



**SAN BENITO COUNTY  
PLANNING COMMISSION**

<b>Rodney Bianchi</b> District No. 1	<b>Richard Way</b> District No. 2	<b>Robert Scagliotti</b> District No. 3 - Vice-Chair	<b>Robert Gibson</b> District No. 4 - Chair	<b>Celeste Toledo- Bocanegra</b> District No. 5
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*Board of Supervisors Chambers 481 Fourth Street, Hollister, CA 95023*

**PLANNING COMMISSION - REGULAR SESSION-  
JUNE 21, 2023  
6:00 PM**

**NOTICE OF TEMPORARY PROCEDURES FOR PLANNING COMMISSION MEETINGS**

*The meeting will be available through Zoom, YouTube, and Peak Agenda for those who wish to join or require accommodations*

*Members of the public may participate remotely via zoom at the following link <https://zoom.us/join> with the following Webinar ID and Password:*

***Webinar ID: 857 6763 8856  
Webinar Password: 295313***

*Those participating by phone who would like to make a comment can use the “raise hand” feature by dialing “\*9”. In order to receive the full zoom experience, please make sure your application is up to date.*

*Remote zoom participation for members of the public is provided for convenience only. In the event that the zoom connection malfunctions for any reason, the board of supervisors reserves the right to conduct the meeting without remote access.*

**Remote Viewing:**

*Members of the public who wish to watch the meeting can view a livestream of the meeting online through either the:*

**A. Community Media Access Partnership (CMAP) YouTube  
Page: [https://www.youtube.com/channel/UCLj3iW3\\_dsDzbYqnY1KdCvA](https://www.youtube.com/channel/UCLj3iW3_dsDzbYqnY1KdCvA).**

**B. Peak Agenda Page:** [https://cosb.granicus.com/ViewPublisher.php?view\\_id=1](https://cosb.granicus.com/ViewPublisher.php?view_id=1)

## **Written Comments & Email Public Comment**

Members of the public may submit comments via email by 5:00 PM on the Monday prior to Planning Commission meeting to the Resource Management Agency at [sbcplan@cosb.us](mailto:sbcplan@cosb.us).

### **Public Comment Guidelines**

*A. The San Benito County Board of Supervisor's welcomes your comments.*

*B. If participating on Zoom, once you are selected you will hear that you have been unmuted: At this time, please state your first name, last name, and county you reside in for the record.*

*C. Each individual speaker will be limited to a presentation total of three (3) minutes, or such other time as may be designed by the Chair.*

*D. Speakers are encouraged to keep your comments, brief and to the point, and not to repeat prior testimony, so that as many people as possible can be heard. Your cooperation is appreciated.*

If you have any questions, please contact the Resource Management Agency at [sbcplan@cosb.us](mailto:sbcplan@cosb.us).

## **1 CALL TO ORDER**

## **2 PLEDGE OF ALLEGIANCE**

## **3 ROLL CALL**

## **4 DEPARTMENT ANNOUNCEMENTS**

- 4.1. [\*\*RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING\*\*](#)  
[Upcoming Planning Commission calendar and scheduling needs](#)  
[2023\\_PC\\_Schedule.pdf](#)

## **5 PUBLIC COMMENT**

## **6 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.*

- 6.1. [\*\*RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING\*\*](#)  
[Acknowledge the certificate of posting.](#)  
[Certificate of Posting 2023-06-15-Signed.pdf](#)

## **7 ADOPTION OF ACTION MINUTES**

- 7.1. **RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING****Approve the draft Planning Commission Minutes from March 15, April 5, May, 17, June 7, 2023.**

2023-03-15\_PC\_MINUTES\_DRAFT.pdf  
2023-04-05\_PC\_MINUTES\_DRAFT.pdf  
2023-05-17\_PC\_MINUTES\_DRAFT.pdf  
2023-06-07\_PC\_MINUTES\_DRAFT.pdf

## **8 REGULAR AGENDA**

## **9 PUBLIC HEARING**

- 9.1. **RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING****Hold a public hearing and consider adopting a resolution regarding County Planning file PLN220060, a use permit to allow the to allow the operation of Bar SZ Ranch. The operations involve offering a range of activities including a wedding venue, corporate and charity event and private camping. Planning staff request continuation of this agenda item to a Planning Commission meeting date to be determined.SBC FILE NUMBER: 790.2**

- 9.2. **RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING****Hold a public hearing and consider adopting a resolution regarding County Planning file PLN230013, a use permit to allow the operation of a fresh produce distribution business and the restricted scope of on-site operations limited to truck storage, storage of fresh produce in existing barn, with hours of operation being limited Monday to Friday from 5am to 5pm.SBC FILE NUMBER: 790**

PPT\_PLN230013\_230621 Alcala 121 Harbern Way.pptx  
RESpc\_2023-nn\_PLN230013\_230621 Alcala 121 Harbern Way--  
MPK202306051023.pdf  
SRpc\_PLN230013\_230621 Alcala 121 Harbern Way--MPK202306051023\_.pdf

- 9.3. **RESOURCE MANAGMENT AGENCY- A. PRADO, ASSISTANT DIRECTOR - PLANNING AND BUILDING****Hold a public hearing and consider adopting a resolution regarding County Planning File PLN230026 an amendment to County Planning file PLN190010 to discontinue the winery and tasting room for sale of on-site wine only (Type 2 duplicate ABC license).Â The proposed use would allow for a wine tasting room only which will serve wine and beer from off-site sources (Type 42 ABC license) at the subject property. The applicant is using the existing former winery building, approved and permitted under PLN190010, as the facility to house the proposed wine tasting room only.SBC FILE NUMBER: 790**

RES\_PLN230026\_DOUGLAS\_11736\_Cienega\_2023-XX\_230621.pdf  
SR\_PC\_PLN230026\_USE PERMIT AMEND\_DOUGLAS\_11736 CIENEGA ROAD (DRAFT 2)(230531). ag comments.pdf  
PowerPoint\_PLN230026\_DOUGLAS.pptx

- 9.4. **RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING****Hold a public hearing and consider adopting a resolution regarding County Planning file PLN200031, a use permit and grading permit at 4807 San Juan Canyon Road, for permitting after the fact one 986-square-foot residence and driveways on the project site in addition to a currently unbuilt structure with 4,000**

square feet of storage on a lower level and two dwellings on an upper level, with 4,469 cubic yards of earthmoving for the two building sites and driveways, a portion of which having been already completed without permits.SBC FILE NUMBER: 790.2

Staff Report SRpc\_PLN200031\_230621 Wilson San Juan Cyn.pdf

Att D. Planning Commission Resolution 2023-\_\_\_ (draft) RESpc\_2023-nn\_PLN200031\_230621 Wilson San Juan Cyn.pdf

Att E. Written Notice of Violation and Compliance Agreement

LET\_CODEENF\_023010061\_181009.pdf

Att F. Public Comment Letters Received During IS/MND Public Review Period

COMMENTS\_IS\_MULTIPLE\_PLN200031\_230607 Wilson San Juan Cyn all CEQA pub cmt.pdf

Att G. Public Comment Letter Received After IS/MND Public Review Period

LET\_CREEVES\_PLN200031\_230607 Comment on PLN200031 proj #2002-7192.pdf

Att H. Initial Study/Mitigated Negative Declaration (IS/MND) IS\_PLN200031\_230508 Wilson San Juan Cyn.pdf

## **10 COMMISSIONER ANNOUNCEMENTS**

## **11 ADJOURNMENT**

**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.cosb.us](http://www.cosb.us). 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, 2301 Technology Parkway, 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, 2301 Technology Parkway, Hollister.

**NOTE:** 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.