



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 APRIL 14, 2010

PRESENT: Foley, Brunnemann, Gatto, Moore, Noble, Rajkovich, Saxton, Schneider

ABSENT: West, Felice, French, Montoya, Ortega, Roemer, Tobias

STAFF: 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 p.m.

DISCUSSION

1. Transferable Development Credit Principles Presentation and Information on Vision San Benito

ADoP Turner introduced the item. He noted that the speaker who had planned to discuss the topic, Hugh Bikle, was unable to attend (as Bikle was ill). Turner briefly explained existing County Code's approach to transferable development credits (TDCs), as well as the General Plan's reference to TDCs. Committee members expressed continuing interest in hearing Mr. Bikle speak.

Scott Fuller, representing San Juan Oaks Golf Club, stated under public comment that San Juan Oaks intends to use TDCs in its development. He offered a suggestion for the TDC program: that, while developments should undergo the normal approval process, those developments that receive TDCs should not be required to undergo General Plan amendments (GPAs) and zone changes (ZCs) by virtue of their use of TDCs. GPAs and ZCs reduce developments' value and reduce incentives to use TDCs, he added. He recommended that language be added so that TDCs per se do not trigger GPA and ZC requirements.

Richard Saxe, under public comment, thanked Scott Fuller for his contributions as a member of the development community to the TDC dialogue.

Richard Bettencourt, under public comment, praised the TDC Committee's work and also the GPAC's work, which he noted takes pressure off the Planning Commission.

2. Policy Review Subcommittee Formation for Open Space and Conservation Element and Other Key Elements as Required

Discussion took place on the nature of the policy-review work. Mr. Brunnemann, Ms. Moore, Ms. Saxton, Mr. Schneider, and Mr. Gatto were named to the Open Space and Conservation Element policy review subcommittee, and the absent Mr. West's presence at the subcommittee meetings was recommended. Richard Bettencourt, under public comment, asked whether the GPAC would be viewing habitat conservation plan draft document(s), to which ADoP Turner responded they would not. April 23 at 1:30 p.m. was set as the date for the subcommittee's first meeting. Chair Foley then asked about other Elements for which subcommittees could be formed, and AP Kelly mentioned the Circulation (Transportation) Element. Kelly also mentioned the Scenic Roads and Highways Element, referred to its optional nature and possible absorption into the Circulation Element, to which Chair Foley replied that scenic roads are a resource deserving of a separate Scenic Roads and Highways Element. Mr. Schneider noted the Committee's limited usefulness in contributing to the more technical portions of the General Plan such as the Safety/Seismic Safety Element.

3. Guiding Principles

The agenda packet included a draft Guiding Principles document. Mr. Schneider pointed to a possible conflict between principle 14 (“Locate future growth near existing transportation networks...”) and the concept of village centers in TDCs but overall approved of the draft principles. Mr. Brunnemann expressed interest in seeing corridors to link open spaces and that principles 2 and 5 lacked this concept, which Mr. Schneider suggested making into its own principle. Ms. Saxton suggested an additional principle under the “Transportation and Infrastructure” category to underscore that transportation is more than cars. Mr. Schneider suggested language to illustrate the corridors concept but recommended that the Committee spend as little time this task as possible because the Committee has already completed the vision statement. Mr. Gatto asked to see promotion of clean industry and the cleanup of dirty industry. Mr. Schneider made a **motion**, seconded by Mr. Gatto, to accept these principles as stated. Mr. Gatto further suggested addressing public-property parcels that are “landlocked” by private property and are inaccessible to the public. Mr. Schneider added that to go for a hike requires choosing between walking in a neighborhood and driving 20 miles away, with little opportunity between these two choices. Discussion then took place on how and whether establishing the guiding principles and possibly amending them later might limit the Committee’s future desires or affect the consultant’s contract and project costs.

Under public comment, Barbara Nicoara, identifying herself as a property owner in both the County and in the City of Hollister, spoke on health language that could be made a part of the updated General Plan and stated that today’s population’s health issues necessitate addressing health in planning.

The motion was approved 8–0.

The meeting was adjourned at 6:41 p.m.

Minutes prepared by Michael Kelly, Associate Planner. Attest: Byron Turner, Assistant Director of Planning.