



SAN BENITO COUNTY PLANNING COMMISSION

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

REGULAR MEETING AGENDA

NOVEMBER 17, 2010

6:00 PM ~ CALL TO ORDER

- *Pledge of Allegiance*
- *Roll Called ~ Commissioners present noted by Clerk*
- *Planning Department Informational 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 October 6, 2010
4. Minutes of October 20, 2010

PUBLIC HEARING:

5. **LOT LINE ADJUSTMENT NO. 10-541** APPLICANT: Barbara Galiotto. PROJECT LOCATION: Off Coalinga Rd., two miles north of the Fresno Co line. APN: 030-240-001, 030-240-002, 030-240-012, & 030-240-013. REQUEST: To adjust the property line between three parcels resulting in a 137.3 acre parcel (Parcel 1), a 433.0 acre parcel (Parcel 4), and a 229.7 acre parcel (Parcel 6) in the AR zoning district. ENVIRONMENTAL EVALUATION: Negative Declaration (ND). *PLANNER: Laura Hall (lhall@cosb.us)*

6. The San Benito County Planning Commission will hold a public hearing to consider, and potentially adopt, Resolution No. 2010-15 to recommend that the Board of Supervisors amend the San Benito County Implementing Procedures for the California Environmental Quality Act. Applicant: San Benito County Location: San Benito County, CA (county-wide) REQUEST: Planning staff is requesting the amendment of Section 15204.1, **“EIR Review of Legislative Acts,”** of the San Benito County Implementing Procedures for the California Environmental Quality Act (CEQA) to allow the public hearing on an Applicant’s request for a legislative planning action to be heard at the same time as the public hearing on the EIR prepared for that proposed legislative action. **ENVIRONMENTAL REVIEW:** Not a Project and Exempt (Section 15061 (b)(3) of the 2010 CEQA Guidelines) *PLANNER: Lissette Knight (lknight@cosb.us)*

7. **USE PERMIT NO. 858-02(A)** APPLICANT: Robert Enz. PROJECT LOCATION: 1781 Limekiln Rd, Hollister. REQUEST: To amend an existing use permit to increase quarry rock production and removal from 20,000 tons per year to 100,000 tons per year. ZONING: AR (Agricultural Rangeland) ENVIRONMENTAL EVALUATION: Mitigated Negative Declaration (MND). *PLANNER: Byron Turner (bturner@cosb.us)*

8. The San Benito County Planning Commission will hold a public hearing to consider, and potentially adopt, a Resolution to recommend that the Board of Supervisors amend Chapter 21.03 of Title 21 of the San Benito County Code (**County of San Benito Affordable Housing Regulations**). APPLICANT: San Benito County Location: San Benito County (county-wide) REQUEST: Planning staff is requesting that the County’s Affordable Housing Regulations be amended to create an affordable housing ordinance based primarily on incentives provided to Developers, including but not limited to density bonuses, allowing duplex houses in Single-Family Residential (R1) Districts and bonuses under the Transfer of Development Credits. Environmental Review: This change was discussed in the previously adopted Mitigated Negative Declaration Prepared for the Adoption of the County’s Housing Element. *PLANNER: Byron Turner (bturner@cosb.us)*

INFORMATIONAL – DISCUSSION

9. Commissioner Announcements/Reports/Discussions

ADJOURNMENT



ADJOURN TO DECEMBER 1, 2010 @ 6:00 PM

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.

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.

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 Board of Supervisors meeting facility is accessible to persons with disabilities. If you need special assistance to participate in this meeting, please contact the Clerk of the Board's office at (831) 636-4000 at least 48 hours before the meeting to enable the County to make reasonable arrangements to ensure accessibility.