



# SAN BENITO COUNTY PLANNING COMMISSION

<b>Mark Tognazzini</b> District No. 1 Chair	<b>Dan DeVries</b> District No. 2	<b>Gordon Machado</b> District No. 3	<b>Richard Bettencourt</b> District No. 4	<b>Mike Smith</b> District No. 5 Vice-Chair
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County Administration Building – Board of Supervisor Chambers, 481 Fourth Street, Hollister, California

## *REGULAR MEETING AGENDA*

# FEBRUARY 21, 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
3. Minutes of February 7, 2007
4. **CERTIFICATE OF COMPLIANCE NO. 06-65(A)**. APPLICANT: Milton J. French. OWNER: Hansen Ranch, LLC. LOCATION: Section 9 of Township 12 South. APN: 25-12-05. REQUEST: Verification of one lot created by deed is a legal lot. ZONING: Agricultural Productive (AP). **PROJECT PLANNER: Christopher Herrera**  
([cherrera@planning.co.san-benito.ca.us](mailto:cherrera@planning.co.san-benito.ca.us))

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

5. **MINOR SUBDIVISION 1161-05** – APPLICANT: Dolores Perreira. LOCATION: 2035 Wright Road, Hollister. APN: 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))

**PUBLIC HEARING ITEMS ~ COMMISSION ACTION**

6. **MINOR SUBDIVISION NO. MS 1190-06** APPLICANT: Dan Lima LOCATION: 532 Mission Vineyard Road, San Juan Bautista. APN 18-20-40 REQUEST: To subdivide 100 acres into two parcels one consisting of 90.99 acres and one consisting of 9.01 acres for the development of a lot for single family dwelling. ZONING: Agricultural Productive (AP) **PROJECT PLANNER: Chuck Ortwein**  
([cortwein@planning.co.san-benito.ca.us](mailto:cortwein@planning.co.san-benito.ca.us) )
7. **MINOR SUBDIVISION 1192-06** APPLICANT: Ron Bowers. LOCATION: 1130 School Rd, San Juan Bautista. APN 11-14-49. REQUEST: To subdivide a 10.8-acre parcel into two 5.4-acre residential parcels. ZONING: Rural (R). **PROJECT PLANNER: Michael Kelly**  
([mkelly@planning.co.san-benito.ca.us](mailto:mkelly@planning.co.san-benito.ca.us))
8. **VARIANCE NO. 06-19, MS 1142-03(A)** APPLICANT: Manuel & Gloria Gutierrez. LOCATION: 360 Cowden Rd., Hollister. REQUEST: To waive frontage improvement requirements for Minor Subdivision No. 1142-03. ZONING: (AP) Agricultural Productive. ENVIRONMENTAL EVALUATION: None  
**PROJECT PLANNER: Byron Turner** ([bturmer@planning.co.san-benito.ca.us](mailto:bturmer@planning.co.san-benito.ca.us))

**INFORMATIONAL – NON-ACTION ITEM**

**Commissioner Announcements/Reports/Discussions**

**ADJOURN TO MARCH 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.