



COUNTY OF SAN BENITO
PLANNING & BUILDING INSPECTION SERVICES

3224 Southside Road
Hollister, CA 95023
e-mail: sbcplan@planning.co.san-benito.ca.us

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

TO: Members of the General Plan Advisory Committee
FROM: Michael Kelly, Associate Planner
DATE: June 2, 2011
RE: **Agenda for June 2 GPAC Meeting**

The June 2 GPAC meeting will involve the below items for review and discussion.

- ◆ **Draft minutes for February 17, 2011, meeting.** These are included in the agenda packet.
- ◆ **Discussion of General Plan Update (GPU) status.** The GPU consultants will provide material and information on this at the meeting.
- ◆ **Board of Supervisors Preferred Policy Alternative direction.** In April, the GPU consultants presented to the Board of Supervisors and Planning Commission the policy alternatives, policy topics, 2035 Vision, and Guiding Principles that the GPAC had earlier reviewed and/or drafted. The resulting direction from the Board is described in the attached "Summary of Board of Supervisors Direction on the Preferred Policy Alternative and Major Policy Considerations." Following the GPAC's discussion of its contents, the summary will be provided to the Board.
- ◆ **Winery/Hospitality overlay.** The Board-direction summary includes a diagram of the Preferred Policy Alternative, which represents input from the Board, GPAC, Planning Commission, Planning staff, and the public. The diagram contains a revised Winery/Hospitality overlay, expanded from its earlier focus on Cienega and San Juan Canyon Roads to include area southwestward toward the county boundary and northeastward beyond Route 25 almost reaching Santa Ana Valley. Planning and the consultant request comments and recommendations the GPAC may have on the overlay, including the revised boundaries and the possible uses it should contain (such as wineries, hotels, or special event areas).
- ◆ **General Plan Land Use Element Policy 31.** The attached letter dated April 20, 2010, was enclosed with the GPAC agenda of April 29, 2010. Planning would like to request discussion and recommendation by the Committee on the topic of the letter, on whether to require General Plan amendment for quarry proposals outside existing designated mineral-resource zones. (In early 2010, prior to the letter's submittal, the policy-review subcommittee reviewed the Land Use Element and did not recommend change to Policy 31 with regard to mineral resources.)