



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

DECEMBER 2, 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 18, 2009

CONSENT AGENDA continued.....

4. **LOT LINE ADJUSTMENT 09-535:** APPLICANT: Tim Solari.
PROJECT LOCATION: 50015 Airline Hwy, King City, CA. 93930. APN: 030-070-014 & 030-120-001. REQUEST: Request to adjust the property line between two parcels resulting in a 47.0 acre parcel (Parcel 1) and 222.8 acre parcel (Parcel 2) in the AR zoning district. ENVIRONMENTAL EVALUATION: Negative Declaration (ND).
PLANNER: Laura Hall (lhall@planning.co.san-benito.ca.us)

5. **CERTIFICATE OF COMPLIANCE NO. 08-77** APPLICANT: Ron Clements.
REQUEST: The applicant is requesting that the County determine the number of legal parcels comprising 2151.9 acres and including Assessor's Parcel Numbers 026-060-004, 026-110-010, 026-110-026, 027-010-003, 27-010-004, 027-020-002, and 027-020-015. LOCATION: Southwest of Paicines, near Limekiln Road. ZONING: Agricultural Rangeland. ENVIRONMENTAL EVALUATION: Exempt from CEQA under Class 5, Section 15305. *PLANNER: Ann Dolmage (adolmage@planning.co.san-benito.ca.us)*

CONTINUED ITEM ~ PUBLIC HEARING ITEM

6. **CERTIFICATE OF COMPLIANCE NO. 08-79:** APPLICANT: Eric Del Piero.
LOCATION: Rocks Rd, San Juan Bautista (APN# 012-090-020) REQUEST: To recognize, with conditions, a .36 acre parcel as a legal parcel that may be sold, leased, or financed in accordance with the State Subdivision Map Act. ZONING: Agricultural Productive (AP). ENVIRONMENTAL EVALUATION: Class 5 of Categorical Exemptions (Minor Alterations in Land Use Limitations), §15305 of State CEQA Guidelines.
PLANNER: Lissette Knight (lknight@planning.co.san-benito.ca.us) (continued from 11/4/09)

PUBLIC HEARING ITEMS ~ COMMISSION ACTION

7. **RESOLUTION NO. 2009-14 ~ GENERAL PLAN TECHNICAL AMENDMENTS.**
APPLICANT: San Benito County. LOCATION: County-wide. REQUEST: Recommendation to the Board of Supervisors regarding technical amendments to the County's General Plan Land Use, Conservation and Safety Elements, to add information and maps regarding flood plain areas, stormwater management, natural resources, riparian areas, seismic hazards, and wildland fire hazards, as triggered by the County's update of its Housing Element. ENVIRONMENTAL EVALUATION: Categorically Exempt. *PLANNER: Lissette Knight (lknight@planning.co.san-benito.ca.us)*

8. **USE PERMIT NO. 1009-08:** OWNER/APPLICANT: Platinum Theaters Inc.
LOCATION: 500 John Smith Rd, Hollister REQUEST: Applicant requests an extension and amendment to existing Use Permit No. 1009-08. This request will add four additional concert events to their calendar as well as extend the concert end dates out through September. ZONING: Rural (R) ENVIRONMENTAL EVALUATION: Negative Declaration, approved on April 1, 2009
PLANNER: Lissette Knight (lknight@planning.co.san-benito.ca.us)

9. **USE PERMIT NO. 1010-08** APPLICANT: Robert and Araceli Rodriguez.
 REQUEST: The applicant is requesting a Use Permit for a seasonal rodeo and music stage. The rodeo will be held in conjunction with the flea market proposed under Use Permit 1011-08. LOCATION: 1370 Shore Rd, Hollister APN: (015-040-007).
 ZONING: Agricultural Productive. ENVIRONMENTAL EVALUATION: Mitigated Negative Declaration. *PLANNER: Ann Dolmage (adolmage@planning.co.san-benito.ca.us)*
10. **USE PERMIT NO. 1011-08** APPLICANT: Robert and Araceli Rodriguez.
 REQUEST: The applicant is requesting a Use Permit for a seasonal flea market. The flea market will be held in conjunction with the rodeo proposed under Use Permit 1010-08. LOCATION: 1370 Shore Rd, Hollister APN: (015-040-007). ZONING: Agricultural Productive. ENVIRONMENTAL EVALUATION: Mitigated Negative Declaration. *PLANNER: Ann Dolmage (adolmage@planning.co.san-benito.ca.us)*

DISCUSSION ITEM

11. Commissioner Announcements/Reports/Discussions

HAPPY HOLIDAYS



JANUARY 6, 2010
Cancelled by Resolution

ADJOURN TO JANUARY 20, 2010

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.