



# SAN BENITO COUNTY PLANNING COMMISSION

Eduardo Navarro  
District No. 1

Valerie Egland  
District No. 2

Robert Eggers  
District No. 3

Robert Gibson  
District No. 4

Robert Rodriguez  
District No. 5

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

## REGULAR MEETING MINUTES

**May 15, 2019**

**6:00 PM**

**6:02 PM ~ CALL TO ORDER**

### PLEDGE OF ALLEGIANCE

#### ROLL CALL

*All Commissioners Present: Chair Robert J. Rodriguez, Vice-Chair Valerie Egland, Robert Gibson, Eduardo Navarro, Robert Eggers.*

*Staff Present: Principal Planner, Taven M. Kinison Brown; Permit Technician, Rosie Habing, Assistant County Counsel, Joel Ellinwood, Deputy County Counsel Michael Ziman, Associate Planner Michael Kelly, Assistant Planners Richard Felsing and Arielle Goodspeed, and Darryl Boyd, Contract Planner.*

### PLANNING COMMISSIONER ANNOUNCEMENTS

*None*

### DEPARTMENT ANNOUNCEMENTS

*None*

### PUBLIC COMMENT

*None*

### CONSENT AGENDA

Acknowledgement of public hearing

Acknowledgement of certificate of posting

*The Commission acknowledged the certificate of posting and public hearing.*

Adoption of Action Minutes - *No meeting minutes were presented.*

The following projects were consent agenda items because they were considered routine and were adopted by one motion on a unanimous (5-0) vote. There was no separate discussion of these items.

1. CC190001 Certificate of Compliance, 8061 Fairview Road, Resolution 2019-05
2. PLN190001 Minor Subdivision, 201 Tortola Way, Resolution 2019-06
3. PLN180030 Use Permit, 2015 School Road, Resolution 2019-07

## **PUBLIC HEARING**

### **4. PLN190010 Use Permit, Van Dam, 11736 Cienega Road.**

Assistant Planner Richard Felsing presented the staff report, recommendations, and PowerPoint slides. Owner and Applicant Troy Van Dam followed with a brief presentation outlining plans for the proposed wine tasting room. General discussion among Commissioners followed. Approval with unanimous vote (5-0) Resolution 2019-08.

### **5. UP1168-17 Use Permit, Swank Farms, 4751 Pacheco Pass Hwy.**

Assistant Planner Richard Felsing presented the staff report, recommendations, and PowerPoint slides. Owners/Applicants Dick and Bonnie Swank followed with a presentation characterizing the agritourism project's expected shape and broader purpose. Comments in support were provided by approximately eight to ten current and former employees or associates of Swank Farms. Neighbors Rich & Liz Hunter, and son, each expressed concerns that an expanded tourist attraction would have a substantial adverse effect on the family home immediately adjacent, and would permanently alter the rural character of the area.

General discussion among Commissioners followed, each/many recognizing the challenge of capitalizing on County's agricultural economy without diminishing the rural character of the area that draws visitors. Approval with unanimous vote (5-0) Resolution 2019-09.

- 6. PLN180024-ZA (Zoning Code Amendment)**
- 7. PLN180024-ZC1 "Betabel" (Zone Change)**
- 8. PLN180024-ZC2 "SR129/Searle Road" (Zone Change)**
- 9. PLN180024-ZC3 "Rocks Ranch" (Zone Change)**
- 10. PLN180024-GPA "Livestock 101" (General Plan Amendment)**
- 11. PLN180024-ZC4 "Livestock 101" (Zone Change)**

Principal Planner Darryl Boyd presented the staff report, recommendations and PowerPoint slides for each of the six Regional Commercial nodes agenda items. There were numerous public speakers providing a considerable amount of testimony for and against the projects, in particular the proposed C-3 Zoning Code Amendment. Most of the concerns expressed in opposition were regarding the conversion of agricultural land, loss of open space and scenic corridor, increase traffic, noise, lighting, inadequate water supply and insufficient environmental review. The primary

comments in support of the project were that it conforms to and implements the goals and policies of the 2035 General Plan.

General discussion among the Commissioners followed the close of the public hearing. The Planning Commission considered each agenda item separately and took a vote on each item. The Commission approved all items unanimously (5-0) with a recommendation to the Board of Supervisors for approval of each item as transmitted with the adoption of Resolution 2019-10, as amended to include a Commission recommendation for the preparation of a fiscal impact analysis as part of the Master Planning process.

## **12. Hemp Regulations (County Code 7.04)**

County Counsel Barbara Thompson and Principal Planner Taven Kinison Brown presented the staff report and recommendations. There were four public speakers providing testimony generally in support of the proposed code amendments. There was discussion among the Commissioners and staff regarding particular specific draft ordinance provisions regarding operations requirements and setbacks. The Commission voted unanimously (5-0) to adopt Resolution 2019-11 to recommend approval to the Board of Supervisors.

## **13. Cannabis and Hemp Regulations (County Code Chapter 19.43 and Section 25.07.005)**

County Counsel Barbara Thompson presented the staff report and recommendations. There was one public speaker in support of the proposed code amendment. The Commission voted unanimously (5-0) to adopt Resolution 2019-12 to recommend approval to the Board of Supervisors.

## **ADJOURN**

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*Minutes prepared by Assistant Planner Richard Felsing and Principal Planner Darryl Boyd and reviewed by Principal Planner Taven M. Kinison Brown*