



SAN BENITO COUNTY PLANNING COMMISSION

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

REGULAR MEETING AGENDA

OCTOBER 7, 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***
- ***Department 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 September 16, 2009

CONTINUED CONSENT AGENDA:

4. **RESOLUTION NO. 2009-08 ~ ORDINANCE NO. 766 - INCLUSIONARY HOUSING AMENDMENTS** APPLICANT: San Benito County LOCATION: County-wide. REQUEST: To amend Ordinance No. 766 to reduce the inclusionary requirement from 30% to 20%, add flexibility to the housing types required, change the in-lieu fee calculation method, and add flexibility to the use of in-lieu fees. ENVIRONMENTAL EVALUATION: Negative Declaration. *Planner: Byron Turner (bturner@planning.co.san-benito.ca.us)*

CONTINUED PUBLIC HEARING ITEMS:

5. **Use Permit No. 997-08:** OWNER/APPLICANT: George Matheou / Nektarios Matheou LOCATION: 4351 Pacheco Pass Hwy., Hollister REQUEST: The applicant's proposal is to remodel two previously abandoned residences located on the property. ZONING: Agricultural Productive (AP). ENVIRONMENTAL EVALUATION: Mitigated Negative Declaration. *Planner: Michael Krausie (mkrausie@planning.co.san-benito.ca.us)*

PUBLIC HEARING ITEMS ~ COMMISSION ACTION

6. **Use Permit No. 1020-09:** OWNER/APPLICANT: Charles Harris/Gerald Peterson LOCATION: 831 School Rd. Aromas. REQUEST: The applicant proposes to establish a licensed small scale commercial wine facility within and in the immediate vicinity of an existing single family residence located on the property. ZONING: Rural (R). ENVIRONMENTAL EVALUATION: Negative Declaration. *Planner: Michael Krausie (mkrausie@planning.co.san-benito.ca.us)*
7. **Variance No. 09-29:** APPLICANT: Robin Brownfield. PROJECT LOCATION: 1480 Cole Road, Aromas. APN: 011-160-053. REQUEST: Relief from the development setback standards of the San Benito County Code for Rural (R) to allow for an already constructed pool storage/equipment structure on a 5.4 acre parcel. ENVIRONMENTAL EVALUATION: Categorical Exemption. *Planner: Laura Hall (lhall@planning.co.san-benito.ca.us)*

INFORMATIONAL

8. **General Plan Update:** Review and provide comments on Vision Statement developed by General Plan Advisory Committee.
9. **Mandatory Training for Commissioners, October 15, 2009 – Vet's Hall, Hollister**
Preventing workplace harassment, discrimination & retaliation

DISCUSSION ITEM

10. **Leal Vineyards Use Permit No. 789-99A – Verbal Report**
Planner: Byron Turner (bturner@planning.co.san-benito.ca.us)
11. **Commissioner Announcements/Reports/Discussions**

ADJOURN TO OCTOBER 21, 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.