



SAN BENITO COUNTY PLANNING COMMISSION

Vice-Chair
Robert J
Rodriguez II
District No. 1

Richard
Way
District No. 2

Robert
Scagliotti
District No. 3

Chair Robert
Gibson
District No. 4

G.W. Devon Pack
District No. 5

*County Administration Building - Board of Supervisors Chambers, 481 Fourth Street, Hollister,
California*

REGULAR MEETING AGENDA October 20, 2021 6:00 PM

6 P.M. ~ CALL TO ORDER

This meeting was called to order at 6:00 p.m. by Chair Commissioner Robert Gibson. Five Commissioners were present, Chair Robert Gibson, Vice Chair Robert Rodriguez II, Robert Scagliotti, G.W. Devon Pack, and new District No. 2 Commissioner Richard Way. County staff members present included County Counsel Joel Ellinwood, Principal Planner Taven Kinison-Brown, Senior Planner Arielle Goodspeed, Assistant Director of Building and Planning Robin Bolster-Grant, Office Assistant II Dana Serpa-Ostojka, and Associate Planner Michael Kelly.

1. NOTICE OF TEMPORARY PROCEDURES FOR PLANNING COMMISSION MEETINGS

Pursuant to California Governor Gavin Newsom's [Executive Order N-29-20](#) issued on March 17, 2020, relating to the convening of public meetings in response to the COVID-19 pandemic, members of the County Planning Commission are allowed to attend the meeting via teleconference and to participate in the meeting to the same extent as if they were present.

The October 20, 2021, Planning Commission meeting can be accessed in the following methods:

A. Public in-person attendance at the Board of
Supervisors Chambers: 481 4th St, Hollister, CA,
95023.

For the safety of public and County employees, all attendees must comply with the June 15, 2021, or any subsequently issued, California Department of Public Health face covering requirements, found at:
<https://www.cdph.ca.gov/Programs/CID/DCDC/Pages/COVID->

19/guidance-for-face-coverings.aspx

- **Unvaccinated Members of the Public:** Masks are required for unvaccinated individuals. If you are exempt from the CDPH face-covering guidance (above) and are not fully vaccinated, you must wear a face shield which will be provided to attend the meeting. If you cannot, or choose not to, wear a face covering or face shield, you may participate in the meeting by Zoom.
- **Fully Vaccinated Members of the Public.** Masks are not required for fully vaccinated individuals.
- **All attendees must comply with any other rules, procedures or instructions announced by the Chair.**

B. Through Zoom(<https://zoom.us/join>)on your web-browser or the Zoom app on your tablet or smartphone using the meetings Webinar ID and Password:

Webinar ID: 829 7318 2685

Password: 377378

1. Select **“JOIN A MEETING”**
2. The participant will be prompted to enter the **Webinar ID and Password listed above.**
3. The participant can launch audio through their computer or set it up through the phone.
4. **Public Comment:** Select the **“Participants Tab”** and click **“Raise hand”** icon, and the Zoom facilitator will unmute you when your turn arrives.

C. Zoom Audio Only (phone): If you are calling in as audio-only, please dial **US: +1 669 900 6833 or +1 408 638 0968 or +1 346 248 7799 or +1 253 215 8782 or +1 301 715 8592 or +1 312 626 6799 or +1 646 876 9923**

- It will ask you to enter the **Webinar ID** listed above followed by the **“#” key (pound key)**, then enter the **Password** also listed above.
- It will then ask for a **Participant ID**, press the **“#” key** (pound key) to continue. Once inside the meeting you will automatically be placed on mute.
- **Public Comment:** If you are using a phone, please press **“*9” (star-nine)** to raise your hand, and the Zoom facilitator will unmute you when your turn arrives.

D. Remote live stream on CMAP, YouTube and the County’s Social Media Page (if available for that specific meeting):

- **San Benito County Facebook Page:**
<https://www.facebook.com/sbccalifornia>

- **Community Media Access Page(CMAP) YouTube:**
https://www.youtube.com/channel/UCLj3iW3_dsDzbYqnY1KdCvA.

E. Written Comments & Email Public Comment: Members of the public may submit comments via email by 5:00 PM on the Tuesday prior to the Planning Commission meeting to the Resource Management Agency at sbcplan@cosb.us. Regardless of whether the matter is on the agenda, every effort will be made to provide Planning Commission members with your comments before the agenda item is heard.

F. Public Comment Guidelines:

- The San Benito County Planning Commission welcomes your comments.
- If participating on Zoom, once you are selected you will hear that you have been unmuted: At this time, state your first name, last name, and county you reside in for the record.
- Each individual speaker will be limited to a presentation total of three (3) minutes.
- Please keep your comments, brief, to the point, and do not repeat prior testimony, so that as many people as possible can be heard. **Your cooperation is appreciated.**

FAILURE TO COMPLY WITH THE ABOVE GUIDELINES:

- 1) The individual will be asked to leave the Board Chambers.***
- 2) The Chair will call a recess of the Planning Commission Meeting.***
- 3) If the recess does not result in the individual complying, or if the individual does not leave the meeting, the Planning Commission may close the meeting to the public and resume the meeting exclusively through Zoom and phone-in participation.***

If you have any questions, please contact the Resource Management Agency at (831) 637-5313 or at sbcplan@cosb.us.

Office Assistant II Dana Serpa-Ostojka, provided instructions on how to access the Planning Commission meeting and make a public comment through Zoom.
As well as instructions on how to participate in person in the chambers.

PLEDGE OF ALLEGIANCE

Chair Commissioner Robert Gibson led the meeting into the pledge of allegiance.

ROLL CALL

Five Commissioners were present and in chambers.

DEPARTMENT ANNOUNCEMENTS

Principle Planner Taven Kinison-Brown introduced new District No. 2 Planning Commissioner Richard Way. Principle Planner Taven Kinison-Brown also gave a brief introduction and some background information on New Planning Commissioner Richard Way.

PUBLIC COMMENT

No public comment via Zoom or in the gallery.

CONSENT AGENDA

For the record the vote for consent Agenda was 4-0, Commissioner Richard Way had not yet been sworn in.

MOTION:

Motion to consent
agenda:

Made by **G.W. Devon Pack** and seconded by **Robert J. Rodriguez II**

Passed 4 - 0

For (4):

Against (0):

Ayes: Gibson, Pack, Rodriguez II, Scagliotti

2. Acknowledgment of Certificate of Posting

3. Acknowledgment of Public Hearing

ADOPTION OF ACTION MINUTES

4. Draft Meeting Minutes from September 15, 2021

For the record the vote to approve draft meeting minutes from September 15, 2021 was 4-0, Commissioner Richard Way had not participated in the actions of September 15, 2021.

MOTION:

Motion to approve draft meeting minutes
from September 15, 2021:

Made by **G.W. Devon Pack** and seconded by **Robert J. Rodriguez II**

Passed 4 - 0

For (4):

Against (0):

Ayes: Gibson, Pack, Rodriguez II, Scagliotti

REGULAR AGENDA

District No. 2 Planning Commissioner Richard Way was sworn in by Assistant County Clerk Francisco Diaz.

Chair Commissioner Robert Gibson recused himself from participating in the regular agenda Item #5, Architectural Review for The Promontory at Ridgemark, because he currently resides across the street from the location of the project. Chair Commissioner Robert Gibson appointed Vice Chair Robert Rodriguez II to take his seat as Chair for Item #5.

5. Architectural Review For The Promontory at Ridgemark

Principle Planner Taven Kinison-Browngave a PowerPoint Presentation and staff recommendation to approve PLN210046-Architectural Review for the Promontory at Ridgemark as presented.

Commissioner G.W Pack asked a series of questions about the three different architectural designs and there similarities and also what differed.

Talli Robinson Project Manager for Century Homes introduced herself and her team for this project.

No public comment via Zoom or in Chambers.

Motion approved 5-0.

MOTION:

Motion to approve Architectural Review for The Promontory at Ridgemark:

Made by **Robert Scagliotti** and seconded by **G.W. Devon Pack**

Passed 5 - 0

For (5):

Against (0):

Ayes: Gibson, Pack, Way, Rodriguez II, Scagliotti

PUBLIC HEARING

6. PLN200045 (Villa/Stoney Farms Cannabis Cultivation Use Permit)

APPLICANT/OWNER: Ivan Villa. LOCATION: 1180 Riverside Road, opposite San Benito River from Hollister west city limit. APN: 021-050-028. REQUEST: To operate a cannabis cultivation facility with 6 to 10 employees in a new 4,600-square-foot building plus an approximately 1,500-square-foot office building, in addition to an approximately 4,000-square-foot residence, driveway access, grading and drainage improvements, and utilities and service systems. GENERAL PLAN LAND USE DESIGNATION: Agriculture (A). ZONING DISTRICT: Agricultural Productive (AP). ENVIRONMENTAL REVIEW: Initial Study/Mitigated Negative Declaration.

PLANNER: Michael Kelly (mkelly@cosb.us)

Planning staff requests continuation of this agenda item to the regular Planning Commission meeting of December 15, 2021.

Associate Planner Michael Kelly briefly gave a update and brief description on project PLN210045-Villa/Stoney Farms Cannabis Cultivation Use Permit. Associate Planner Michael Kelly then asked for a continuance until a date certain of December 15, 2021 Planning Commission meeting.

Mike Pivetti, 1090 Riverside Road, has no problem with the project except he is very concerned about the road impact. Getting in and out of Riverside Road is a nightmare and thinks it will be extremely dangerous to add more traffic to that road especially a commercial project. Pivetti was also happy to hear that crime is being looked at because he has been a victim of theft living on Riverside Road.

Allison Walter, 991 Riverside Road, along with her neighbor Mike Pivetti, Allison Walter is

concerned with the dangerous conditions of Riverside Road and the theft issues they are already having because of the lack of law enforcement patrolling that area.

Chair Commissioner Robert Gibson let the property owners on Riverside Road and the Planning Commission know that if this project is approved the Sheriff's Office has already agreed to have more deputies on patrol just for that specific reason.

Motion for continuance passed 5-0.

Item was rescheduled for the Regular Planning Commission Meeting of December 15, 2021.

MOTION:

Motion to continue to December 15, 2021:

Made by **G.W. Devon Pack** and seconded by **Richard Way**

Passed 5 - 0

For (5):

Against (0):

Ayes: Gibson, Pack, Way, Rodriguez II, Scagliotti

COMMISSIONER ANNOUNCEMENTS

Commissioner Richard Way gave a summary of his trip to the California County Planning Commissioners Association Conference in Eureka, CA.

Commissioner Robert Scagliotti voiced his concerns about the water issue and where all these new projects and developments are going to get their water from. He also stated that maybe the developers should dig some new wells because this drought is far from being over.

ADJOURN

Meeting adjourned at 6:56pm.

Motion to adjourn 5-0.

MOTION:

Motion to adjourn: Made by **G.W. Devon Pack** and seconded by **Robert Scagliotti**

Passed 5 - 0

For (5):

Against (0):

Ayes: Gibson, Pack, Way, Rodriguez II, Scagliotti