



COUNTY OF SAN BENITO
PLANNING & BUILDING INSPECTION SERVICES

3224 Southside Road
Hollister, CA 95023
e-mail: bcplan@cosb.us

Phone: 831-637-5313
Fax: 831-637-5334

TO: Honorable Board of Supervisors and Members of the Planning Commission
FROM: Planning Department
DATE: April 5, 2011
RE: **Board of Supervisors and Planning Commission Joint Study Session**

Planning is providing the following materials produced by the General Plan Update (GPU) consultant Mintier Harnish for the April 5 joint Board of Supervisors–Planning Commission study session:

- ◆ **PowerPoint presentation.** The content of this presentation reflects the intended course of discussion for the study session and includes all meeting's topics in the order listed on the meeting agenda. The presentation contains a summary of the GPU's status, potential alternatives, guiding documents, planning exercises, and concepts discussed during these exercises. Also included are questions that the Board and Planning Commission are requested to discuss and answer on the alternatives, documents, and concepts.
- ◆ **Draft 2035 Vision and Guiding Principles.**
- ◆ **Alternatives Report.**
- ◆ **Community Workshop #4 Summary.**
- ◆ **GPAC Preferred Policy Alternative.** This is the alternative chosen by the General Plan Advisory Committee at its February 17 meeting. The Board and Planning Commission's feedback is requested, as detailed in the PowerPoint presentation.

The questions for the Board and Commission to discuss are the following:

- ◆ Is the Vision accurate as written or should it be modified?
- ◆ Are the Guiding Principles accurate as written or should they be modified?
- ◆ Should the concept of encouraging/allowing new villages be carried forward in the 2035 General Plan?
- ◆ Should the clustered-residential (PUD zoning) program be continued in the 2035 General Plan?
- ◆ Should County staff and the consultants develop options to make the program a more effective incentive for developers?
- ◆ Are there aspects of the transferable development credits (TDC) program that need to be further addressed in the 2035 General Plan?
- ◆ Do the Commission and Board agree with the overall themes of the GPAC Preferred Policy Alternative?
- ◆ Do the Commission and Board feel the boundaries depicted on the diagram are correct, or should they be modified?
- ◆ Do the Commission and Board feel the location/types of commercial and employment uses depicted on the diagram are correct, or should they be modified?

Please contact Director of Planning Gary Armstrong or Associate Planner Michael Kelly at (831) 637-5313 for questions on these items.