



# SAN BENITO COUNTY PLANNING COMMISSION

Jeff Culler District 1 <b>CHAIR</b>	Dan DeVries District 2 <b>VICE-CHAIR</b>	Richard Vasquez District 3	Ray Pierce District 4	Ignacio Velazquez District 5
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County Administration Building – Board of Supervisor Chambers, 481 Fourth Street, Hollister, California

## ***SPECIAL MEETING AGENDA***

### ***April 13, 2011***

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

- Pledge of Allegiance
- Roll Noted ~ Commissioners present noted by Clerk

#### ***PUBLIC COMMENT***

The San Benito County Planning Commission welcomes you to this meeting and encourages your participation.

- If you wish to speak on a matter which does **NOT** appear on the agenda, you may do so during the Public Comment period at the beginning of the meeting. Please complete a Speaker Card and provide to the Clerk prior to the meeting. Except as otherwise provided by law; no action shall be taken on any item **NOT** appearing on the Agenda or items that have been continued to a future public hearing date. When addressing the Commission, **please state your name for the record**. Please address the Commission as a whole through the Chair. This open forum period is provided to allow members of the public an opportunity to address the Planning Commission on general issues of land use planning and community development. It is not intended for comments on items on the current agenda, any pending items.
- If you wish to speak on an item contained in the Agenda, please complete a Speaker Card identifying the Item(s) and provide it to the Clerk prior to consideration of the item.
- **Each individual speaker will be limited to a three (3) minute presentation**

#### ***CONSENT AGENDA***

- These items will be considered as a whole without discussion unless a particular item is requested by a member of the Commission, Staff or the public to be removed from the Consent Agenda. Approval of a consent item means approval of the recommended action as specified in the Staff Report.
- If any member of the public wishes to comment on a Consent Agenda Item please fill out a speaker card present it to the Clerk prior to consideration of the Consent Agenda and request the item be removed and considered separately.

1. Acknowledge Certificate of Posting

***SPECIAL AGENDA:***

- 2. The following Agenda items were continued from the Special Joint Meeting held April 5, 2011:**
1. Receive an update from staff on the status of the General Plan Update.
  2. Provide direction to staff on the Draft 2035 Vision and Guiding Principles for the General Plan Update.
  3. Discuss and consider the merits of using the following as policy tools for possible inclusion in the updated General Plan:
    - a. Village-concept development.
    - b. Clustered residential development.
    - c. Transferable development credits (TDCs)
  4. Review and provide direction on the General Plan Advisory Committee (GPAC) Preferred Policy Alternative, including approximate land use boundaries and locations for potential commercial uses.
    - a. Staff presentation on the GPAC Preferred Policy Alternative.
    - b. Public comment on the GPAC Preferred Policy Alternative.
    - c. Planning Commission discussion and recommendation to the Board of Supervisors regarding the GPAC Preferred Policy Alternative.

***ADJOURNMENT:***

- 3. Adjourn to the regular meeting on April 20, 2011 @ 6:00 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.san-benito.ca.us/agendas](http://www.san-benito.ca.us/agendas). 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, 3224 Southside Road, 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, 3224 Southside Road, Hollister.

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.