



# SAN BENITO COUNTY PLANNING COMMISSION

Mark Tognazzini  
District No. 1

Dan DeVries  
District No. 2

Gordon Machado  
District No. 3

Richard Bettencourt  
District No. 4

Mike Smith  
District No. 5

County Administration Building – Board of Supervisor Chambers, 481 Fourth Street, Hollister, California

## ***REGULAR MEETING AGENDA***

# **FEBRUARY 7, 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.**

## ***ELECTION OF CHAIR AND VICE-CHAIR FOR TERM OF FEBRUARY 1, 2007 THROUGH JANUARY 31, 2007***

## ***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
- 3.** Minutes of January 17, 2007

**CONTINUED ITEM ~ COMMISSION ACTION  
CONSENT AGENDA**

4. **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))**  
*(continued from 01/17/07)*

MS 1161-05	DOTTA/PERREIRA	Exp 1/18/07 ~ 1 allocation
MS 1162-05	DOTTA	Exp 1/18/07 ~ 1 allocation
MS 1158-04	COROTTO	Exp 1/18/07 ~ 2 allocations
TSM 06-73	LICO-GRECO	Exp 1/18/07 ~ 14 allocations

**CONTINUED ITEM ~ COMMISSION ACTION  
PUBLIC HEARING ITEM**

5. **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 01/17/07)*

**REGULAR AGENDA ~ COMMISSION ACTION  
PUBLIC HEARING ITEMS**

6. **MINOR SUBDIVISION 1161-05** – APPLICANT: Dolores Perreira. LOCATION: 2035  
 Wright Road. APNs: 18-22-08 and 19-10-12. REQUEST: Tentative parcel map for division  
 of a 10.63-acre parcel into 2 lots. ZONING: Agricultural Productive (AP).  
 ENVIRONMENTAL EVALUATION: Mitigated Negative Declaration. **PROJECT  
 PLANNER: Michael Kelly ([mkelly@planning.co.san-benito.ca.us](mailto:mkelly@planning.co.san-benito.ca.us))**
7. **PRELIMINARY ALLOCATION EXEMPTION 06-02** – APPLICANT: Cathy Larson.  
 LOCATION: 1614 Hillcrest Road. APN: 25-35-53. REQUEST: To obtain a one-time, one-  
 lot family member exemption from the County Growth Management System in order to obtain  
 preliminary approval for subdividing a property into two parcels. ZONING: Rural Residential  
 (RR). **PROJECT PLANNER: Michael Kelly ([mkelly@planning.co.san-benito.ca.us](mailto:mkelly@planning.co.san-benito.ca.us))**

8. Consider Time Extension(s) of preliminary allocations: (provides 1 year extension)  
**PROJECT PLANNER: Byron Turner ([bturner@planning.co.san-benito.ca.us](mailto:bturner@planning.co.san-benito.ca.us))**

PA 05-01	BOWERS	1 Allocation
PA 05-02	BROWDER	1 Allocation
PA 05-03	SANCHEZ	1 Allocation
PA 05-05	RODRIGUEZ	2 Allocations
PA 05-06	SILVA	1 Allocation
PA 05-07	FERGUSON	1 Allocation
PA 05-08	YOUNG	1 Allocation
PA 05-10	HILDEN	2 Allocations
PA 05-11	COROTTO	1 Allocation
PA 05-12	COROTTO	1 Allocation
PA 05-13	GRABEEL	2 Allocations
PA 05-14	BERESINI	1 Allocation
PA 05-15	KAMBOJ	3 Allocations
PA 05-18	LEONARDI	2 Allocations
PA 05-19	PRADO	1 Allocation
PA 05-21	INTRAVIA	2 Allocations
PA 05-23	VALLES/PERRY	1 Allocation
PA 05-25	STOWELL	1 Allocation
PA 05-26	PEARCE	1 Allocation

**INFORMATIONAL – NON-ACTION ITEM**

*Update on General Plan and Affordable Housing Study Session*

*Commissioner Announcements/Reports/Discussions*

**ADJOURN TO FEBRUARY 21, 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.