



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, JULY 23, 2015 TIME: 6:00 P.M. CITY HALL 375 FIFTH ST.

CALL TO ORDER

SWEARING IN OF OFFICERS

VERIFICATION OF AGENDA POSTING

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES: May 28, 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. **General Plan Amendment 2015-1 and Prezone 2015-2**– Hugh P. Bikle – Requesting a general plan amendment for a land use designation change from Low Density Residential (LDR) to Medium Density Residential (MDR) and to prezone 5 acres of land for medium density residential for future annexation into the corporate limits of Hollister. The property is located south of Primavera Drive, north of Maple Street, east of Lorene Drive, west of N. Chappell Road. (APN: 019-340-002). CEQA: Categorical Exemption, Section 15332, In-Fill Development, Class 32.
2. **Site & Architectural Review No. 2015-6** – Robert Cain – Requesting approval of a Site and Architectural Review for the construction of a 1,350 square foot tire service storage building on a 0.5 acre lot within the existing San Benito Tire site. The property is located at 246 Tres Pinos

Road in the Neighborhood Mixed Use Zoning District. (APN 056-250-007) CEQA: Categorical Exemption.

3. **Minor Subdivision 2015-2 and Conditional Use Permit 2015-2 for a Planned Unit Development for Duettes** – Derek Del Curto – Requesting approval of a minor subdivision of two existing lots totaling approximately 5,605 square feet into four lots and a conditional use permit for a planned unit development that would contain two approved duplexes per Site and Architectural Reviews 2014-13 (PC Resolution 2014-36) and Site and Architectural Review 2015-3 (PC Resolution 2015-17). The property is located at 651 and 653 East Street in the Downtown Mixed Use Zoning District. (APN: 054-031-005 and -004) CEQA: Categorically Exempt from CEQA pursuant to Section 15315, Minor Land Divisions, Class 15.
4. **Site & Architectural Review No. 2015-5, Tentative Map 2015-3, Variance 2015-1, and Conditional Use Permit for a Planned Unit Development No. 2015-4** – Darin Del Curto – Requesting approval of a tentative map subdivision and a conditional use permit for a planned unit development of a 0.39 acre lot into eight (8) lots consisting of seven (7) residential lots and one (1) commercial lot, a request for a variance of common open space requirements, and site and architectural review 2015-5 for the construction of a two story commercial building facing San Benito Street consisting of a 2,208 square foot building on a 1,703 square foot lot and seven residential townhouse units on individual lots (lots 2-8). The property is located at 853 San Benito Street in the Downtown Mixed Use Zoning District. (APN: 056-020-009) CEQA: Categorical Exemption, Section 15332, In-Fill Development, Class 32.

NEW BUSINESS:

- 1.) Apricot Lane Subdivision Façade Design Review
- 2.) The Villages Façade Design Review
- 3.) **Amendments to Title 17 Zoning to the Hollister Municipal Code** - An ordinance to amend miscellaneous sections of Title 17 Zoning to assure internal consistency and minor clarifications in the Hollister Municipal Code, for clarifications and corrections to standards for residential densities. CEQA: Categorical Exemption.

DEPARTMENT REPORTS:

PLANNING COMMISSION REPORTS:

ADJOURNMENT

NEXT REGULAR MEETING: Thursday, August 27, 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.