

SAN BENITO COUNTY PLANNING COMMISSION

March 17, 2010

Minutes

PRESENT: Machado, Culler, Bettencourt, Scattini & DeVries

ABSENT: None

STAFF: (DoP) Art Henriques, Assistant Director of Planning (ADoP) Byron Turner;
Senior Planner (SP) Lissette Knight, Public Works (PWE) Art Bliss,
(AP) Laura Hall, (ACC) Barbara Thompson, Clerk Janet Somavia and
Victoria Harris of TRA

Chair Scattini opened the Meeting at 6:01 p.m. as he led the pledge of allegiance to the flag and reiterated the standing rules of order.

DIRECTOR'S REPORT

DoP Henriques reported on the March 9th Board of Supervisors meeting:

- BLM Clear Creek public comment period has been extended to 4/16/10.
- The Board was updated on CEQA guidelines for greenhouse gases that the County needs to follow in reviewing of new projects.
- Request from the City of Hollister for a joint meeting to discuss issues of mutual concern. DoP Henriques will report back at next meeting regarding times and dates.

Commissioner Bettencourt asked regarding the issue of ownership of Clear Creek Road. DoP Henriques stated that the issue is being discussed with the Board of Supervisors and County Counsel.

PUBLIC COMMENT

Chair Scattini opened the meeting to public comments. There being none Chair Scattini closed the public comments.

CONSENT AGENDA

1. Acknowledge Public Hearing Notice
2. Acknowledge Certificate of Posting
3. Minutes of February 17, 2010
4. Minutes of March 3, 2010

ADoP Turner requested that Item #5 be pulled for further discussion.

Commissioner Bettencourt moved to approved Consent Agenda Items 1 through 4. With a second by Commissioner Machado the motion carried with a **5-0 vote**.

CONSENT AGENDA continued.....

- 5. Lot Line Adjustment No. 09-536** REQUEST: The applicant is requesting a lot line adjustment to reconfigure four existing legal parcels. APPLICANT/OWNER: San Benito Land and Cattle Company. LOCATION: The approximate project location is 15 miles north east of the City of Hollister. ZONING: Agricultural Rangeland (AR). ENVIRONMENTAL EVALUATION: Negative Declaration. PLANNER: *Michael Krausie* (mkrausie@planning.co.san-benito.ca.us)

ADoP Turner presented this project. Condition #5 was added to the Conditions of Approval and ACC Thompson made a change to Condition #4. See Conditions of Approval.

PROJECT DESCRIPTION: The applicant has requested that the County approve the adjustment of the lot lines between four legal parcels referenced in Attachment A. The proposed project size is ~12,695 acres. As described in the table below, four parcels are included in this application, and consist of the following:

- Lot 4 of LLA 08-524 (the large parcel)
- Parcels 9, (2008-0011507 OR)
- Parcels 10, (2008-0011507 OR)
- Parcels 12, (2008-0011507 OR)

| Existing Certificate # | Existing Parcel | Existing Acreage +/- | Proposed Lot # | Proposed Acreage +/- |
|------------------------|-----------------|----------------------|----------------|----------------------|
| 2008-0011507 OR | Parcel 9 | 166 | Lot 1 | 1,700 |
| LLA 08-524 | Lot 4 | 12,332 | Lot 2 | 8,450 |
| 2008-0011507 OR | Parcel 10 | 37 | Lot 3 | 1,350 |
| 2008-0011507 OR | Parcel 12 | 160 | Lot 4 | 1,250 |

With no discussion from the Commission, Commissioner DeVries moved to adopt the Negative Declaration and approve Lot Line Adjustment #09-536 based on the required findings in the Staff Report and subject to the Conditions of Approval as corrected. With second by Commissioner Culler the motion carried with a **5-0 vote**.

DoP Henriques noted this decision was final unless appealed to the Board of Supervisors within 10 days.

CONDITIONS OF APPROVAL:

1. **Taxes:** Prior to the release of documents for recordation, the applicant shall provide a tax clearance letter stating that all real property taxes for the parcels subject to the lot line adjustment are prepaid. For the purposes of this condition, the amount of property taxes to be paid shall include all real property taxes in arrears, as well as the prepayment of the next installment of all real property taxes due on the subject property. "Next installment due" means the actual, or estimated, as the case may be, year installment due immediately following the date of recordation of the new legal descriptions of the subject properties. The tax clearance letter is valid only from the date of issuance until the next installment due for the payment of real property taxes. [Treasurer, Tax Collector, Planning]
2. **Flood Hazard:** Prior to recordation of the Record of Survey, a note shall be placed on the face of the map which states the following: Lot number(s) 1, 2, 3, and 4 include areas where no base flood elevation has been determined, as designated by FEMA and shown on maps prepared by the National Flood Insurance Program. Access to buildable areas may require traversing environmentally hazardous areas. Further investigation may be required prior to County approval of access, building sites, or new structures. [Planning and Building]
3. **Fire Hazard:** Prior to recordation of the Record of Survey, a note shall be placed on the face of the map which states the following: Lot number(s) 1, 2, 3, and 4 include areas designated to be State Responsibility Areas as shown on maps prepared by San Benito County Planning and Building, January 2008. Source - Fire Severity Zones - Cal Fire - FRAP. Further investigation may be required prior to County approval of access, building sites, or new structures.
4. **Hold Harmless:** The permittee shall defend, indemnify, and hold harmless San Benito County and its agents, officers, and employees from any claim, action, or proceeding against San Benito County or its agents, officers, or employees to attack, set aside, void, or annul the approval of this *Lot Line Adjustment* and applicable proceedings. [Planning]
5. *Prior to the release of recordation documents for this lot line adjustment, the record of survey map shall be signed off first by the County Surveyor. (Public Works)*

CONTINUED ITEM ~ PUBLIC HEARING ITEM

6. **Use Permit No. 891-04 – Annual Review:** The Planning Commission will review a paintball facility and operation including paintball games in ten netted fields, sale of paintball related equipment and clothing, sale of pre-packaged foods, the hours of operations and the months of operations. APPLICANT: Mike & Leticia Montuy LOCATION: 1533 Shore Rd., Hollister. ZONING: Agricultural Productive ENVIRONMENTAL REVIEW: Mitigated Negative Declaration. Planner: *Byron Turner* (bturner@planning.co.san-benito.ca.us)

ADoP provided status update. On January 20, 2010, the Planning Commission directed Staff and the applicant to return with a compliance report for Use Permit #891-04. Upon a recent inspection, Staff found that trees have been planted and an irrigation system was in place. The netting and other temporary items appeared to be partially dismantled. The applicant is working with Public Works to comply with the Conditions of Approval 11 & 12.

The Commissioners asked to have Public Works speak regarding Conditions #11 & #12.

PWE Art Bliss stated that he had spoken with applicant regarding encroachment permit and found that compaction of the driveway has been done. These conditions are being delayed because of weather conditions.

There was a lengthy discussion regarding the netting placement being all the way down or partially down. Also, the number of trees and what type of trees and, when would the facility be allowed to open.

Chair Scattini opened the Public Comment.

Matt Kelley – Engineer – Mr. Kelley handed out a letter from his Office and a letter from Earth Systems Pacific. (On file with permanent copy at Building & Planning Office.) Kelley Engineering was hired to engineer the driveway and Earth Systems for compaction.

Mike Montuy – Applicant – Explained that the first trees planted died because of lack of water. He explained that he has planted 25 new willow trees with an irrigation system. He also asked Planning Commission consideration regarding the netting and the way it has been stored on the poles in the off-season.

There being no further public comment, Chair Scattini closed the public comment period.

ADoP Turner then asked the Commission further direction. Would they like to bring back for further review, schedule for revocation or allow Public Works to make opening date decision.

PWE Bliss stated that he would like to review the letters handed out by Matt Kelley and contact the Fire Marshall regarding adequate road conditions.

After a lengthy discussion regarding the placements of netting, holding fast to the conditions of approval and road conditions, it was suggested that possibly lowering the netting to two (2) feet off the ground would suffice. The applicant stated that two feet off the ground would be a good compromise.

The Planning Commission agreed that this would be a good compromise and directed to bring this Use Permit back for its yearly review in January, 2011.

Chairman Scattini then asked for a 5 minute break at 6:55 p.m.
Chairman Scattini called the meeting back to order at 7:05 p.m.

PUBLIC HEARING ITEM ~ COMMISSION ACTION

7. **Minor Subdivision No. 1221-08** REQUEST: The applicant proposes to subdivide an 18.12 acre parcel into 3 new parcels. APPLICANT/OWNER: Allan Nicholson. LOCATION: Cannon Road, Aromas, CA. ZONING: Agricultural Productive (AP). ENVIRONMENTAL EVALUATION: Mitigated Negative Declaration. PLANNER: *Michael Krausie* (mkrausie@planning.co.san-benito.ca.us)

ADoP Turner asked that this project be continued to the April 7, 2010 Planning Commission meeting. The purpose of this request is to allow additional time for staff to work with the Board of Supervisors in order to ensure that all requirements listed in Ordinance 766, the County's Inclusionary Housing Ordinance, are being met.

There being no Commission discussion or Public Comment, Commissioner DeVries moved to continue Minor Subdivision No.1221-08 to the April 7, 2010 Planning Commission meeting. With a second by Commissioner Culler the motion carried with a **5-0 Vote**.

8. **Zone Change No. 08-158:** OWNER/APPLICANT: Sally Haydon LOCATION: 4000 San Felipe Road, Hollister REQUEST: Applicant is requesting a Zone Change from Agricultural Productive (AP) to Commercial Thoroughfare (C-1) ZONING: Agricultural Productive (AP) ENVIRONMENTAL EVALUATION: Mitigated Negative Declaration. PLANNER: *Lisette Knight* (lknight@planning.co.san-benito.ca.us)

SP Knight asked that Item #8 and #9 be heard at the same time. Permission was granted by the Planning Commission.

9. **General Plan Amendment No. 08-34:** OWNER/APPLICANT: Sally Haydon LOCATION: 4000 San Felipe Road, Hollister REQUEST: Applicant is requesting a General Plan Amendment from Agricultural Productive (AP) to Commercial Thoroughfare (C-1) GENERAL PLAN DESIGNATION: Agricultural Productive (AP) ENVIRONMENTAL EVALUATION: Mitigated Negative Declaration. PLANNER: *Lisette Knight* (lknight@planning.co.san-benito.ca.us)

Project Description: The Applicant is requesting a Zone Change and General Plan Amendment for a 51.21 acre parcel. Parcel number 014-090-043 is owned by Sally Haydon, and is currently zoned Agricultural Productive (AP) with an Agricultural Productive (AP) General Plan designation. The property owner is requesting to change her current Zoning and General Plan designation from Agricultural Productive (AP) to Commercial Thoroughfare (C-1)

SP Knight presented the Staff Report with a power point summary. (Power point presentation attached to permanent copy in the Building and Planning Department.)

After a discussion regarding approved projects, commercial thoroughfare and flood plain, Chairman Scattini opened the Public Comment period.

Robert Brians – Hollister – Mr. Brians spoke regarding the history of development in this area and past flea markets held at this site. He stated that agricultural area should remain as such.

Janet Brians – Hollister – Ms. Brians spoke regarding the past light pollution and asked for regulation of such. She also expressed her concern with the traffic increase.

Sally Haydon – Applicant – Stated that she is using vegetation to control weeds and uses no pesticides. She has put all her money into this park. At this time no one will give a loan until the parcel is designated commercial. She feels that her property is closer to 800 feet from the 156 /San Felipe intersection rather than the specified 1300 feet. All her lenders and investors are in full support of what she wants to accomplish on this site. Ms. Haydon addressed the flea market issue and the light pollution issue stating that the events were not conducted according to the agreement and that light in question has not been on since she was made aware of the problem.

Beth Haydon – Applicant’s daughter - Ms. Haydon stated that her mother has been building this park since 1990. She is not trying to create a nuisance, but wants to create a place for young people to go.

Daisy Jackson – Hollister - Supports the project and would like to know what is required, what is the time line and what are the conditions?

SP Knight stated that conditions are part of the use permit and it is up to the applicant to complete all the conditions in order to open the park.

There being no further public comment, Chairman Scattini closed the Public Comment.

Commissioner DeVries expressed his concern regarding establishing a commercial zone that far off the 156 corridor.

Then there ensued a discussion regarding the General Plan update and the economic study. DoP Henriques explained that the economic consultant is studying viable commercial locations for the General Plan update. The Board of Supervisors has also directed Staff to continue project processing while the update is underway.

Commissioner Culler questioned the mitigation measure for the Monterey Bay Air Pollution Control Board regarding the Leed certification. SP Knight stated she would be glad to provide a workshop on this sometime in the near future.

There being no further discussion Commissioner Bettencourt moved to approve the attached Resolution No. 2010-03 making certain findings and recommending to the Board of Supervisors adoption of the Mitigated Negative Declaration, the Mitigation Monitoring and Reporting Program and approval of Zone change No. 08-158 and General Plan Amendment No. 08-34, based on the findings and conditions of approval contained in the staff report and Resolution 2010-03. With a second by Commissioner Culler, the motion carried with a **4-1 vote**. Commissioner DeVries voting no.

DoP Henriques noted this decision was a recommendation to the Board of Supervisors who will be holding a hearing on these matters.

Standard Conditions:

1. **Hold Harmless:** Upon written notice by the County, the permittee shall defend, indemnify and hold harmless San Benito County and its agents, officers and employees from any claim, action or proceeding against San Benito County or its agents, officers or employees to attack, set aside, void or annul the approval of this Zone Change and General Plan Amendment and any applicable proceedings. San Benito County reserves the right to prepare its own defense. [Planning]
2. **Notice of Determination (Fish & Game Fees):** The applicant/developer/owner shall file the Notice of Determination, provided by the County Planning Department, with the County Clerk within five (5) days of approval of the Zone Change Resolution. Department of Fish and Game fee (\$2,060.25 – Fish & Game Code section 711.4(d)) must be submitted with the filing. A copy of the filed notice shall be submitted to the County Planning Department. Should the Notice not be filed and the fee not paid within five (5) days, the application is subject to action described in Public Resource Code section 21167 and the project is not operative, vested, or final until the Notice is filed and the fee is paid (Public Resources Code section 21089(b)). [Planning]
3. **C-District Review:** Prior to any use beyond what is currently permitted on-site through approved Use Permits (including traffic restrictions), the applicant shall apply for a C-District Review application. The Planning Commission shall receive, investigate and review every application for a proposed use which is listed as a permitted or conditional use in the C-1 district. The use shall not occur on-site until approved by the Planning Commission and all conditions of approval have been met. [Section 25.15.002, San Benito County Code] [Planning]
4. **Compliance Documentation:** The applicant shall submit a summary response in writing to these Conditions of Approval documenting compliance with each condition, including dates of compliance and referencing documents or other evidence of compliance. [Planning]

Planning Conditions:

5. **Mitigation Monitoring:** Prior to final approval, the applicant/owner, County Counsel and the Planning Director shall sign the Mitigation Monitoring Program form(s).
6. **Sign Ordinance:** Any existing or future signs shall comply fully with the County's Sign Ordinance. [Planning]

Mitigation Measures:

7. **Landscaping:** Prior to commercial operation on the property, the property owner shall submit 5 copies of a landscaping plan to the Planning Department for consideration and approval. This landscaping plan shall establish a 15 foot landscaping buffer zone between the property and the surrounding properties. This buffer zone shall be landscaped with native plantings and be maintained as long as the property remains as commercial zoning. This landscaping plan shall be approved by the County Planning Department and put into place prior to any commercial operation on the property. For the portion of the property that is along Santa Ana Creek, the

landscaping buffer zone will be in addition of the Conservation Easement required by Mitigation Measure 4. The landscaping buffer shall act as a visual screen for surrounding properties and a protection buffer for the neighboring farmlands from dust. [MM #1]

- 8. Lighting:** Prior to commercial operation on the property and prior to obtaining any building permit and as part of all Commercial District Review application submittals; the property owner shall submit an exterior lighting plan for any new development. The lighting plan shall comply with Chapter 19.31 of the San Benito County Code for Zone 2 lighting requirements. As part of each submittal, the owner shall provide the existing lumen output along with the additional lumen output created by the proposed use. The lighting plan shall also indicate all fixtures to be used, their lumen output and energy efficiency. The lighting plan shall also display how the proposed lighting will fully control of-site glare to surrounding properties. For each lighting plan 5 copies shall be submitted along with all supporting evidence to the Planning Department, where it can be reviewed and approved. No commercial operation shall occur on the property until all approved lighting is in place and inspected by the County Planning and Building Departments. In the event that the County Code changes, the property will still be subject to the same or more stringent code requirements, to ensure that light pollution does not occur over the long term. [MM #2]
- 9. New Construction:** All future construction on this property shall meet the guidelines of the Leadership in Energy and Environmental Design for New Construction. Each new building will be required to be, at minimum LEED certified. This compliance shall be indicated on all building plans and shall be approved prior to issuance of building permit and be part of the overall inspection process. A copy of all LEED certificates will be provided to the Planning Department. A restrictive covenant on this parcel shall be recorded to ensure that this requirement is enforced in perpetuity. This covenant shall be approved by the Planning Department prior to recording. Recordation of this document shall occur before the submittal and review and any C-District Review application. [MM #3]
- 10. Conservation Easement:** Prior to commercial operation on the property and prior to obtaining any building permit and prior to review of any Commercial District Review application, the property owner/applicant shall record a conservation easement to place a 150 foot buffer along the entire portion of the property line that is shared with the Santa Ana Creek for the continued use and protection of habitat. The conservation easement will be recorded and maintained in perpetuity and will restrict any building or public use within the recorded area. The easement will be pre-approved by the Planning Director prior to recordation. [MM #4]
- 11. Habitat Fee:** Prior to commercial operation on the property and prior to obtaining any building permit and part of the development determination of any Commercial District Review application, the applicant/owner shall pay their portion of the Habitat fee as stated in San Benito County Ordinance 541. The total sum of the Habitat Conservation fee will be based on the current land that has been converted from raw land to a commercial use. The amount of acreage shall be determined by a licensed land survey Engineer. [MM #5]

12. Low Impact Development: The property shall incorporate Low Impact Development (LID) practices to keep the impacts of runoff (existing and future) conditions at less than significant levels. Low impact Development is an alternative land planning and design strategy which minimizes the water quality impacts of development by preserving or reproducing the natural hydraulic function of the landscape as much as possible. These LID practices shall be implemented in all future project proposals (C-District Review) and shall be pre approved by the County Planning and Public Works Departments as well as the Regional Water Quality Control Board and the Department of Fish and Game. [MM #6]

13. Cultural Resources: Any property owner who, at anytime in the preparation for or process of excavation or otherwise disturbing the ground, discovers and any human remains of any age, or any artifact or other evidence of an archeological site, shall:

1. Cease and desist from further excavation and disturbances within two hundred feet of the discovery or in any nearby area reasonably suspected to overlie adjacent remains.
2. Arrange for staking completely around the area of discovery by visible stakes no more than ten feet apart, forming a circle having a radius of no less than one hundred feet from the point of discovery; provided, however, that such staking need not take place on adjoining property unless the owner of the adjoining property authorizes such staking. Said staking shall not include flags or other devices which may attract vandals
3. Notify the sheriff-coroner of the discovery if human and-or questionable remains have been discovered. The Planning Department Director shall also be notified.

Subject to the legal process, grant all duly authorized representatives of the coroner and the Planning Department Director permission to enter onto the property and to take all actions consistent with Chapter 19.05 of the San Benito County Code and consistent with Section 7050.5 of the Health and Human Safety Code and Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code. [MM #7]

14. Hollister Airport: The property shall follow all regulation as set forth in the Hollister Municipal Airport Land Use Plan. All applications for C-District Reviews or Condition Use Permits on this property shall be reviewed by the County's Airport Land Use Commission for compatibility prior to being deemed complete. [MM #8]

15. Stormwater Management: Any new development placed on the property or proposed shall utilize the Stormwater Management and Improvement Plan for the Santa Ana Creek and San Felipe Lake Area prepared by Schaaf & Wheeler in July 1999. [MM #9]

16. Noise: The following decibel levels shall apply for this property at the respective times – 7am to 7pm the decibel levels shall not exceed 65. From 7pm to 10pm the decibel levels shall not exceed 55. From 10pm to 7am the decibel levels shall not exceed 45. Decibel levels shall be measured at the property boundaries. [MM #10]

17. Security and Safety Plan: Prior to the Construction or operation of any commercial use on this property, a security and fire safety plan will be submitted to the Planning Department for review and approval by the County Fire and County Sheriff Departments. Three copies of each plan will be submitted and will provide long-term safety and security measures for the property. This plan will be inspected on a yearly basis for continued compliance and potential amendment. [MM #11]

18. Traffic: The property shall not exceed the 287 Actual Daily Trips (ADT) threshold indicated by Higgins and Associates in their November 21, 1997 and August 19, 2003 letters, until a C-District review or Conditional Use Permit application is approved for this property with an approved updated traffic report. [MM #12]

19. Mitigation Compliance: All previous Mitigation Measures imposed on this property shall continue to be met. [MM #13]

Other Conditions:

20. Pesticide Safety: As part of the submittal process for all C-District Reviews (including Administrative reviews) the owner/applicant will submit a best management practices and safety plan to the County Planning Department, to ensure that during construction **and operation**, residential pesticides from past farming practices are managed. This plan will be reviewed and approved by the County Environmental Health Department and the Department of Toxic Substances Control. This requirement will cease after pesticides are no longer used after a period of 5 years. Should pesticides be used continually on the property, then this condition will continue to apply.

Chairman Scattini then called for a 5 minute break at 8:00 p.m.
Chairman Scattini called the meeting to order at 8:10 p.m.

DISCUSSION ITEM

10. DRAFT Habitat Conservation Plan Feasibility Report (*continued from 2-17-10*)
PLANNER: **Laura Hall** (lhall@planning.co.san-benito.ca.us)

AP Hall noted a change on the first page, second paragraph of the staff report that changed the date from March 17, 2010 to February 17, 2010. AP Hall also handed out a revised colored map of the proposed Habitat Conservation Plan covered is in the North County. Victoria Harris of TRA was then introduced and was made available for questions. A power point presentation was then shown. (Copy is attached to permanent file at the Building and Planning Department.) During the presentation there was a great deal of questions from the Planning Commission followed by answers from Victoria Harris.

Chairman Scattini opened the Public Comment.

Scott Fuller – San Juan Oaks – After you pay your fee, you still need to do further studies. He handed out a paper on Conservation Banking. (A copy is part of the permanent file.) He noted that mitigation banks as opposed to a HCP are an option. A HCP takes years to put into place and mitigation banks can be run by the County.

Ms. Harris responded that special studies would depend on the species and unique situations. If salvage is required a take permit would be required. Regarding mitigation banks, they do not allow for take permits. Also, developers in other areas are asking for HCP's.

Mr. Fuller urged the Commission to look at mitigation banks.

Jim West – Granite Rock – Noted he has been involved in other HCP plans. If the County has a HCP plan, it will help developers. Individual projects that do not have creatures, will not need a take permit. Unique development, such as quarries, will still need to do their own plan. This is not necessarily good for quarries.

Ms. Harris responded that when you put together a HCP you specify certain covered activities.

Mr. West stated that it would cost the County too much to put Granite Rock in their HCP.

There being no further public comment, Chairman Scattini closed the public comment period.

There was a great deal of discussion regarding the pros and cons of developing a Habitat Conservation Plan vs. developing a mitigation bank.

Ms. Harris recommended that Staff talk to Fish & Wildlife if they wish to pursue the mitigation bank option.

Staff stated that they would consider all that was discussed and would like to be back at the April 7, 2010 meeting with further recommendations the Planning Commission covered.

11. Preliminary Allocations – Family Exemptions *(continued from 2-17-10)*
PLANNER: *Lisette Knight* (lknight@planning.co.san-benito.ca.us)

SP Knight reported that on February 17, 2010 Planning Staff discussed with the Planning Commission discrepancies in the Growth Management Ordinance regarding family exemptions. The Commission directed Planning Staff and County Counsel to discuss the possibility of amending the Ordinance and what CEQA review might be triggered as a result of that amendment.

SP Knight stated the Commission can change the wording to read **Family Member** instead of **Owner** fairly easily and swiftly. However, other changes would require development of a negative declaration. She requested time to look further into the Growth Management Ordinance and bring back additional recommendations at a later meeting.

After a brief discussion, Commissioner DeVries moved to bring recommended changes to the Growth Management Ordinance back at the May 19, 2010 meeting. With a second by Commissioner Machado, the motion carried with a **5-0 vote**.

12. Commissioner Announcements/Reports/Discussions

Chairman Scattini asked if the agenda could be less lengthy or if an agenda was long could Staff state the approximate time it would take to hear each item.

SP Knight recommended that the Project Summary could include the time or that we could notify the Planning Commission in advance through e-mailing items of controversy on an agenda.

Commissioner DeVries mentioned that the Wendell Chambers project is an outstanding proposed development and anyone who has not seen it should go take a look.

ADJOURNMENT

There being no further Commissioner announcements/reports or discussion, Chair Scattini asked for a motion of adjournment. Commissioner Bettencourt moved for adjournment. Commissioner Machado offered a second to the motion which carried with a **vote of 5-0**. Adjournment at 9:15 p.m. to April 17, 2010.

Minutes prepared by:
Janet Somavia
Planning Commission Clerk

Attest:
Art Henriques
Director of Planning