, you may do so during the Public Comment period at the beginning of the meeting.. Please complete a Speaker Card and provide to the Clerk prior to the meeting. Except as otherwise provided by law; no action shall be taken on any item NOT appearing on the Agenda or items that have been continued to a future public hearing date. When addressing the Commission, **please state your name for the record**. Please address the Commission as a whole through the Chair. This open forum period is provided to allow members of the public an opportunity to address the Planning Commission on general issues of land use planning and community development. It is not intended for comments on items on the current agenda, any pending items.
- If you wish to speak on an item contained in the Agenda, please complete a Speaker Card identifying the Item(s) and provide it to the Clerk prior to consideration of the item.
- **Each individual speaker will be limited to a presentation total of three 3 minutes.**

CONSENT AGENDA

- These items will be considered as a whole without discussion unless a particular item is requested by a member of the Commission, Staff or the public to be removed from the Consent Agenda. Approval of a consent item means approval of the recommended action as specified in the Staff Report.
- If any member of the public wishes to comment on a Consent Agenda Item please fill out a speaker card present it to the Clerk prior to consideration of the Consent Agenda and request the item be removed and considered separately.

1. Acknowledge Public Hearing Notice
2. Acknowledge Certificate of Posting
3. Minutes of February 20, 2008
4. Minutes of March 5, 2008

CONSENT AGENDA

5. **CERTIFICATE OF COMPLIANCE NO. 06-64 and LOT LINE ADJUSTMENT NO. 06-486** – APPLICANT: David Addamo. LOCATION: 797 Orchard Road, Hollister. APN: 16-09-009 REQUEST: The applicant is requesting that the County determine the number of legal parcels that comprise 19.09 acres, identified as APN 16-09-009; subsequently, the applicant also proposes to adjust the three parcels, if determined to be legal. ZONING: Agricultural Productive (AP). ENVIRONMENTAL EVALUATION: COC: This type of Certificate of Compliance has been determined to be exempt from CEQA; Listed under Section 15061(b) 3, review for exemption. LLA: This type of land use alteration has been determined to be exempt from CEQA; listed under Section 15061(b) 3. Section 15305, Minor alterations in land use limitations. *PLANNER: Michael Krausie (mkrausie@planning.co.san-benito.ca.us)*

CONTINUED ITEM ~ COMMISSION ACTION PUBLIC HEARING ITEM

6. **MINOR SUBDIVISION NO. 1165-05(A)** – APPLICANT: Jeff Hall. LOCATION: McMahon Road. APN: 17-050-009 REQUEST: To amend the conditions of approval of Minor Subdivision 1165-05, dividing a 395 acre parcel into one 213 acre parcel and one 182 acre parcel. ZONING: Agricultural Productive (AP). ENVIRONMENTAL EVALUATION: Mitigated Negative Declaration. *PLANNER: Byron Turner (bturner@planning.co.san-benito.ca.us) (continued from 02-06-08)*
7. **USE PERMIT NO. 985-08** – APPLICANT: Aromas Water District. LOCATION: 41 Seely Ave APN: 011-21-0094 REQUEST: The applicant is seeking a Use Permit in order to build a 2,500 square foot government office building and sheriff's substation ZONING: Rural Transitional (RT) ENVIRONMENTAL EVALUATION: Categorically Exempt [15303(c)] *PLANNER: Michael Krausie (mkrausie@planning.co.san-benito.ca.us) (continued from 03-05-08)*

PUBLIC HEARING ITEMS ~ COMMISSION ACTION

8. **MINOR SUBDIVISION NO. 1195-06** – APPLICANT: Raul Prado. LOCATION: 4927 Fairview Road. APN: 017-150-002. REQUEST: A proposal to subdivide 20 acres into four parcels. Lot sizes of five acres have been proposed. ZONING: Agricultural Productive (AP). ENVIRONMENTAL EVALUATION: Mitigated Negative Declaration. *PLANNER: Chuck Ortwein (cortwein@planning.co.san-benito.ca.us)*
9. **MINOR SUBDIVISION NO. 1143-03** – APPLICANT: Jennifer Galindo. LOCATION: 1440 Anzar Rd, San Juan Bautista. APN: 011-200-016 REQUEST: A proposal to subdivide an 11 acre parcel into two parcels. Lot sizes of 5.72 acres and 5.33 acres are proposed. ZONING: Rural (R). ENVIRONMENTAL EVALUATION: Mitigated Negative Declaration. *PLANNER: Lissette Knight (lknight@planning.co.san-benito.ca.us)*

PUBLIC HEARING ITEMS ~ COMMISSION ACTION

10. **MINOR SUBDIVISION NO. 1177-05** – APPLICANT: Everett Grabeel. LOCATION: 4661 Fairview Rd, Hollister. APN: 017-150-049 REQUEST: A proposal to subdivide a 16 acre parcel into three parcels. Lot sizes of 6 acres and two 5 acre parcels are proposed. ZONING: Agricultural Productive (AP). ENVIRONMENTAL EVALUATION: Mitigated Negative Declaration.
PLANNER: Lissette Knight (lknight@planning.co.san-benito.ca.us)
11. **TENTATIVE SUBDIVISION NO. 07-76** – APPLICANT: Andreas & Bernadette Abramson. LOCATION: Santa Ana Valley Road, Hollister. APN: 025-090-050 REQUEST: A proposal to subdivide a 41.22 acre parcel into eight parcels. Lot sizes of five acres have been proposed. ZONING: Agricultural Productive (AP). ENVIRONMENTAL EVALUATION: Mitigated Negative Declaration.
PLANNER: Lissette Knight (lknight@planning.co.san-benito.ca.us)

DISCUSSION

Discussion & follow-up of Joint Special Meeting ~ Phase One
General Plan Update

INFORMATIONAL – NON-ACTION ITEM

Commissioner Announcements/Reports/Discussions

ADJOURN TO APRIL 2, 2008

APPEAL NOTICE: Any person aggrieved by the decision of the Planning Commission may appeal the decision within ten (10) calendar days to the Board of Supervisors. The notice of appeal must be in writing and shall set forth specifically wherein the Planning Commission's decision was inappropriate or unjustified. Appeal forms are available from the Clerk of the Board at the San Benito County Administration Office, 481 Fourth Street, Hollister and the San Benito County Planning Department, 3224 Southside Road, Hollister.

NOTE: A copy of this Agenda is published on the County's Web site by the Friday preceding each Commission meeting and may be viewed at www.san-benito.ca.us/agendas. All proposed agenda items with supportive documents are available for viewing at the San Benito County Administration Building, 481 Fourth Street, Hollister, CA between the hours of 8:00 a.m. & 5:00 p.m., Monday through Friday (except holidays.) This is the same packet that the Planning Commission reviews and discusses at the Commission meeting. The project planner's name and email address has been added at the end of each project description. In compliance with the Americans with Disabilities Act (ADA) the San Benito County Planning Commission meeting facility is accessible to persons with disabilities. If you need special assistance to participate in this meeting, please contact the Commission Clerk office at (831) 637-5313 at least 48-hours before the meeting to enable the County to make reasonable arrangements to ensure accessibility.