



# 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, MAY 28, 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:** April 23, 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:**

- Addendum to Mitigated Negative Declaration for Tentative Map 2013-5** – Cerrato – The applicant is requesting an addendum to the CEQA Mitigated Negative Declaration for previously approved Tentative Map 2013-5 (Cerrato). The addendum is in response to the request by the department of Toxic Substances Control (DTSC) to evaluate what effect, if any, the project's Removal Action Workplan (RAW) would have beyond the impacts previously disclosed in the adopted Mitigated Negative Declaration (MND) for the Cerrato Estates Subdivision (SCH#2014021043). This addendum to the Cerrato Estates Subdivision MND demonstrates that the analysis contained in that MND adequately addresses the potential physical impacts associated with RAW-related activities and that none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR of negative declaration have occurred.

2. **Site and Architectural Application No. 2015-2** – Royce Bowles – The applicant is requesting approval of a site and architectural application for construction of a 17,500 square foot warehouse building on a .95 acre site. The property is located within the M1 Light Industrial Zoning District. The site is located on Shelton Drive, being more specifically described as San Benito County Assessor's Parcel No. 051-161-011. CEQA: Categorically Exempt from CEQA pursuant to Section 15332, In-fill Development Projects, Class 32.
3. **Site and Architectural Application No. 2015-3** – Del Curto – The applicant is requesting approval of a site and architectural application for two multi-family units in the Downtown Mixed Use Zoning District. The site is located at 653 East Street, being more specifically described as San Benito County Assessor's Parcel No. 054-031-004. CEQA: Categorically Exempt from CEQA pursuant to Section 15332, In-fill Development Projects, Class 32.
4. **Growth Management Allocations 2015-2** – Filed by Highland Partners Group, Inc. requesting 53 residential allocations on a property consisting of 11.48 acres in the R1 L/PZ Low Density Residential Performance Overlay Zoning District located south of Buena Vista Road, east of Carnoble Drive, west of Ventura Court, and north of Central Ave., being more specifically described as APN: 019-250-001.
5. **Tentative Map 2015-2** – Highland Partners Group, Inc. – The applicant is requesting approval of the subdivision of 53 single family lots for Tentative Map 2015-2 encompassing 11.48 acres in the R1 L/PZ Low Density Residential Performance Overlay Zoning District located south of Buena Vista Road, east of Carnoble Drive, west of Ventura Court, and north of Central Ave. CEQA: Mitigated Negative Declaration.
6. **Growth Management Allocations 2015-3** – Filed by NATMAR LP requesting 11 residential allocations on a property consisting of 2.17 acres in the R1 L/PZ Low Density Residential Performance Overlay Zoning District located east of San Benito Street Extension, west of Cienega Road, and north of Promise Way, being more specifically described as APN: 020-170-041.

**NEW BUSINESS:**

**DEPARTMENT REPORTS:**

**PLANNING COMMISSION REPORTS:**

**ADJOURNMENT**

**NEXT REGULAR MEETING: Wednesday, June 24, 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.**