



SAN BENITO COUNTY PLANNING COMMISSION

Jeff Culler
District 1
Vice-Chair

Dan DeVries
District 2

Pat Loe
District 3

Ray Pierce
District 4
Chair

Robert Rodriguez
District 5

County Administration Building – Board of Supervisor Chambers, 481 Fourth Street, Hollister, California

MAY 18, 2016 **REGULAR MEETING MINUTES**

COMMISSIONERS:

PRESENT: Ray Pierce, Dan De Vries, Jeff Culler, Pat Loe, Robert Rodriguez

ABSENT: None.

STAFF: Assistant Director of Planning (ADoP) Byron Turner, AP Michael Krausie, AP Shandell Clark, AP Michael Kelly, ACC Barbara Thompson, Contract Attorney Nadia Costa

6:08 PM ~ CALL TO ORDER

- Pledge of Allegiance
- Roll Noted ~ Commissioners present noted by Clerk

Chair Pierce called the special meeting to order at 6:05 p.m., noted roll, and led the chamber in the Pledge of Allegiance.

PUBLIC COMMENT

Chair Pierce invited public comment on items other than those on the agenda, and then closed public comment after none was offered.

CONSENT AGENDA

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

Commissioner Loe moved to approve the Consent Agenda, and Vice Chair Culler seconded the motion. The motion was approved 5-0.

PUBLIC HEARING ITEM

3. Minor Subdivision 1238-16, OWNER/APPLICANT: Panoche Valley Solar LLC. LOCATION: Little Panoche Road and Yturriarte Roads, Paicines, CA 95043 (APN's 026-310-005 & 006; 027-260-005; 027-270-007 & 012; 027-280-004; 027-290-002). REQUEST: Applicant is proposing to establish 4 parcels for the purpose of property boundary clarification and dedication for conversation lands. GENERAL PLAN DESIGNATION: Agriculture ZONING: Agricultural Rangeland (AR). ENVIRONMENTAL EVALUATION: Supplemental Environmental Impact Report (EIR) PLANNER: Robert Rivera (rrivera@cosb.us)

ADoP Byron Turner introduced and described the item. ADoP Turner recommended approval of this item.

Chair Pierce opened public comment. As no public comment was offered, Chair Pierce closed public comment.

Vice Chair Culler moved to approve this item, with the findings set forth in the staff report, and subject to the conditions of approval contained within the staff report. Commissioner Loe seconded the motion. The motion passed 5-0.

4. MINOR SUBDIVISION 1234-15 OWNER/APPLICANT: Tim Johnson LOCATION: 216 Enterprise Road (APN 020290043). REQUEST: The project applicant proposes to subdivide one 11.01 acre parcel, into two 8.13 and 2.88 acre parcels, respectively. No improvements are proposed as a part of this application. As described by the applicant, the subdivision is for the purpose of clarifying ownership. GENERAL PLAN DESIGNATION: Residential Mixed (RM) ZONING: R1. ENVIRONMENTAL EVALUATION: ISMND. PLANNER: Michael Krausie (mkrausie@cosb.us)

Associate Planner Michael Krausie introduced and described this item. AP Krausie recommended approval of this item.

Chair Pierce opened public comment, and the following person(s) addressed the Commission:

- Ms. Anne Hall, San Benito County Engineering, speaking on behalf of the applicant.

As there were no further speakers, Chair Pierce closed public comment.

Commissioner De Vries made a motion to approve this item, as set forth in the staff report, with a modification to condition 14. Condition 14 should be changed to state that “prior to the recordation of the parcel map, the applicant shall enter into a deferred improvement agreement with the county for the following roadway improvements”, and the rest of the paragraph reads as so stated. Commissioner De Vries included adoption of the mitigated negative declaration and the mitigation monitoring and reporting program in his motion to approve.

Commissioner Rodriguez seconded the motion. The motion passed 5-0.

5. TSM 14-91, Sunnyside Estates: OWNER/APPLICANT: John Brigantino, et al. LOCATION: Corner of Southside Road and Hospital Road, Hollister, CA (APN’s 020-280-022, 020-280-041, 020-280-043, and 020-320-007). REQUEST: The applicant proposes subdivision into 200 residential lots, ranging in size from 5,000 sq. ft. to approximately 13,000 sq. ft. (average 5,800 sq. ft.) as part of the Sunnyside Estates project. GENERAL PLAN DESIGNATION: Residential Mixed (RM) ZONING: Single-Family Residential (R1). ENVIRONMENTAL EVALUATION: Environmental Impact Report (EIR) PLANNER: Byron Turner (bturner@cosb.us)

ADoP Byron Turner turned this matter over to Mr. Jasch Janowicz, Rincon Consultants, the planning consultant hired by the County for this project. Mr. Janowicz introduced and described this item. Mr. Janowicz gave a slideshow presentation to highlight his description of this item.

ADoP Turner requested the Commission refer to Condition #9A and 9B, the two itemized conditions listed under Condition #9. Item “9A” is the original condition, and item “9B” is the applicant-requested condition. Planner Turner requested that, as staff has no objection to applicant-requested condition item “9B”, to please strike condition item “9A” in favor of condition item “9B” under Condition #9.

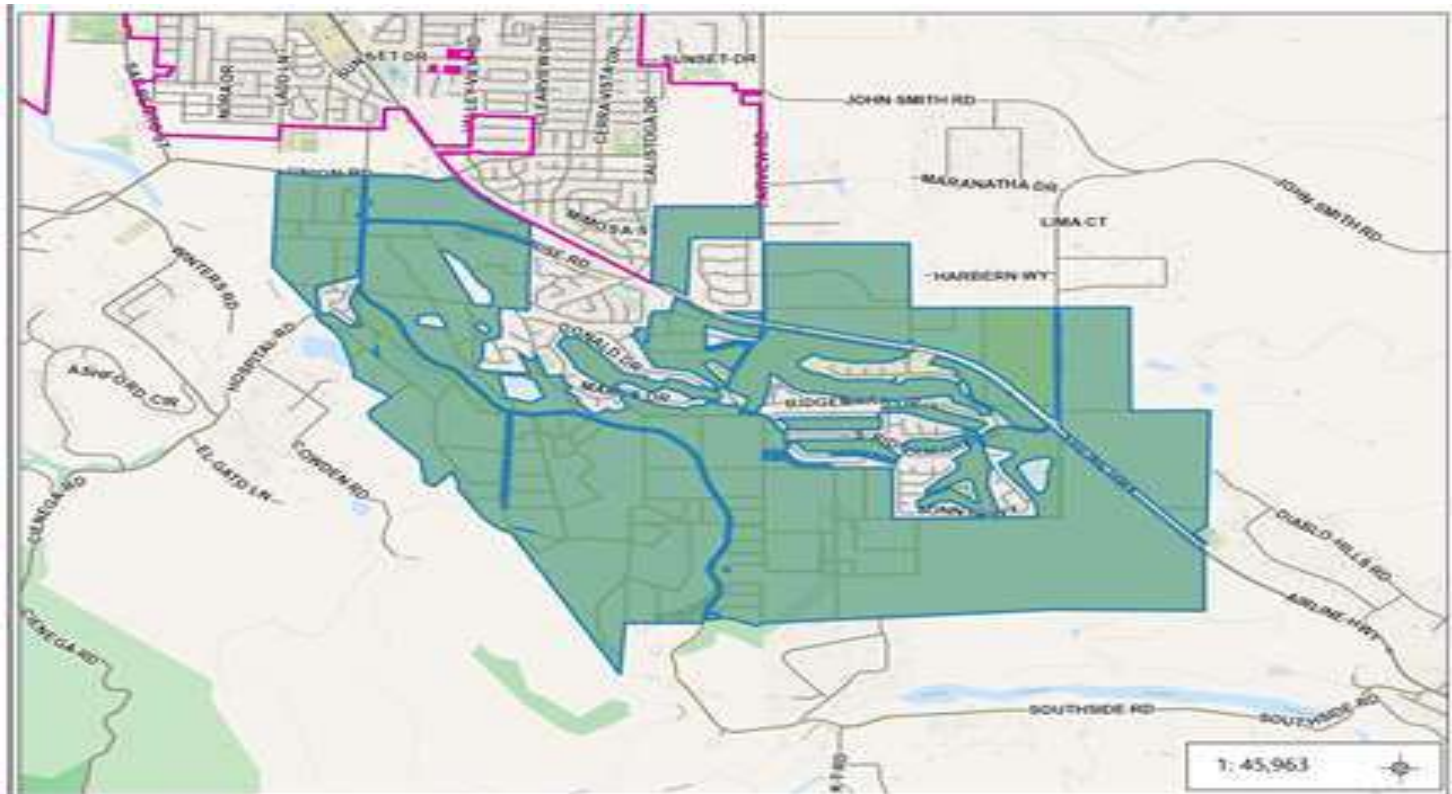
Chair Pierce opened public comment, and the following person(s) addressed the Commission:

- Ms. Valerie Egland, resident of San Juan Bautista, REACH and San Benito Foundation.
- Mr. John Brigantino.

As there were no further speakers, Chair Pierce closed public comment.

Chair Rodriguez made a motion to approve this item, with all the findings and conditions set forth, including the striking of Condition #9A in favor of Condition #9B. Commissioner De Vries seconded the motion. The motion passed 5-0.

6. GENERAL PLAN AMENDMENT 16-50: APPLICANT: County of San Benito. LOCATION: Vicinity of Southside Road as shown below:



REQUEST/RECOMMENDATION: The County Resource Management Agency requests that the Planning Commission consider and adopt a Resolution recommending that the Board of Supervisors approve General Plan Amendment 16-50, establishing the Southside Road area as a New Community Study Area, as defined in the Land Use Element of the San Benito County General Plan. **GENERAL PLAN DESIGNATION:** Multiple. **ZONING:** Multiple. **ENVIRONMENTAL EVALUATION:** San Benito County 2035 General Plan Update (GPA 09-42) Final Revised Environmental Impact Report.

Chair Pierce opened public comment, and the following person(s) addressed the Commission:

- Mr. Geary Coats, spokesperson for the Ad Hoc committee.
- Mr. Chris Garwood, Pacific Union Land Company.
- Mr. Todd Deutscher.
- Mr. John Miguel, speaking on behalf of Tony Limos.
- Mr. Jack Frusetta.

As there were no further speakers, Chair Pierce closed public comment.

Commissioner De Vries presented a recap of the last Planning Commission meeting on May 11, 2016, and he also summarized the results of the Ad Hoc committee meeting on May 12, 2016.

Chair Pierce stated that, when he looks at the map, all he sees is a forced moratorium due to the scope of this project. Vice Chair Pierce is concerned about the lack of interconnectivity with the surrounding schools and parks, and he feels the developers are responsible for coming up with a viable interconnectivity plan, rather than a mere workaround.

Chair Pierce recalled Mr. Coats, Mr. Garwood, and Mr. Deutscher to address the interconnectivity issues with the schools, parks, traffic, fire station, and various infrastructure needs.

Chair Pierce once again reopened public comment, and the following person(s) addressed the Commission:

- Mr. Peter Hellman, representing Roberts Ranch.

As there were no further speakers, Chair Pierce closed public comment.

Chair Pierce called for a recess.

The meeting was called back to order, and Mr. Coats addressed the Commission. Mr. Coats stated the developer's goal is to now review a matrix that includes the existing goals and objectives that are set forth for each one of the categories that the Ad Hoc committee had mentioned. As they review the matrix on a regional project by project basis, they will assess each of the proposed projects for status and compliance. Once status and compliance are determined, they can then present an accurate timeline to the Commission. The developers will present the Commission with a monthly project update, and they will meet with staff in the interim. The full timeline will be presented at the next Planning Commission meeting once they have performed the matrix scenario. These monthly reports can be presented to the Board of Supervisors. Their goal is efficiency and accuracy. The developers would like to know if the projects that are there are allowed to proceed through their normal entitlement steps?

Commissioner Loe and Ms. Costa stated that if staff allows these projects to move forward, it is at risk to the applicants in case something would happen that might change CEQA. If we get ninety days down the road and there are still some of these issues flushed out there, the application at that time might be held up until the Commission gets a final decision. Vice Chair Pierce asked if any of the applicants would like to state their concerns with this possibility on the record. The following person(s) addressed the Commission:

- Mr. Todd Deutscher

No other developers had concerns to address with this matter.

Commissioner Loe made a motion to continue General Plan Amendment 16-50 to the next Planning Commission meeting on June 15, 2016 at 6:00 p.m. Commissioner Culler seconded the motion. The motion passed 5-0.

DISCUSSION ITEMS

7. NOVUS AGENDA SYSTEM

ADoP Byron Turner summarized the purpose of the electronic NOVUS Agenda System, and provided an update as to the status of the NOVUS roll-out. Chair Pierce, Vice Chair Culler, and Commissioners

Loe and Rodriguez are against an electronic submission system for the Planning Commission packets. Commissioner De Vries is neutral. The packets are now available for viewing on NOVUS. At this time, they will continue to provide hard copy until tablets have been provided to the Commissioners.

8. UPDATE OF THE RULES FOR IMPLEMENTATION OF THE CEQA GUIDELINES

ADoP Byron Turner and AP Shandell Clark apprised the Commission of the status of the updates pertaining to the rules for implementation of the CEQA Guidelines.

ADJOURNMENT:

Chair Pierce moved to adjourn the meeting, and Commissioner Rodriguez seconded the motion. The motion passed 5-0. The meeting adjourned at 7:55 p.m.

Minutes prepared by:

Amy O'Brien, Office Assistant, Public Works

ADJOURN TO JUNE 15, 2016 @ 6:00 P.M.