



SAN BENITO COUNTY GENERAL PLAN ADVISORY COMMITTEE

Tim Foley Jim West Eric Brunnemann Damon Felice Jessica French Robert Gatto Vicki Montoya Joan Moore Jason Noble Antonio Ortega George Rajkovich David Roemer Jan Saxton Franz Schneider Tom Tobias

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

MINUTES MARCH 18, 2010

PRESENT: Foley, West, Brunnemann, Felice, Gatto, Montoya, Moore, Noble, Rajkovich, Saxton, Schneider, Tobias

ABSENT: French, Ortega, Roemer

STAFF: Director of Planning (DoP) Art Henriques, Assistant Director of Planning (ADoP) Byron Turner, Associate Planner (AP) Michael Kelly, Deputy County Counsel (DCC) Shirley Murphy

The special meeting was called to order at 6:03 p.m. Chair Foley remarked on a need for more public noticing of subcommittee meetings.

DISCUSSION

1. Approval of Minutes

a. January 21, 2010

Ms. Montoya made, and Mr. Tobias seconded, a motion to approve the minutes of January 21, 2010, and the motion passed 12–0.

b. February 24, 2010

Ms. Saxton made a motion, seconded by Mr. Brunnemann and approved 12–0, for Planning Staff to revise a portion of the February 24 minutes to express more of the tone of comments by Larry Mintier at that meeting,

2. Drafting Guiding Principles

Staff distributed a public-comment letter from RRM Design.

Dan Amsden and Jessica Law from the General Plan Update (GPU) consultant Mintier Harnish gave a presentation, speaking of the status of the GPU, including the background report and the search for an environmental consultant. Ms. Saxton requested that the Committee jump to item 3, the subcommittee report. Chair Foley **tabled item 2 in order to proceed to item 3.**

After completing agenda item 3, the Committee returned to item 2. Discussion took place comparing “village” development with “edges of cities” development. Mr. West asked whether villages would use greenbelts, and he and Mr. Brunnemann agreed that edge-of-city development is generally sprawl. Mr. Schneider noted that he thought directing growth toward cities is what had generally been preferred, and Mr. Tobias stated that he thought that directing growth toward cities implied not adding to edges but doing infill.

This was addressed by the Transferable Development Credits (TDC) Committee, Mr. Tobias added. Ms. Saxton remarked that she believed Vision San Benito had done this before. Mr. Tobias stated that the TDC Committee spent two to three years on this question, and he suggested getting Hugh Bikle and the rest of the TDC Committee to a GPAC meeting. Mr. Gatto suggested that the Committee move on from this issue since the policy review subcommittee had just reviewed the Land Use Element and issues of community character. DCC Murphy noted that the subcommittee focused on policies specifically. Ms. Saxton suggested the Committee draw from work that’s already been done. DoP Henriques said Staff could contact Mr. Bikle and bring earlier TDC principles to the Committee. Mr. Tobias suggested that the TDC principles be passed out ahead of time and that Mr. Bikle speak to the Committee to describe how TDC credits were decided. Mr. Brunnemann suggested the TDC principles be posted on the GPU website and that, while guiding principles are “what” questions, the TDC principles are “what and how” questions. Mr. Tobias noted that the TDC Committee can provide input into guiding principles. DoP Henriques suggested a separate GPAC meeting in April specifically for TDC, and the Committee expressed approval, followed by discussion on scheduling that meeting. Ms. Saxton expressed approval of reviewing earlier TDC and Vision San

Benito work, though Mr. Felice added that Vision San Benito has been tasked with going in a different direction, and the Committee should focus away from Vision San Benito at this time. Chair Foley remarked on the many “anguished” hours put into Vision San Benito.

A **motion** was made by Mr. Tobias and seconded by Ms. Saxton to invite the TDC Committee to a special meeting to discuss the process and scope of their work and how it applies to the GPU. Mr. Tobias said that TDC will take time to explain and that the Committee will have many questions. All Committee members said “aye” to the motion, except Mr. Gatto, who said that the Committee was being distracted and that the longer the Committee postpones the harder moving along will be and the more money will be spent. Chair Foley stated that the Committee would be holding a meeting prior to the next scheduled meeting for a more robust package. Mr. Brunnemann said, and Mr. Noble agreed, that receiving more information before making recommendations would be more efficient for the Committee. Mr. Schneider said not to delay but also not to omit policies developed through much thought. Following this discussion, Mr. Gatto changed his vote on the motion to “aye,” and the motion **passed 12-0**.

Under public comment, Jerry Muenzer of Tres Pinos remarked that directing growth toward cities would give the County only two places to direct growth, and he suggested considering the possibility of development like the DMB proposal or development around Tres Pinos. Chair Foley responded that the Committee is discussing village-type development. Muenzer further remarked that Prime Farmland, which the draft principles suggest preserving in favor of city- and village-directed growth, is all over the County and that disputes have taken place over which lands are Prime or not. Mr. Schneider noted that the Committee is wording the principles to be open without allowing do-whatever-you-want activities. DoP Henriques noted that Grade-1 soils and Prime Farmland are different things and that the Agriculture Department can help in this respect.

3. **Report from Policy Review Subcommittee**

As the Land Use Element policy review subcommittee head, Mr. Schneider introduced the results of the meeting, referring to the memo in the agenda packet. Ms. Montoya praised the wording of the suggested policy revisions, and Ms. Saxton expressed appreciation for the subcommittee’s effort, noting that more of this is what is needed from the Committee. Discussion took place on the specific changes suggested by the Committee, on the reasoning for particular changes, on which ideas for changes should be reserved for other Elements’ reviews, on the meaning of “historical agricultural use” (regarding Land Use Element Policy 3), and on allowing commercial uses within cluster developments (regarding Policy 15).

Mr. Schneider moved, and Mr. West seconded, to accept and adopt the report of the subcommittee and their recommendations on the Land Use Element and its goals and policies, with those goals and policies that had no comments to remain the same; the motion passed 12-0.

Richard Bettencourt, under public comment, asked whether the Planning Commission would receive these recommendations and could add or delete recommendations. Chair Foley stated that more could be added, that this is a start, and this won’t come back to the GPAC after the final recommendation is made. DCC Murphy noted that General Plan Update (GPU) actions must be addressed and acted upon by the Planning Commission before the Board of Supervisors act on them.

Sally Haydon (4000 San Felipe Road), under public comment, noted that public policies recommended that growth be directed towards regional transportation corridors like railroads and highways, and she recommended that the airport be recognized as part of that regional transportation network and that, as such, growth should be considered near airports also. She also noted that farming smaller parcels is not economically feasible and that landowners within areas of Prime Farmland be contacted for their input on growth.

DoP Henriques stated that the consultant is recording ideas like these and studying what makes sense for the GPU, and that these issues will be addressed by the background report. Dan Amsden stated that more workshops are to come, one during the alternatives phase and another for the draft plan.

The Committee then **returned to agenda item 2**.

4. **2010 Regular Meeting Schedule**

Ms. Saxton moved to adopt the regular meeting schedule included in the agenda packet, and Ms. Moore seconded. Mr. Gatto declined the June 3 date but agreed with the next, on April 29. The motion passed 11-1. Discussion took place on a meeting for the presentation of TDC principles, and formation of a new policy-review subcommittee was suggested as an activity for that meeting.

The meeting was adjourned at 7:21 p.m.

Minutes prepared by Michael Kelly, Associate Planner. Attest: Art Henriques, Director of Planning.