



SAN BENITO COUNTY PLANNING COMMISSION

Mark Tognazzini District No. 1 Chair	Dan DeVries District No. 2	Gordon Machado District No. 3 Vice-Chair	Richard Bettencourt District No. 4	Robert Scattini District No. 5
--	--------------------------------------	--	--	--

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

SPECIAL MEETING

AUGUST 29, 2007

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. This is a **Special Meeting** of the Planning Commission and no Public Comment Period for general issues of land use planning and community development or for items not on the agenda is designated or allowed by the Ralph M. Brown Act. 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. Should you wish to address the Commission on a matter appearing on this Agenda, please complete a Speaker Card identifying the item(s) and provide it to the Clerk **prior** to consideration of the item(s). When addressing the Commission, **please state your name for the record**, address the Commission as a whole through the Chair. **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 – published 8/17/07
 2. Acknowledge Certificate of Posting

CONTINUED PUBLIC HEARING

- 3. **TSM NO. 06-72 & ZONE CHANGE NO. 07-51** – APPLICANT: Ted Intravia.
LOCATION: 3291 San Juan Hollister Road. APN: 21-13-30 REQUEST: To rezone and subdivide 32.48 acres to a PUD. The subdivision would create 5 parcels with an average size of 1.06 acres and a remainder of 27.15 acres. ZONING: Agricultural Productive (AP). ENVIRONMENTAL EVALUATION: Mitigated Negative Declaration.
PLANNER: Chuck Ortwein (cortwein@planning.co.san-benito.ca.us) (continued from 8-15-07)

WORKSHOP ITEMS

- 4. San Benito County Hillside Ordinance

CONTINUED WORKSHOP ITEMS ~ from 8-15-07

- 5. Review of San Benito County Code Section 5-32 – Agriculture Building Exemptions
- 6. P R G I Update
- 7. Crowing Fowl update
- 8. Update on future Planning Commission discussion items

INFORMATIONAL – NON-ACTION ITEM

Commissioner Announcements/Reports/Discussions

ADJOURN TO SEPTEMBER 5, 2007

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.