



# SAN BENITO COUNTY PLANNING COMMISSION

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

## ***REGULAR MEETING AGENDA***

### ***DECEMBER 1, 2010***

#### ***6:00 PM ~ CALL TO ORDER***

- *Pledge of Allegiance*
- *Roll Noted ~ Commissioners present noted by Clerk*
- *Planning Director's Informational Report*

#### ***CHAIR PRESENTATIONS:***

*Certificate of Appreciation to District No. 3 Commissioner Gordon Machado*  
*Certificate of Appreciation to District No. 4 Commissioner Richard Bettencourt*

#### ***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 17, 2010

## **PUBLIC HEARINGS:**

4. **USE PERMIT NO. 1014-09** APPLICANT: Jose Ornelas PROJECT LOCATION: 3000 Cienega Rd, Hollister APN: 021-100-036. REQUEST: Jayleaf Specialties is applying for a Use Permit to operate a produce washing and packing facility on the property identified as 3000 Cienega Road. The proposed project has been determined to be a substantial change from a previously permitted Use Permit, and is considered to be a change from one commercial agricultural use on the project site to another. ENVIRONMENTAL EVALUATION: Negative Declaration. *PLANNER: Michael Krausie ([mkrausie@cosb.us](mailto:mkrausie@cosb.us))*
5. **USE PERMIT NO. 1038-10** APPLICANT: Timothy and Linda Regan PROJECT LOCATION: 2200 HWY 146, Paicines APN: 028-150-026. REQUEST: To build a Single-Family Residence within the High Fire Hazard Zone ENVIRONMENTAL EVALUATION: Statutory Exemption (Section 15268.1 of the San Benito County Implementing Procedures for the California Environmental Quality Act), as “Ministerial” is defined in Section 15369 of the 2010 CEQA Guidelines. *PLANNER: Lissette Knight ([lknight@cosb.us](mailto:lknight@cosb.us))*
6. **MINOR SUBDIVISION NO. 1162-10** APPLICANT: Thomas and Karen Dotta PROJECT LOCATION: North of Buena Vista Road, adjacent to the intersection of Buena Vista Road and State Route 156 in unincorporated San Benito County APN: 018-040-004. REQUEST: To subdivide a 108.79 acre parcel into two parcels of 41.87 and 66.92 acres in the AR Zoning District. ENVIRONMENTAL EVALUATION: Mitigated Negative Declaration (MND). *PLANNER: Lissette Knight ([lknight@cosb.us](mailto:lknight@cosb.us))*
7. **TENTATIVE SUBDIVISION MAP NO. 10-83** APPLICANT: Santana Ranch PROJECT LOCATION: Along Fairview Road between Hillcrest and Sunnyslope Roads APNs: 025-100-001, 25-370-001, 025-370-002, 025-370-007 and 025-370-009 REQUEST: To subdivide the properties into various sizes for financing purposes only. This proposal shall not result in any construction and complies with the procedures set for the Santana Ranch Specific Plan. ENVIRONMENTAL EVALUATION: Environmental Impact Report (Certified on October 5, 2010). *PLANNER: Lissette Knight ([lknight@cosb.us](mailto:lknight@cosb.us))*

8. The San Benito County Planning Commission will hold a public hearing to consider, and potentially adopt, Resolution 2010-17 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 (county-wide). REQUEST: Planning staff is requesting various minor amendments of the San Benito County Implementing Procedures for the California Environmental Quality Act to update our local procedures. ENVIRONMENTAL REVIEW: Not a Project and Exempt (Section 15061 (b)(3) of the 2010 CEQA Guidelines)  
*PLANNER: Lissette Knight ([lknight@cosb.us](mailto:lknight@cosb.us))*
  
9. The San Benito County Planning Commission will hold a public hearing to consider, and potentially adopt, Resolution 2010-13 to recommend that the Board of Supervisors adopting Chapter 21.09 of Title 21 of the San Benito County Code (County of San Benito Transfer of Development Credit Regulations). APPLICANT: San Benito County Location: San Benito County (county-wide) REQUEST: Add a Section to the San Benito County Code for the **Transferable Development Credit (TDC) Ordinance** to establish procedures for implementing a Transferable Development Credit (TDC) Program. Environmental Review: Negative Declaration. *PLANNER: ByronTurner ([bturner@cosb.us](mailto:bturner@cosb.us))*

**REGULAR AGENDA**

10. **Approval of 2011 Meeting Calendar and Adoption of Resolution No. 2010-11**

**INFORMATIONAL – NON-ACTION ITEM**

11. Commissioner Announcements/Reports/Discussions



**ADJOURN TO JANUARY 19, 2011 @ 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](http://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.