



## SAN BENITO COUNTY PLANNING COMMISSION

Eduardo Navarro  
District No.1

Valerie Eglund  
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 AGENDA December 18, 2019 6:00 PM

**6:00 PM ~ CALL TO ORDER**

#### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL**

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

*Staff Present: Principal Planner, Taven M. Kinison Brown; Staff Services Specialist, Linda Young; Associate Planner Michael Kelly; Assistant Planner Arielle Goodspeed; Code Enforcement Officer II, S. Ted Lopez*

#### **PLANNING COMMISSION ANNOUNCEMENTS DEPARTMENT**

*None*

#### **DEPARTMENT ANNOUNCEMENTS**

- Principal Planner Taven Kinison Brown announced two new staff members with RMA; Staff Services Specialist, Linda Young; Code Enforcement Officer Ted Lopez*
- Inter-agency review committee will be convening on 12/19/19- with staff and land use agencies to discuss project or issues coming together in San Benito County such as 149 Unit Subdivision on 50 acres on Enterprise Road,*
- The Suncoast Organic Bakery regarding the Use Permit and formalizing their operations,*
- The need to convene an ad-hoc committee for scenic corridor development standards for General Plan Implementation. Assembly of the committee to include a Planning Commissioner, rural community member, RMA Director, Caltrans, and a Planner. Principal Planner Taven Kinison Brown announced he is looking for a volunteer as the planning commissioner – Commissioner Valerie Eglund volunteered.*

## PUBLIC COMMENT

*No comment, Public Comment closed.*

## CONSENT AGENDA

- Acknowledgement of public hearing
- Acknowledgement of certificate of posting
- Adoption of Action Minutes
  - Draft Meeting Minutes from May 2019
  - Draft Meeting Minutes from November 2019

*The Commission acknowledged the certificate of posting and public hearing and adoption of action minutes was motioned to accept minutes by Commissioner Eggers and Commissioner Gibson seconded the motion and it was carried 5-0.*

## REGULAR AGENDA PUBLIC

### HEARING

3. **PLN180004. Use Permit and Grading Permit; REQUEST: Construction of assisted care facility.** Owner: Moonflower Company LLC. APPLICANT: Nader Javid. LOCATION: 3586 Airline Highway. REQUEST: Construction of assisted care facility for 195 senior adults in 173 rooms with 30 daily employees in three 10-employee shifts in building space of approximately 136,000 ft<sup>2</sup>, following demolition of existing residence and outbuildings with removal of 17 trees, with realignment and extension of existing driveway, retaining wall along loop drive, earthmoving of 18,700 yd<sup>3</sup> cut material and 7,100 yd<sup>3</sup> fill, 141 new trees, sewer lift station and force wastewater main, and storm water drainage. GENERAL PLAN DESIGNATION: Residential Mixed (RM). ZONING DISTRICT: Residential Multiple (RM). ENVIRONMENTAL REVIEW: Initial Study/Mitigated Negative Declaration.  
**Planner: Michael Kelly**

*Michael Kelly presented a PowerPoint Presentation and gave the updated approximate building space of 119,360 ft<sup>2</sup>, changes in the design of the project, and the updated cosmetic look. Comments from public agencies were mentioned and how they were addressed in the report and Mr. Kelly provided a copy of the revision to the resolution.*

*Taven Kinison Brown summarized the environmental document provided by Michael Kelly indicating the changes announced as well as potential less than significant impacts.*

*Michael Kelly recommended approval with modifications to the resolution and further recommended that the commission adopt the resolution as modified.*

*Commissioner Eglund asked about park facilities for on-site residents and Taven Kinison Brown stated the applicant will be able to speak to that and pointed out the interior courtyard and the road surrounding the building will be available.*

*Applicant's Engineer Matt Kelly highlighted on the changes to the plans previously presented and commented on the traffic impact, and concerns.*

*The Public Comment period was opened:*

*Citizen Marie Mota spoke on her concerns to protect her land and traffic issues. She wanted it noted she objects to the colors and is requesting to have them changed to more earth tones.*

*The Public Comment period was closed.*

*Commissioner Valerie Eglund made a motion to accept. Robert Gibson seconded the motion and it was carried 5-0.*

4. **PLN180035 (Use Permit): OWNER: Sunnyslope Christian Center Assembly of God.** APPLICANT: Mike Zangara. LOCATION: 1520 Sunnyslope Road. REQUEST: Construction of a 12,437-ft<sup>2</sup> church sanctuary building and a 12,827-ft<sup>2</sup> parking area (with new site total 187 parking spaces) on the northern portion of a 4-acre site currently including an existing church and related support buildings, with use shifting toward the new sanctuary, plus grading of approximately 350 to 400 cubic yards across approximately 1 acre and widening/improvement of Sunnyslope Road frontage to City of Hollister standards and new underground utilities to connect with Sunnyslope County Water District water services and the City of Hollister wastewater services. **Planner: Michael Kelly**

*Michael Kelly presented a PowerPoint Presentation and gave an overview of the location of the new building and additional parking.*

*Taven Kinison Brown indicated they have not heard from neighbors, and improvement on the frontage and right-of-way, spoke on possible funds through PG&E (Rule 20).*

*Project Engineer Allen Andrade spoke on behalf of applicant regarding the full frontage improvements, taking on responsibility of widening the area with the condition that the county takes on the overhead of the utility lines which can happen at any time.*

*The Public Comment period was opened:*

*Citizen Michael Fry (Head Deacon) spoke on the history of Sunnyslope Christian Center and the support it provides to the community.*

*The Public Comment period was closed*

*Commissioner Valeri Eglund commented on the knowledge of the County Savings Program with PG&E for removing poles and converting to underground. Indicated that in the circumstances of good service to the community it is worth investigating the funding for this project.*

*Taven Kinison Brown commented on the possible funds available to assist with funding for the pole updates.*

*Commissioner Robert Gibson made a motion to accept resolution 2019-Next with amending Condition 14 for the widening and improvements, Robert Eggers seconded the motion and was carried 5-0.*

*(January 8, 2020: The final wording of the Planning Commission for amended Condition #14 in the Resolution {as captured and fleshed out by staff} is as follows:*

*14. Road Dedication and Improvement: The project shall dedicate, widen, and improve the frontage of Sunnyslope Road to the full 42-foot half-street section from the right-of-way centerline to include sidewalk, curb, gutter, landscaping, and undergrounding of overhead utilities by the following steps:*

*a. Prior to final building occupancy of the sanctuary, the applicant shall complete this dedication of Sunnyslope Road right-of-way **and** shall complete the interim striping scheme along existing Sunnyslope Road surface as presented by the applicant to the County Planning Commission on December 18, 2019.*

*b. Prior to final building occupancy of the sanctuary, the applicant shall enter into a deferred improvement agreement to install curb, gutter, and sidewalk improvements in a transition from the existing curb at 32' from centerline west of the project to the existing curb at 20' from centerline east of the project to the satisfaction of the City Engineer and County Engineer at such time the County coordinates the removal of the utility poles that currently prohibit the widening (by means potentially including the County obtaining Pacific Gas and Electric Rule 20 funds). ~~Said deferred improvement shall connect from the existing curb and gutter that are currently constructed west of the project frontage at 32 feet from the right-of-way centerline to maintain this same width along the entire property frontage to satisfy the ultimate 42-foot half-street section build-out of Sunnyslope Road. [Public Works, City of Hollister Development Services, Planning Commission]]~~*

- 5. PLN190027 (Zone Change and Use Permit):** OWNER: EH Ridgemark Family LP. APPLICANT: Geary Coats, Coats Consulting. LOCATION: 151 Ridgemark Drive, approximately 800 feet south of Airline Highway. APN: 020-30-042. REQUEST: Construction of a second phase of the 151 Ridgemark

Drive commercial development (first phase currently unconstructed) to add 9,990 square feet of building and 178 parking spaces plus 87 overflow golf parking spaces, with a zoning map amendment to rezone approximately two acres from Single-Family Residential (R1) to Neighborhood Commercial (C2). GENERAL PLAN DESIGNATION: Residential Mixed (RM)/Commercial Neighborhood (CN). ZONING DISTRICT: Single-Family Residential (R1). ENVIRONMENTAL REVIEW: Addendum to San Benito County 2035 General Plan Update Environmental Impact Report. **Planner: Michael Kelly**

*Michael Kelly presented a PowerPoint Presentation and gave a comparison of the previous and current plans. A Zone change is being requested for the use of land that was not part of the original plan.*

*Commissioner Valarie Egland asked why the zoning request was not requested during Phase 1.*

*Applicant Geary Coats spoke and stated no one was in favor of previous plans due to the view of the parking lot and also indicated they were under the assumption the zone was all commercial.*

*The Public Comment period was opened:*

*No comments*

*The Public Comment period was closed*

*Commissioner Robert Gibson made a motion to adopt the addendum to the San Benito County 2035 General Plan and to adopt a resolution to PLN130027 and conditional approval, Eduardo Navarro seconded the motion and it was carried 5-0*

6. Receive a Presentation from **Stephen Blum**, President of Tellus Venture Associates regarding the Broadband Consortium.

*Stephen Blum presented a PowerPoint Presentation on Broadband speeds with a map of San Benito County and the different speeds throughout the county. Indicated they grade all counties with SBC grading an F, recommends to start building a base with plans, funds, and partners to start implementing new requirements to start planning now and not in the future.*

*Commissioner Robert Gibson thanked Stephen Blum for the presentation and indicated he would like San Benito County to start getting involved by planning now instead of the future to improve the quality of life for our residents.*

*Commissioner Valerie Egland asked what it would take to take the first steps.*

*Stephen Blum responded stating the first steps would be to encourage local business, institutes, and agencies to insist on*

*the best and start thinking as broadband as a utility when development is planned and when expansions are requested. Add Broadband to the check list.*

*The Public Comment period was opened:*

*Citizen John Freeman spoke to encourage planning to implement updates for business developments to improve Broadband in the county.*

**7. Discussion of Planning Division Staffing and General Plan Implementation**

*Taven Kinison Brown spoke regarding a year's previous request to approve the hiring of two senior planners on staff and not consultants to assist the County with General Plan Implementation. Materials included a list of General Plan Implementation measures along with a 2015 letter addressed to the Board from the 2035 General Plan consultant recommending a prioritized schedule for new Implementation ordinances.*

*Commissioner Robert Gibson stated he would like to see and hear updates to make sure plan stays on track. Zoning needs to be in compliance with the general plan and it is in the best interest of the county to see that it is done sooner than later. Will need RMA office and director to assist in getting CAO office.*

*Principal Planner Taven Kinison Brown stated that a previous recruitment effort for a Senior Planner was unsuccessful as the County did not have a competitive the pay rate to attract qualified staff.*

*Commissioner Robert Eggers motions to close the meeting Valerie Eglund second the motion and was carried 5-0*

**ADJOURN 8:54 PM**

**NOTE:** A copy of this Agenda is published on the County's Web site by the Friday preceding each Commission meeting and may be viewed at [www.cosb.us](http://www.cosb.us). All proposed agenda items with supportive documents are available for viewing at the San Benito County Administration Building, 481 Fourth Street, Hollister, CA between the hours of 8:00 a.m. & 5:00 p.m., Monday through Friday (except holidays.) This is the same packet that the Planning Commission reviews and discusses at the Commission meeting. The project planner's name and email address has been added at the end of each project description. As required by Government Code Section 54957.5 any public record distributed to the Planning Commission less than 72 hours prior to this meeting in connection with any agenda item shall be made available for public inspection at the Planning Department, 2301 Technology Parkway, Hollister, CA 95023. Public records distributed during the meeting will be available for public inspection at the meeting if prepared by the County. If the public record is prepared by some other person and distributed at the meeting it will be made available for public inspection following the meeting at the Planning Department.

**APPEAL NOTICE:** Any person aggrieved by the decision of the Planning Commission may appeal the decision within ten (10) calendar days to the Board of Supervisors. The notice of appeal must be in writing and shall set forth specifically wherein the Planning Commission's decision was inappropriate or unjustified. Appeal forms are available from the Clerk of the Board at the San Benito County Administration Office, 481 Fourth Street, Hollister and the San Benito County Planning Department, 2301 Technology Parkway, Hollister.

**NOTE:** In compliance with the Americans with Disabilities Act (ADA) the Board of Supervisors meeting facility is accessible to persons with disabilities. If you need special assistance to participate in this meeting, please contact the Clerk of the Board's office at (831) 636-4000 at least 48 hours before the meeting to enable the County to make reasonable arrangements to ensure accessibility.