



SAN BENITO COUNTY PLANNING COMMISSION

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

REGULAR MEETING AGENDA

September 3, 2008

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 August 20, 2008

CONTINUED PUBLIC HEARING ~ COMMISSION ACTION

4. **Minor Subdivision No. 1210-07** REQUEST: The applicant proposes to subdivide an 11.41 acre parcel, identified as Assessor's Parcel Number 011-08-10, into two 5.34 net acre parcels. APPLICANT/OWNER: Roger Silveira. LOCATION: Payne Road. ZONING: Rural (R). PLANNER: *Michael Krausie* (mkrausie@planning.co.san-benito.ca.us)

PUBLIC HEARING ITEMS ~ COMMISSION ACTION

5. **Minor Subdivision No. 1214-07** REQUEST: The proposed project is a court ordered subdivision. The order requires the subdivision of a 53.64 acre parcel into two parcels containing 31.14 and 22.50 acres respectively. APPLICANT/OWNER: Thomas Hain. LOCATION: 608 Bolado Rd., Tres Pinos. ZONING: Agricultural Productive (AP). PLANNER: *Michael Krausie* (mkrausie@planning.co.san-benito.ca.us)
6. **Tentative Subdivision Map No. 06-74 and Zone Change No. 07-153** – APPLICANT: Guerra Nut Shelling. LOCATION: 500 John Smith Rd., Hollister. APN: 025-100-007. REQUEST: The applicant is requesting a Zone Change and approval of a Tentative Subdivision Map for the property located at 500 John Smith Rd., Hollister. The property is currently zoned Rural (R). The applicant is requesting to rezone the property to a Rural/Planned Unit Development (R/PUD) for the purpose of subdividing 200.78 acres into 17 one acre lots, designating 68 acres as agricultural Open Space, and designating a remainder lot of 115.36 acres. PLANNER: *Chuck Ortwein* (cortwein@planning.co.san-benito.ca.us)
7. **Minor Subdivision No. 1208-07** – APPLICANT: Edward Adamian. LOCATION: 833 Los Viboras Rd Hollister APN: 016-150-022. REQUEST: A proposal to subdivide approximately 19.09 acres into three parcels. Lot sizes of five acres or greater have been proposed. ZONING: Agricultural Productive (AP). ENVIRONMENTAL EVALUATION: Mitigated Negative Declaration. PLANNER: *Chuck Ortwein* (cortwein@planning.co.san-benito.ca.us)

DISCUSSION

8. Growth Management Ordinance Planner: *Byron Turner, Assistant Director*

INFORMATIONAL – NON-ACTION ITEM

Commissioner Announcements/Reports/Discussions

ADJOURN TO SEPTEMBER 17, 2008

NOTE: As required by Government Code Section 54957.5 any public record distributed to the Planning Commission less than 72 hours prior to this meeting in connection with any agenda item shall be made available for public inspection at the Planning Department,, 3224 Southside Road, Hollister, CA 95023. Public records distributed during the meeting will be available for public inspection at the meeting if prepared by the County. If the public record is prepared by some other person and distributed at the meeting it will be made available for public inspection following the meeting at the Planning Department. **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.

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.