



SAN BENITO COUNTY PLANNING COMMISSION

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

REGULAR MEETING AGENDA

JUNE 20, 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 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 June 6, 2007

CONSENT AGENDA

- CERTIFICATE OF COMPLIANCE 07-69** – APPLICANT: Leona May Lewis and Roysten Lewis. LOCATION: Browns Valley Road. REQUEST: To recognize two parcels across an approximately 413-acre site. ZONING: Agricultural Rangeland (AR). ENVIRONMENTAL EVALUATION: Statutory Exemption. **PROJECT PLANNER:** Michael Kelly (mkelly@planning.co.san-benito.ca.us)

CONTINUED ~ PUBLIC HEARING ITEM

- ZONE CHANGE NO. ZC 06-150 and COMMERCIAL DISTRICT REVIEW NO. CDR 59-06** APPLICANT/OWNER: John & Jae Eade. LOCATION: Northwest side of the intersection of State Highway 25 and Southside Road, Tres Pinos. APN: 22-20-09 and 22-20-10. REQUEST: **FINDINGS FOR DENIAL OF** Zone Change from Rural/Urban (R/URB) to Commercial Thoroughfare District (C-1) for the development of a commercial lodging facility. ZONING: Rural/Urban. ENVIRONMENTAL REVIEW: Mitigated Negative Declaration. **PROJECT PLANNER: Chuck Ortwein** (cortwein@planning.co.san-benito.ca.us) (continued from 6-6-07)

PUBLIC HEARING ITEMS ~ COMMISSION ACTION

- VARIANCE NO. 07-21/SPECIAL PLAN REVIEW NO. 06-65:** APPLICANT: Ralph Vance. LOCATION: 6500 Cabernet Dr. Hollister. APN: 025-50-008 REQUEST: Consideration of a Variance from inside the building envelope to within 45 feet of the rear property line. ENVIRONMENTAL FINDINGS: Categorical Exemption, Section 15305, Minor Alterations to Land Use Limitations. **PROJECT PLANNER: Michael Krausie** (mkrausie@planning.co.san-benito.ca.us)
- MINOR SUBDIVISION NO. 1187-06** – APPLICANT: Chris Ferguson. LOCATION: 1946 Carr Ave., Aromas. APN: 11-08-58 REQUEST: To subdivide a 7.35 acre parcel into 2 parcels of 4.85 and 2.5. ZONING: Rural Transitional (RT). ENVIRONMENTAL EVALUATION: Mitigated Negative Declaration. **PLANNER: Chuck Ortwein** (cortwein@planning.co.san-benito.ca.us)
- MINOR SUBDIVISION NO. 1203-07** – APPLICANT: Ken May. LOCATION: Chateau Drive, between Carr Road and Merrill Road. APN: 11-23-09 REQUEST: To subdivide 16.10 acres into three parcels of 5.5 acres, 5.51 acres and 5.09 acres. ZONING: Rural (R). ENVIRONMENTAL EVALUATION: Mitigated Negative Declaration. **PLANNER: Lissette Knight** (lknight@planning.co.san-benito.ca.us)
- USE PERMIT NO. 969-07** – APPLICANT: Earthbound Farms. LOCATION: 1721 San Juan Highway, San Juan Bautista, CA 95045. APN: 12-02-16 & 12-05-10 REQUEST: To amend Use Permit 779-99 to treat their process water to a tertiary treatment quality level capable of being reclaimed. ZONING: Agricultural Productive (AP). ENVIRONMENTAL EVALUATION: Mitigated Negative Declaration. **PLANNER: Lissette Knight** (lknight@planning.co.san-benito.ca.us)

DISCUSSION ITEMS

10. Pre-payment of property taxes; Section 66493(d) of the Subdivision Map Act allows Counties to adopt ordinances, waiving the requirement to secure the payment of estimated taxes.
11. P.R.G.I. Update
12. General Plan Update status
13. Update on future Planning Commission discussion items

REGULAR AGENDA

14. Transaction of Business Annual Review
15. Presentation to District 5 Planning Commissioner Michael G. Smith

INFORMATIONAL – NON-ACTION ITEM

Commissioner Announcements/Reports/Discussions

***ADJOURN TO JULY 18, 2007
JULY 4, 2007 CANCELLED***

General Email: 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. 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.