



# 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

**HOLLISTER CITY HALL, 375 Fifth Street, Hollister, California  
(due to renovations in Board Chambers)**

## *REGULAR MEETING AGENDA*

# JANUARY 17, 2007

*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*

*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 at this time. 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**. 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. **Public Comment is limited to 3 minutes per speaker.**

### **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.)

1. Acknowledge Public Hearing Notice
2. Acknowledge Certificate of Posting for January 3, 2007 cancellation
3. Acknowledge Certificate of Posting for January 17, 2007 meeting
4. Minutes of December 6, 2006
5. **LOT LINE ADJUSTMENT NO. 06-495-** APPLICANT: Roger and Wendy Mairose. LOCATION: 1000 San Juan Canyon Road, San Juan Bautista. REQUEST: Adjust the property boundary between two adjoining legal lots. ZONING: Agricultural Rangeland (AR). **PROJECT PLANNER: Christopher Herrera** ([cherrera@planning.co.san-benito.ca.us](mailto:cherrera@planning.co.san-benito.ca.us))

**CONTINUED ITEMS ~ COMMISSION ACTION  
PUBLIC HEARING ITEMS**

6. **MINOR SUBDIVISION 1189-06** – OWNER/APPLICANT: Esther Matthews. LOCATION: 480 Mansfield Road, Hollister. APN: 25-33-02. REQUEST: To subdivide three 2.5-acre future home sites (new parcels) from a 10-acre parcel. ZONING: Rural Transitional (RT). ENVIRONMENTAL EVALUATION: Mitigated Negative Declaration. **PROJECT PLANNER: Michael Kelly ([mkelly@planning.co.san-benito.ca.us](mailto:mkelly@planning.co.san-benito.ca.us))**  
(continued from 12-06-06)
7. **MINOR SUBDIVISION NO. 661-84B** – APPLICANT: Cooper, Sandoval and Adair LOCATION: Brown Rd., San Juan Bautista. APNs: 11-23-29, 11-23-40 & 11-23-41. REQUEST: An amendment to the approved subdivision to change the building envelopes and access easements (R). **PROJECT PLANNER: Lissette Knight ([lknight@planning.co.san-benito.ca.us](mailto:lknight@planning.co.san-benito.ca.us))** (continued from 12-06-06)

**PUBLIC HEARING ITEMS ~ COMMISSION ACTION**

8. **USE PERMIT NO. 961-06** –APPLICANT: San Benito Cattle Company. LOCATION: 7658 Santa Anita Road (Las Aguilas Corp.), Hollister APN: 24-03-05 REQUEST: A communications repeater facility powered by a solar panel array. ZONING: Agricultural Rangeland (AR)ENVIRONMENTAL EVALUATION: Categorically Exempt  
(continued from 12-06-06) **PROJECT PLANNER: Lissette Knight ([lknight@planning.co.san-benito.ca.us](mailto:lknight@planning.co.san-benito.ca.us))**
9. **ZONE CHANGE NO. 05-144 & COMMERCIAL DISTRICT REVIEW NO. CDR 56-05** – APPLICANTS: Rick and Audrey Pennington LOCATION: The north side of Enterprise Road between Highway 25 and Quail Hollow Drive, Hollister APN: 20-30-13 REQUEST: A zone change from R-1 (Single-Family Residential) to C-2 (Neighborhood Commercial) and Commercial District Review for the purpose of constructing an office building. ZONING: Single-Family Residential.  
**PROJECT PLANNER: Chuck Ortwein ([cortwein@planning.co.san-benito.ca.us](mailto:cortwein@planning.co.san-benito.ca.us))**
10. **MINOR SUBDIVISION NO. MS 1188-06** - APPLICANTS: Gary L. Daly and David Sanchez LOCATION: Los Viboras Road, Hollister APN 16-11-35 REQUEST: to subdivide the parcel into four parcels for the development of four lots for single family dwellings. ZONING: Agricultural Productive (AP)  
**PROJECT PLANNER: Chuck Ortwein ([cortwein@planning.co.san-benito.ca.us](mailto:cortwein@planning.co.san-benito.ca.us))**

**REGULAR AGENDA – COMMISSION ACTION**

11. Consider Re-Allocation(s) of pending subdivisions: (provides 2 year extension)  
*PROJECT PLANNER: Byron Turner ([bturner@planning.co.san-benito.ca.us](mailto:bturner@planning.co.san-benito.ca.us))*

MS 1160-04	MORRIS-BAUMGARTNER	Re-Allocate - Exp 1/18/07 (1 alloc)
MS 1161-05	DOTTA, Tom	Re-Allocate - Exp 1/18/07 (1 alloc)
MS 1162-05	DOTTA, Tom	Re-Allocate - Exp 1/18/07 (1 alloc)
MS 1176-05	MODE, Brian	Re-Allocate - Exp 1/18/07 (3 alloc)
MS 1172-05	HOLTHOUSE, Brian	Re-Allocate - Exp 1/18/07 (1 alloc)
MS 1158-04	COROTTO, Nenetete	Re-Allocate - Exp 1/18/07 (2 alloc)
MS 1154-04	LOMANTO, Larry	Re-Allocate - Exp 1/18/07 (3 alloc)
TSM 06-73	LICO-GRECO	Re-Allocate - Exp 1/18/07 (14 alloc)

**INFORMATIONAL – NON-ACTION ITEM**

***Commissioner Announcements/Reports/Discussions***

***ADJOURN TO FEBRUARY 7, 2007***

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

**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](http://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.**