



# SAN BENITO COUNTY PLANNING COMMISSION

Mark Tognazzini  
District No. 1  
Vice-Chair

Dan DeVries  
District No. 2  
Chair

Gordon Machado  
District No. 3

Richard Bettencourt  
District No. 4

Mike Smith  
District No. 5

## REGULAR MEETING AGENDA

### JUNE 7, 2006

WEDNESDAY – 7:00 P.M. – 481 FOURTH STREET – BOARD CHAMBERS

THERE WILL BE NO NEW BUSINESS AGENDA ITEMS HEARD AFTER 10:30 P.M.  
*SPEAKERS LIMITED TO 5 MINUTES - REBUTTAL LIMITED TO 3 MINUTES*

**PUBLIC COMMENT:** *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, or items that have been continued to a future public hearing date.*

### Director's/Staff Report

#### CONSENT AGENDA:

(These items will be considered as a whole without discussion. One motion enacts the recommendations designated in the staff report. There will be no separate discussion for these items unless requested by a member of the Commission, Staff or the public prior to the meeting.)

#### *Roll Noted ~ Commissioners present*

1. Acknowledge Public Hearing Notice
2. Acknowledge Certificate of Posting
3. Minutes May 17, 2006
4. **Certificate of Compliance #06-58:** REQUEST: To recognize two parcels, that comprise 23.1 acres, as legal lots. Applicant: Greg Renz. LOCATION: 9356 Airline Highway, Tres Pinos. ZONING: Agricultural Rangeland. ENVIRONMENTAL REVIEW: Categorical Exemption. ([cherrera@planning.co.san-benito.ca.us](mailto:cherrera@planning.co.san-benito.ca.us))

#### PUBLIC HEARING ITEMS:

5. **Minor Subdivision 1148-04:** APPLICANT: Gary Gonzales Location: Los Viboras Rd., Hollister REQUEST: To subdivide an approximately 60 acre parcel into four 5-acre parcels and a 40-acre remainder. ZONING: Ag Productive ENVIRONMENTAL EVALUATION: Mitigated Negative Declaration ([bturner@planning.co.san-benito.ca.us](mailto:bturner@planning.co.san-benito.ca.us))

6. **Tentative Subdivision Map No. 99-63** APPLICANT: San Juan Vista Estates  
LOCATION: Hwy 129 & Searle Rd, San Juan Bautista. REQUEST: To Amend  
Conditions of Approval. ZONING: Rural (R) Environmental Evaluation: EIR  
([bturner@planning.co.san-benito.ca.us](mailto:bturner@planning.co.san-benito.ca.us))

**DISCUSSION ITEMS:**

7. Workshop on processing large development projects
8. Rules for the Transaction of Business – Annual Review
9. Consider time change for Planning Commission meetings
10. Consider cancellation of July 5, 2006 meeting

***Email: [planningmail@yahoo.com](mailto:planningmail@yahoo.com)***

***ADJOURN TO JUNE 21, 2006***

***NOTE:*** All proposed agenda items with supportive documents are available for viewing at the San Benito County Library, the San Benito County Planning Department, 3224 Southside Road, Hollister, CA ~and~ the lobby of the Administration Building, 481 Fourth Street, Hollister, CA between the hours of 8:00 AM and 5:00 PM, 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 email address has been added at the end of each project description.