

SAN BENITO COUNTY PLANNING COMMISSION

June 16, 2010

Minutes

COMMISSIONERS: Richard Bettencourt; Gordon Machado; and Robert Scattini

LATE: Jeff Culler – arrived at 6:31 PM

ABSENT: Dan DeVries

STAFF: Interim Director of Planning (IDoP) Cathy Woodbury; Assistant County Counsel (ACC) Barbara Thompson; Public Works Capital Improvements Manager Adam Goldstone; Public Works Management Analyst Mike Hodges; Public Works Engineer Art Bliss; and Clerk Trish Maderis.

Chair Scattini called the meeting to order at 6:00 PM as he led the pledge of allegiance to the flag. Clerk Maderis reported Commissioner Culler advised he would be late and Commissioner DeVries reported he would be absent.

DIRECTOR'S REPORT

IDoP Woodbury advised the Commission the Leal Use Permit appeal would be on the June 22nd Board agenda and steps were being taken to remedy problems on the project site.

IDoP Woodbury also suggested two workshops for the July 7th meeting to discuss the proposed Transfer of Development Credits Ordinance and the proposed Affordable Housing Ordinance.

IDoP Woodbury detailed a tentative schedule of upcoming meetings stating July 21st a comment hearing for the Solargen Energy draft EIR is being developed and August 18th would be dedicated to the Santana Ranch project.

Chair Scattini asked the status of the combined City/County Planning Commission meeting. IDoP Woodbury advised the schedule was still being coordinated and an update would be provided on July 7th. Commissioner Machado stated he felt a special meeting may be in order with no projects on the Agenda.

Commissioner Bettencourt requested the Solargen draft EIR document be provided to the Commissioners as early as possible due to its size.

PUBLIC COMMENT

Chair Scattini opened the Public Comment period. Richard Saxe, member of the TDC Advisory Committee requested the Commission agendaize a workshop to discuss the proposed Transfer of Development Credits Ordinance. Mr. Saxe advised a presentation was recently given to the General Plan Advisory Committee (GPAC) and Hugh Bikle would provide a PowerPoint presentation to the Commission and public. Mr. Saxe also requested a public hearing on the proposed TDC Ordinance be scheduled for August 4th.

Commissioner Machado advised he had the opportunity to view the GPAC presentation on CMAP and felt it was an ideal time to bring the workshop forward. Ray Pierce also offered some brief information on the City's TDC element to the Commission.

With no other speakers, Chair Scattini closed the Public Comment period.

CONSENT AGENDA

1. Acknowledge Public Hearing Notice
2. Acknowledge Certificate of Posting

Commissioner Bettencourt requested Consent Agenda Item #3/June 2, 2010 minutes be pulled for corrections. Commissioner Machado moved to approve Consent Agenda Items No. 1 and 2; Commissioner Bettencourt offered a second to the motion which passed 3-2, Commissioners Culler and DeVries were absent.

CONSENT AGENDA

3. Minutes of June 2, 2010

Commissioner Bettencourt requested the acreage size on Page 3 of 9 be corrected to 100,000. Counsel and the Commission were in agreement on the corrected size. Commissioner Bettencourt then moved to adopt the Minutes of June 2, 2010 as corrected, Commissioner Machado offered a second to the motion which passed 3-2, Commissioners Culler and DeVries were absent.

PUBLIC HEARING:

4. **CAPITAL IMPROVEMENT PROJECTS** APPLICANT: San Benito County. LOCATION: Countywide. REQUEST: Adopt Resolution No. 2010-08, a recommendation to the Board of Supervisors to find the Capital Improvement Projects consistent with the General Plan. ENVIRONMENTAL EVALUATION: Various Determinations. Project By: San Benito County Public Works.

Adam Goldstone of the Public Works Department presented the staff report requesting the Commission find that the proposed list of Capital Improvement Projects for Fiscal Year 2010-2011 was consistent with the County's General Plan.

Commissioner Scattini asked about the dollar amounts for the projects. PWM Goldstone advised that the figures may be revised or adjusted before the presentation to the Board of Supervisors. PWM Goldstone added that there were various sources of funding and not all projects were funded by the County.

Commissioner Machado expressed his concern that tobacco funds were used for non-health related projects. PWM Goldstone advised that minimal tobacco funds would be used on some projects.

Chair Scattini opened the Public Hearing.

Bill Pedrazzi, 2200 Santa Rosa Drive, Hollister addressed the Commission stating he hoped the Santa Rosa Drive project moved forward.

Al Zuniga requested a copy of the Capital Improvement Project list which was provided by Clerk Maderis.

With no other speakers, the Public Hearing was closed. Chair Scattini asked when the item would be presented to the Board. PWM Goldstone advised the Board would be provided an informational staff report on June 22nd and decisions would be made during hearings in August.

NOTE: Commission Culler arrived at 6:31 PM

After some discussion, Commissioner Bettencourt moved to adopt Resolution No. 2010-08 and recommend approval to the Board of Supervisors that the Planning Commission finds the list of projects proposed for the Fiscal Year 2010-2011 Capital Improvement Program is consistent with and helps to implement the objectives and goals of San Benito County's General Plan. Commissioner Machado offered a second to the motion which passed 3-1-1; Commissioner Culler abstained as he was not present for the entire public hearing and presentation and Commissioner DeVries was absent.

5. NOTICE IS HEREBY GIVEN that the San Benito County Planning Commission will hold a public hearing to consider RESOLUTION NO. 2010-07, A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING THE ADOPTION OF THE SAN BENITO COUNTY PARKS & RECREATION FACILITIES MASTER PLAN. APPLICANT: San Benito County. LOCATION: San Benito County. REQUEST: Staff is recommending that the Planning Commission recommend the adoption of the San Benito County Parks & Recreation Facilities Master Plan to satisfy Policy 47 of the Open Space and Conservation Element to develop a County-wide parks master plan. ENVIRONMENTAL EVALUATION: Initial Study/Negative Declaration.

Public Works Management Analyst Mike Hodges introduced the project to the Commission. PWMA Hodges also advised several members of the Parks and Recreation Commission were in attendance to answer questions from the Commission.

Don Kelley, Parks and Recreation Commission Chair addressed the Commission advising the Master Plan was developed to cover all aspects of recreation for San Benito County, not just sports. Mr. Kelley explained the Commission worked on the Plan for almost a year and the plan considers conservation, green technology and other city and county successes into their development plan. Mr. Kelley added the Master Plan was developed in the best interest of the County and encourages partnership support and economic growth.

The Commission expressed their appreciation and complimented the Parks & Recreation Commission for their dedication and hard work on a well put together plan.

After some discussion, Chair Scattini opened the Public Hearing.

Jerry Muenzer addressed the Commission stating he felt it was up to the Planning Commission to keep projects brought before them consistent with the Parks Master Plan.

With no other speakers, Chair Scattini closed the Public Hearing. Commissioner Machado moved to adopt Resolution No. 2010-07 with Attachments A and B contained in the staff report and recommend to the Board of Supervisors the adoption of the Parks and Recreation Facilities Master Plan, Commissioner Bettencourt offered a second to the motion which passed 4-0-1, Commissioner DeVries was absent.

DISCUSSION ITEM

6. Commissioner Announcements/Reports/Discussions

Commissioner Bettencourt directed staff to place the proposed Transfer of Development Credits Ordinance workshop on the regular agenda for July 7th.

ADJOURNMENT

With no further business, Commissioner Machado moved for adjournment, Commissioner Culler offered a second to the motion and the meeting was adjourned at 6:57 PM.

Minutes prepared by:
Trish Vieira-Maderis
Planning Commission Clerk