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

JUNE 3, 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 May 6, 2009

CONSENT AGENDA continued……..

4. **LOT LINE ADJUSTMENT 09-531** REQUEST: The applicant is requesting a lot line adjustment between two parcels of approximately 967.6 acres. APPLICANT/OWNER: Lee LaVelle LOCATION: 51257 Airline Hwy, Paicines APN: 030-120-011, 012, 014 & 030-070-008. ENVIRONMENTAL EVALUATION: Pursuant to § 15305 of CEQA, a Negative Declaration has been prepared. ZONING: Agricultural Rangeland (AR).
PLANNER: Laura Hall *(lhall@planning.co.san-benito.ca.us)*

PUBLIC HEARINGS

5. **USE PERMIT NO. 1005-08** REQUEST: The applicant's proposal is to use the property identified as Assessor's Parcel Number 016-130-026-0 for the purpose of an alternate skydiving landing site. APPLICANT/OWNER: Greg Nardi LOCATION: Pacheco Pass Hwy, Hollister. ENVIRONMENTAL EVALUATION: None ZONING: Agricultural Productive (AP). **PLANNER: Michael Krausie*(mkrausie@planning.co.san-benito.ca.us)***

6. **MINOR SUBDIVISION NO. 1220-08** REQUEST: The applicant is requesting to subdivide the 10-acre parcel identified as Assessor's Parcel Number 025-19-0-041-0 into two five-acre parcels. APPLICANT/OWNER: Mary Jane Walker. LOCATION: 4343 Airline Hwy, Hollister. ENVIRONMENTAL EVALUATION: Mitigated Negative Declaration. ZONING: Rural (R).
PLANNER: ***Ann Dolmage*** (***adolmage@planning.co.san-benito.ca.us***)

7. **USE PERMIT 993-08**: APPLICANT: Buffalo Gypsum, Inc. LOCATION: 3118 Coalinga Rd, Paicines (APN-029-140-010). REQUEST: Applicant is requesting to mine agricultural limestone. ZONING: Agricultural Rangeland (AR). ENVIRONMENTAL EVALUATION: Mitigation Negative Declaration.
Planner*: Lissette Knight* (***lknight@planning.co.san-benito.ca.us***)

8. **ZONE CHANGE NO. 08-166, GENERAL PLAN AMENDMENT NO. 08-38**: APPLICANT: Darin Del Curto. LOCATION: 2200 Santa Ana Valley Rd, Hollister (APN-025-090-061). REQUEST: Applicant is requesting a Zone Change and General Plan Amendment to change to land use designation from Agricultural Rangeland (AR) to Agricultural Productive (AP). ZONING: Agricultural Rangeland (AR). ENVIRONMENTAL EVALUATION: Mitigation Negative Declaration.
Planner: ***Lissette Knight*** (***lknight@planning.co.san-benito.ca.us***)

DISCUSSION ITEMS

9. Review of Use Permit No. 789-99A – Leal Vineyards
Discussion and Commission direction for setting of Public Hearing to review Use Permit.
PLANNER: ***Byron Turner*** (***bturner@planning.co.san-benito.ca.us***)

10. Inclusionary Housing Ordinance – Update report
PLANNER: ***Byron Turner*** (***bturner@planning.co.san-benito.ca.us***)

11. Housing Element – Update report
PLANNER: ***Byron Turner (bturner@planning.co.san-benito.ca.us)***

INFORMATIONAL – NON-ACTION ITEM

Commissioner Announcements/Reports/Discussions

ADJOURN TO JUNE 17, 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.
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.*

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.