



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.

DATE: THURSDAY, APRIL 23, 2015 TIME: 6:00 P.M. CITY HALL 375 FIFTH ST.

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: March 26, 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. **Minor Subdivision 2015-1 and Conditional Use Permit 2015-2 for a Planned Unit Development for Duettes** – Derek Del Curto – Requesting approval of a minor subdivision of an approximate 2,800 square foot lot that is currently vacant into two lots and a conditional use permit for a planned unit development that would contain an approved duplex per Site and Architectural Review 2014-13 (PC Resolution 2014-36) into a duette project. The property is located at 651 East Street in the Downtown Mixed Use Zoning District. (APN: 054-031-005) CEQA: Categorically Exempt from CEQA pursuant to Section 15315, Minor Land Divisions, Class 15.
2. **Prezone 2014-10** – Kutz Family Trust, Del Curto, Brigantino Enterprises, Mermod – Requesting to prezone six parcels totaling approximately 19.89 acres of land for low density residential for future annexation into the corporate limits of Hollister. The project site is located south of

Hillcrest Road between El Cerro Drive to the west, and Los Altos Drive to the east. (APN's: 020-120-141, 020-120-142, 020-120-143, 020-120-114, 020-120-144, and 020-120-145). Pursuant to Local Agency Formation Commission (LAFCO) Policy 2.2.18, the creation of unincorporated county islands of land is prohibited when annexing property. The additional properties that are considered for pre-zone and annexation per LAFCO policy are identified as San Benito County Parcel No. 020-131-001, 020-131-002, 020-131-003, 020-131-004, 020-131-005, 020-131-006, 020-131-007, 020-131-008, 020-131-009, 020-131-010, 020-131-011, 020-131-012, 020-131-013, 020-131-014, 020-131-034, 020-131-035 and 020-120-096 for a total of seventeen (17) additional existing properties.

3. **Tentative Map 2013-6 and Conditional Use Permit 2015-3 for a Planned Unit Development** – Ida Rajkovich – The applicant is requesting approval of Orchard Park (total of 81 units) for Tentative Map 2013-6 encompassing 10 acres and a conditional use permit for a planned unit development application in the R3/MPZ Medium Density Residential Performance Overlay Zoning District located south of Buena Vista Road, north of Central Avenue, east of Miller Road, west of Calaveras Elementary School. The Tentative Map proposes to subdivide 10 acres as follows: 81 single-family lots on approximately 10 acres total (9 acres (Rajkovich) and 1 acre (Ivancovich for Prezone 2010-2 (I); CEQA: Mitigated Negative Declaration.
4. **Prezone 2010-2 (I)** – John Ivancovich – Requesting to prezone 1 acre of land for medium density residential for future annexation into the corporate limits of Hollister. The property is located south of Buena Vista Road, north of Central Avenue, east of Miller Road, west of Calaveras Elementary School. (APN: 019-250-004). CEQA: Mitigated Negative Declaration.

NEW BUSINESS:

DEPARTMENT REPORTS:

PLANNING COMMISSION REPORTS:

ADJOURNMENT

NEXT REGULAR MEETING: Thursday, May 28, 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 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.