

SAN BENITO COUNTY PLANNING COMMISSION HOLLISTER PLANNING COMMISSION SPECIAL JOINT MEETING September 8, 2010 ~ Minutes

COUNTY COMMISSIONERS: Richard Bettencourt; Jeff Culler;
Gordon Machado; and Robert Scattini
ABSENT: Dan DeVries

CITY COMMISSIONERS: Gabriel Torres; Chris Alvarez; David Huboi;
Helen Ross
ABSENT: Charles Scott

COUNTY STAFF: Director of Planning (DoP) Gary Armstrong; Assistant Director of Planning (ADoP) Byron Turner; Assistant County Counsel (ACC) Barbara Thompson; Deputy County Counsel (DCC) Shirley Murphy; Public Works Engineer (PWE) Art Bliss and Clerk Trish Maderis.

CITY STAFF: Development Services Director Bill Avera; Planning Manager Mary Paxton

Chair Scattini called the meeting to order at 6:03 PM as he led the pledge of allegiance to the flag. Clerk Maderis noted County Commissioner DeVries and City Commissioner Scott absent.

Chair Scattini acknowledged the Certificate of Agenda posting.

PUBLIC COMMENT:

Chair Scattini opened the Public Comment period. With no one wishing to address the Commission on items not appearing on the Agenda, Chair Scattini closed the Public Comment period.

SPECIAL AGENDA:

The County Commissioners and City Commissioners will discuss topics of mutual interest.

- County staff report on General Plan Update

ADoP Turner provided a report on the County's General Plan Update currently in progress along with power point slides. ADoP Turner explained Phase I was completed in 2008, Phase II commenced in 2009 and the Update is expected to be complete in the Spring of 2012.

ADoP Turner also reported on the Consultant and General Plan Advisory Committee (GPAC) roles, the Planning Commission and Board of Supervisor participation and other agencies involved in the process.

DSD Avera addressed the Commissions describing the City's process for their 2005 General Plan Update and recommended the County pay particular attention to the implementation plans that follow the Update.

Commissioner Bettencourt asked if the City had much public participation which DSD Avera stated they did not. Commissioner Machado he has always been concerned with state mandates on housing requirements and wondered if the City would be willing to work with the County on shared services such as sewer and water.

DSD Avera noted the rural areas at the southern end of the city were viable for high density housing and city services are sometimes provided outside the city limits through the LAFCo process.

Commissioner Huboi stated the City's General Plan Update process stated with a 'Vision' and a critique of their existing General Plan. Commissioner Huboi added that the City does not have an inclusionary housing program. Commissioner Bettencourt added the County has very little commercial development.

DSD Avera stated the City's General Plan created non-conforming uses and that the City and County were very different. DSD Avera added the City and County regularly communicate as part of the process for the Housing Elements for both jurisdictions.

Jim West, Vice-Chair for GPAC addressed the Commissions stating the goal was for a balanced community with jobs and housing, noting the County has the advantages of highways and interchanges which are suitable for commercial development.

DoP Armstrong requested Nancy Martin, Director of EDD to address the Commissions. Ms. Martin reported EDD continues to work on airport business development and re-location of companies to Hollister. She also stated revenue streams and job opportunities are being pursued.

Chair Scattini asked the status of the proposed equestrian center in the County jurisdiction. ACC Thompson reported the project was close to be circulated for comments.

After some brief discussion, DSD Avera thanked the County for hosting the joint meeting. The two Commissions concurred future joint meetings would be beneficial and informative.

ADJOURNMENT:

With no further business, the Special Joint meeting was adjourned at 6:59 PM.

Minutes prepared by:
Trish Vieira-Maderis
SBC Planning Commission Clerk