



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

NOVEMBER 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***
- ***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 three (3) minute presentation**

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 November 4, 2009

CONSENT AGENDA continued.....

- 4. **Minutes of October 21, 2009** (continued from 11-4-09 for quorum)

PUBLIC HEARING ITEMS ~ COMMISSION ACTION

- 5. **NOTICE IS HEREBY GIVEN** that the San Benito County Planning Commission will hold a public hearing to consider RESOLUTION NO. 2009-12 ~ AMENDMENTS TO ORDINANCE NO. 594 - **WATER CONSERVATION ORDINANCE**. APPLICANT: San Benito County. LOCATION: County-wide. REQUEST: Recommendation regarding amendment of Ordinance No. 594. A Resolution Of The San Benito County Planning Commission, Recommending The Board Of Supervisors' Adoption Of An Ordinance Amending Ordinance No. 594 (San Benito County Code, Title 15, Chapter 15.05, Article IV [Water Conservation], Sections 15.05.225 Through 15.05.230) By Incorporating Water Efficient Landscaping Requirements As Required By Assembly Bill 1881. ENVIRONMENTAL EVALUATION: Categorically Exempt.
Planner: Lissette Knight (lknight@planning.co.san-benito.ca.us)
- 6. **NOTICE IS HEREBY GIVEN** that the San Benito County Planning Commission will hold a public hearing to consider a resolution recommending an amendment to the **San Benito County General Plan Land Use Element**. APPLICANT: San Benito County. LOCATION: County-wide. REQUEST: A resolution recommending the Board of Supervisors' adoption of an amendment to the San Benito County Land Use Element to include goals, policies, and programs regarding alternative and renewable energy. ENVIRONMENTAL EVALUATION: Negative Declaration.
Planner: Byron Turner (bturner@planning.co.san-benito.ca.us)
- 7. **NOTICE IS HEREBY GIVEN** that the San Benito County Planning Commission will hold a public hearing to consider a resolution recommending an amendment and update to the **San Benito County Housing Element**. APPLICANT: San Benito County. LOCATION: County-wide. REQUEST: A resolution of the San Benito County Planning Commission recommending the Board of Supervisors' adoption of an amendment of the San Benito County Housing Element. ENVIRONMENTAL EVALUATION: Negative Declaration. *Planner: Michael Kelly (mkelly@planning.co.san-benito.ca.us)*
- 8. **NOTICE IS HEREBY GIVEN** that the San Benito County Planning Commission will hold a public hearing to consider a resolution recommending amendment of the County's **GROWTH MANAGEMENT ORDINANCE**. APPLICANT: San Benito County. LOCATION: County-wide. REQUEST: Recommendation regarding amendment of Chapter 21.07 of Title 21 of the San Benito County Code. A Resolution Of The San Benito County Planning Commission, Recommending The Board Of Supervisors' Adoption Of An Ordinance Amending San Benito County Code, Title 21, Chapter 21.07, Articles I through V, Sections 21.07.001 through 21.07.230. ENVIRONMENTAL EVALUATION: Negative Declaration.
Planner: Byron Turner (bturner@planning.co.san-benito.ca.us)

DISCUSSION ITEM

9. **Commercial uses within Industrial Zoning.** A discussion and Planning Commission determination on permitting limited commercial uses within an industrial zone.
10. **Commissioner Announcements/Reports/Discussions**

ADJOURN TO DECEMBER 2, 2009

HAPPY THANKSGIVING



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.