SAN BENITO COUNTY PLANNING COMMISSION

Jeff Culler	Dan DeVries	Gordon Machado	Richard Bettencourt	Robert Scattini
District No. 1	District No. 2	District No. 3	District No. 4	District No. 5
			CHAIR	VICE-CHAIR

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

REGULAR MEETING AGENDA

FEBRUARY 18, 2009

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 February 4, 2009

CONTINUED ITEM ~ COMMISSION ACTION
PUBLIC HEARING ITEM

4. **MINOR SUBDIVISION NO. 1215-08.** REQUEST: The applicant proposes to subdivide a 21.85 acre parcel identified as Assessor's Parcel Number 016-150-077 into four, 5 acre or greater parcels. APPLICANT/OWNER: Mark Wright LOCATION: Comstock Rd., Hollister. ZONING/GENERAL PLAN: Agricultural Productive (AP). ENVIRONMENTAL EVALUATION: Mitigated Negative Declaration.
PLANNER: Michael Krausie (mkrausie@planning.co.san-benito.ca.us) (continued from 12/3/08)

PUBLIC HEARING ITEMS ~ COMMISSION ACTION

5. **CONDITIONAL CERTIFICATE OF COMPLIANCE NO. 06-59** REQUEST: The applicant is requesting that the County determine the number of legal parcels that comprise 800 acres, identified by Assessor's Parcel number(s) 30-05-17, 30-05-20, 30-05-21, and 30-07-18. APPLICANT/OWNER: John O'Conner LOCATION: The location of the project site is approximately 3 miles from the intersection of Coalinga Road and Highway 25, in southern San Benito County. ENVIRONMENTAL EVALUATION: This type of Certificate of Compliance has been determined to be exempt from CEQA as listed under Class 5, Section 15305, Minor alterations in land use. ZONING: Agricultural Rangeland (AR).
PLANNER: ***Michael Krausie (mkrausie@planning.co.san-benito.ca.us)***

WORKSHOP

6. **FLOOD ORDINANCE NO. 598** ***(continued from 020409)***
PLANNER: ***Byron Turner (bturner@planning.co.san-benito.ca.us)***

7. **PRELIMINARY ALLOCATIONS**
REQUEST: To increase the number of building permits per year available pursuant to Section 21.07.023 in order to grant additional allocations for FY 2008-2009.

INFORMATIONAL – NON-ACTION ITEM

Commissioner Announcements/Reports/Discussions

ADJOURN TO MARCH 4, 2009

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.*