



SPECIAL JOINT MEETING COUNTY OF SAN BENITO BOARD OF SUPERVISORS COUNTY OF SAN BENITO PLANNING COMMISSION

Tuesday, April 5, 2011

3:00 p.m.

**Board of Supervisors Chambers
Administration Building, 481 Fourth Street
Hollister, CA. 95023**

Public Comment on Agenda Items:

*The San Benito County Board of Supervisors and San Benito County Planning Commission welcomes you to this joint special meeting and encourages your participation. You may comment on any matter which **appears** on the agenda before or during consideration of that item. If you wish to speak on an item contained in the Agenda, please complete a Speaker Card and provide it to the Clerk prior to consideration of the item. **Each individual speaker will be limited to a three (3) minute presentation** except as otherwise provided by law; no action shall be taken on any item NOT appearing on the Agenda.*

A. Call to Order

B. Pledge of Allegiance

C. ROLL CALL:

Board of Supervisors: Chair Margie Barrios, Anthony Botelho, Robert Rivas, Jerry Muenzer, Jaime De La Cruz.

San Benito County Planning Commission: Chairman Jeff Culler, Dan De Vries, Richard Vasquez, Ray Pierce, Ignacio Velazquez.

D. Acknowledge Certificate of Posting

SPECIAL AGENDA:

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.
 - d. Board of Supervisors discussion of the GPAC Preferred Policy Alternative and direction to Staff.

ADJOURNMENT

NOTE: A copy of this Agenda is published on the County's Web site by the Friday preceding each 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.) As required by Government Code Section 54957.5 any public record distributed less than 72 hours prior to this meeting in connection with any agenda item shall be made available for public inspection. 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.

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.