



# AGENDA

## HOLLISTER PLANNING COMMISSION

*ANYONE WISHING TO ADDRESS THE PLANNING  
COMMISSION PLEASE STEP FORWARD AND STATE YOUR  
NAME AND ADDRESS TO THE SECRETARY*

Persons who wish to speak on matters set for Public Hearing will be heard when the presiding officer calls for comments from those persons who are in support of/or in opposition hereto. After persons have spoken, the hearing is closed and brought to Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Chairman.

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**DATE: THURSDAY, FEBRUARY 26, 2015 TIME: 6:00 P.M. CITY HALL 375 FIFTH ST.**

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### CALL TO ORDER

### VERIFICATION OF AGENDA POSTING

### PLEDGE OF ALLEGIANCE

**ROLL CALL:** Commissioners: Chris Alvarez, David Huboi, Gabriel Torres, Carol Lenoir,  
and Greg Harvey

**APPROVAL OF MINUTES:** January 22, 2015

**COMMUNICATIONS FROM THE PUBLIC ON ITEMS NOT LISTED ON THE AGENDA:** This is the time for anyone in the audience to speak on any item not on the agenda and within the subject matter jurisdiction of the Planning Commission. When the Planning Commission calls your name, please come to the podium, state your name and address for the record, and speak to the Commission. Each speaker will be limited to 2 minutes. Please note that state law prohibits the Planning Commission from discussing or taking action on any item not on the agenda.

### PUBLIC HEARINGS:

1. **Growth Management Allocations 2015-1** – Filed by Efrain Coria requesting 2 residential allocations on a property with an existing duplex on .32 acres in the R4 High Density Residential Zoning District located at 1531 Valley View Road being more specifically described as APN: 057-250-001.
2. **Prezone 2013-2** – Highland Partners Group, Inc. (Gonzales) – Requesting a recommendation of approval to the City of Hollister City Council to prezone 11.48 acres of land for low density residential for future annexation into the corporate limits of Hollister and to adopt a Mitigated Negative Declaration pursuant to CEQA for the parcel. The property is located at 1601 Buena Vista Road (APN: 019-250-001). CEQA: Mitigated Negative Declaration.

**NEW BUSINESS:**

1. **Review of Proposed Tentative Map 2015-1** – Filed by BMC Promise Way, LLC requesting a planning commission determination recommending to the City Council whether to approve the proposed change from one hundred (100) affordable multifamily residential allocations on a 4.56 acre lot formerly known as Rajkovich 22 to forty-three (43) small lots for single family detached residential units located east of San Benito Street and north of the future extension of Southside Road, being more specifically described as APN 057-700-002.

**DEPARTMENT REPORTS:**

**PLANNING COMMISSION REPORTS:**

**ADJOURNMENT**

**NEXT REGULAR MEETING: Thursday, March 26, 2015 at 6:00 p.m.**

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Development Services Department, 339 Fifth Street, Monday through Friday, 8:00 am to noon, 1:00 pm to 5 pm (offices closed between 12:00 and 1:00 p.m.)

Such documents are also available on the City of Hollister website at [www.hollister.ca.gov](http://www.hollister.ca.gov) subject to staff's ability to post the documents before the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (831) 636-4304. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II].

***Si desea información en español por favor llame al 636-4360 o visítenos al 339 Fifth St.  
(Calle Cinco) Hollister, CA***

**NOTICE**

**Appeal Notice:** Any person aggrieved by the decision of the Planning Commission may appeal the decision within fifteen (15) calendar days to the City Council. 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 at the City Community Development Department and the City Clerk's office and may be obtained at the Planning Commission meeting. Appeals to the City Council shall be submitted to the City Clerk as prescribed by Zoning Ordinance, Section 17.24.140.