

**San Benito County
AIRPORT LAND USE COMMISSION
REGULAR MEETING**

February 16, 2012 2:30 P.M.

FINAL MINUTES

MEMBERS PRESENT:

Chair Emerson, Director Boch, Vice-Chair Botelho, Director De La Cruz, and Director Gomez

STAFF PRESENT:

Deputy County Counsel, Shirley Murphy; Executive Director, Lisa Rheinheimer; Transportation Planning Manager, Mary Gilbert; Transportation Planner, Veronica Lezama; Secretary, Monica Gomez

OTHERS PRESENT:

Miranda Thompson, Mead & Hunt

CALL TO ORDER:

Chair Emerson called the meeting to order at 2:49 P.M.

A. Acknowledge Certificate of Posting

Upon a motion duly made by Director De La Cruz, and seconded by Director Botelho, the Directors unanimously approved the Certificate of Posting.

D. Public Comment: None

CONSENT AGENDA:

1. Approve Airport Land Use Commission Draft Meeting Minutes dated January 19, 2012 – Gomez

Upon a motion duly made by Director De La Cruz, and seconded by Director Gomez, the Directors unanimously approved Item 1.

REGULAR AGENDA:

2. Draft Hollister Municipal Airport Land Use Compatibility Plan – Lezama

- a. RECEIVE** All Public Comments Submitted on the Draft Hollister Municipal Airport Land Use Compatibility Plan; and
- b. ADOPT** Resolution 12-01, Adopting an Amended Negative Declaration and Directing Staff to File a Notice of Determination for the Draft Hollister Municipal Airport Land Use Compatibility Plan and **SELECTING** Alternative 1; and
- c. ADOPT** Resolution 12-02, Adopting the Draft Hollister Municipal Airport Land Use Compatibility Plan, as Modified in the Addendum to the Plan and **SELECTING** Alternative 1; and
- d. FORWARD** the Adopted Hollister Municipal Airport Land Use Compatibility Plan to the City of Hollister and the County of San Benito for Implementation.

Transportation Planner Veronica Lezama, and Project Planner, Miranda Thompson from Mead & Hunt provided a Power-Point presentation on the Draft Hollister Municipal Airport Land Use Compatibility Plan and answered questions from the Board.

PUBLIC COMMENT:

Mike Chambless
City of Hollister

Mr. Chambless requested that the letter from the City of Hollister is implemented by the Commission, removing the FAR's from the tables to avoid confusion.

Glenn Chatley, Site Manager
Nippon Kayaku Co.

Mr. Chatley thanked the Commission for being proactive and notifying landowners about the Plan. Mr. Chatley also requested removal of the FAR's from the tables. He stated that it is additional information that causes confusion and does not add any value.

Ken Lindsay
Airport Business Center

Mr. Lindsay stated that he represented a number of landowners who have property around the airport. He expressed appreciation to COG, City, and County staff for spending so much time working through the process and providing the recommendations. He was disappointed that the City's recommendations were not adopted in full; however, he did think the Plan is a good one and that it should be adopted. He noted that the confusing factor comes with the FAR's, and if removed per the City's request, stakeholders wouldn't have any issues.

Daniel McCay
PR1 Portfolio Manager

Mr. McCay requested that the Commission postpone the adoption of the Plan, as they had not been given options. He recognized that there are costs involved with this and would be happy to discuss with staff how these costs may be covered. Mr. McCay stated that once the Plan is adopted, the County and City will be prohibited from amending their General Plans and General Designations under California local law both governmental entities must ensure their General Plans are consistent with the ALUC Plan.

Scott Fuller
San Juan Oaks

Mr. Fuller spoke on behalf of San Juan Oaks and would like to see the FAR's removed from the Plan as well. Mr. Fuller stated he was also speaking on behalf of the Brigantino's, who are owners of what is referred to as the "Hart Property". Mr. Fuller stated that not all of the land that is in the Overflight Zone is agricultural land. The "Hart Property" shows up in the Overflight Zone. He acknowledged that staff addressed their comments, and Alternative 1 generally addressed their concerns for the property in the Urban Overlay Zone. However, it is not to say that they would not look favorably on an option that made it even more flexible.

Chair Emerson closed Public Comment. There was discussion between the Commission, staff, and Ms. Thompson.

The Commission directed staff to: Continue the item to the next meeting; Work with property owners to see that their concerns are addressed before moving forward; Prepare additional dwelling unit alternatives for the Routine Overflight Zone and remove the FAR's from the addendum and resolutions.

Upon a motion duly made by Director De La Cruz, and seconded by Director Gomez, the Directors directed staff to bring back Item 2 per direction above.

Upon a motion duly made by Director Gomez, and seconded by Director De La Cruz, the Directors voted to adjourn the ALUC Meeting.

ADJOURN TO ALUC MEETING THURSDAY, MARCH 15, 2012.