



**SAN BENITO COUNTY
PLANNING COMMISSION**

Vincent Ringheden District No. 1	Richard Way District No. 2	Robert Scagliotti District No. 3 - Vice-Chair	Robert Gibson District No. 4 - Chair	Celeste Toledo-Bocanegra District No. 5
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Board of Supervisors Chambers 481 Fourth Street, Hollister, CA 95023

**PLANNING COMMISSION - SPECIAL SESSION-
SEPTEMBER 11, 2024
6:00 PM**

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: 862 6350 2368
Webinar Password: 256082
Join by Phone: +1 (408) 638-0968

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.
- B. Peak Agenda Page: 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.

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.

1 CALL TO ORDER

2 PLEDGE OF ALLEGIANCE

3 ROLL CALL

4 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.

4.1. [RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING Acknowledge the Certificate of Posting for the September 11, 2024, special Planning Commission meeting.SBC FILE NUMBER: 790.2](#)

PC Certificate of Posting 2024-09-11

5 PUBLIC HEARING

5.1. [PLN200051 \(Lee Subdivision Project TSM/Zone Change/PUD\): Â OWNER: Â William Scott Lee and Michele Marie Lee Trustees in the Lee Family Trust. Â APPLICANT: Â Bill Lee. Â LOCATION: 291 Old Ranch Road, which connects to Fairview Road](#)

approximately 0.5 mile north of Airline Highway/State Route (SR) 25, in unincorporated San Benito County. Â APN: Â 025-320-004. Â REQUEST: The property comprising APN 025-320-004 is approximately 39.5 acres in size; whereas the project site is approximately 33.4 acres, which includes the 27.45-acre area proposed for development, an approximately 3.15-acre slope easement (to be graded in support of the residences along the eastern boundary of the project site), and an approximately 2.8-acre natural drainage easement. The remaining 6.1 acres of would remain undeveloped and is referred to as the remnant portion. The approximately 39.5-acre site contains formerly dry-farmed grassland, an existing roadway, and one existing single-family residence. The site is bordered by rural single-family residences to the north and west, and agricultural/open space to the east. The site is designated Residential Mixed (RM) under the 2035 General Plan and is zoned Rural (R). The project would involve the demolition of the existing on-site residence (constructed in the late 1980s), subdivision with subsequent development of 141 residential lots, a public park and open space, utilities infrastructure, internal public streets, and improvements to Old Ranch Road. The project includes 121 single-family detached units and 20 attached duet units. A total of 30 ADUs would be included in the project sharing lots with the other residences and will be deed-restricted as affordable to low-income households, and the applicant will enter into an affordable housing agreement with the County. The project would require a zone change to Residential Multiple (RM) combined with a Planned Unit Development (PUD) overlay zone to expand the flexibility allowed in the development standards. Sunnyslope County Water District (SSCWD) would provide water service to the project, and SSCWD and City of Hollister executed a wastewater agreement on November 6, 2023, to serve this project. GENERAL PLAN DESIGNATION: Â Residential Mixed (RM). Â ZONING DISTRICT: Â Rural (R). Â ENVIRONMENTAL REVIEW: Â Final Environmental Impact Report. Â PLANNER: Â Arielle Goodspeed (agoodspeed@cosb.us)

Staff Report

Attachment A Vesting Tentative Map.pdf

Attachment B PUD Application.pdf

Attachment C Lee Subdivision NOP.docx

Attachment D Lee Subdivision Project Recirculated Draft EIR with Appendices.pdf

Attachment E Lee Subdivision Final Recirculated EIR.pdf

Attachment F Lee Subdivision Resolution

Exhibit A MMRP.pdf

Exhibit B Conditions of Approval of Vesting Tentative Map and Zone Change

Exhibit C Draft Zone Change Ordinance

Exhibit D Affordable Housing Agreement .docx

Attachment G Comments.2. 08.29.24.Principal Planner Goodspeed_20240829.pdf

Attachment G Comments.3. 08.29.24.Planning Director Prado_2024829.pdf

Attachment G Comments.4. Lands of Lee Project_20240830.docx

Attachment G Comments.5. Mark Medina_20240830.pdf

Attachment G.Comments.6.Land of Lee Housing Project_20240904.pdf

Attachment H Freelance Publication

6 REGULAR AGENDA

7 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. 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.