



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, AUGUST 27, 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: July 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:

- 1. Site & Architectural Review No. 2015-8** - Juventino & Martha Rodriguez – requesting site and architectural approval for façade improvements to an existing building located at 130 and 140 Fifth Street in the DMU Downtown Mixed Use Zoning District. CEQA: Categorical Exemption, Section 15301, Existing Facilities, Class 1.
- 2. Conditional Use Permit 2015-5** - Marci Houston (M&M Plant Sales) - requesting approval of a conditional use permit for a retail garden center to sale pottery gift items and landscape plants at 190 San Benito Street in the DMU Downtown Mixed Use Zoning District. The applicant is currently operating on the site with a temporary use permit. CEQA: Categorical Exemption, Section 15301, Existing Facilities, Class 1.

3. **Minor Subdivision 2015-3 and Site & Architectural Review No. 2015-7** – Jaime Coria - requesting approval of a Site and Architectural Review and a minor subdivision of an existing 0.55 acre lot into two lots located at 540 Line Street in the R4/HPZ High Density Residential Performance Overlay Zoning District. The applicant is requesting Site and Architectural approval to build two residential units along Line Street for a total of four and 5 residential units along Westside Blvd for a total of 7 new residential units. CEQA: Categorical Exemption, Section 15332, In-Fill Development, Class 32.
4. **Conditional Use Permit 2015-6 for a Planned Unit Development and Tentative Map 2014-1 (The Cottages)** – Patrick and Linda Dike - Requesting approval of conditional use permit for a planned unit development for a tentative map to subdivide a 5 acre parcel into 39 lots at 1051 South Street near the intersection of Westside Blvd. in the R1/LPZ Low Density Residential Performance Overlay Zoning District. (APN: 058-060-001) CEQA: Categorical Exemption, Section 15332, In-Fill Development, Class 32.
5. **Conditional Use Permit 2015-1 for a Planned Unit Development, Tentative Map 2015-1 (Saddlebrook), and Addendum to Mitigated Negative Declaration for Tentative Map 2012-1 (Rajkovich 22)** - BMC Promise Way, LLC - Requesting approval of conditional use permit for a planned unit development for a tentative map to subdivide a 4.56 acre part of an overall 22.25 acre site currently being developed with single family homes east of San Benito Street extension and north of Southside Road near the intersection of San Benito Street and Union Road (APN 057-700-002) in the R1/LPZ Low Density Residential Performance Overlay Zoning District, to forty-three (43) small lots for single family detached residential units. The property owner has previously received 100 residential allocations within the 4.56 acre lot for 100 affordable multifamily rental units. The property owner would like to no longer build 100 affordable multifamily residential units and instead build 43 small lot single family detached residential units. The applicant is also requesting an addendum to the CEQA Mitigated Negative Declaration (SCH# 2013111032) for previously approved Tentative Map 2012-1 (Rajkovich 22). The addendum is in response to the original proposal that analyzed the proposed Saddlebrook site for development of 100 multi-family units. The purpose of this addendum to the Rajkovich Subdivision project MND is to analyze this modification to the project's development assumptions. Based on the review, the addendum demonstrates that the proposed Saddlebrook project would not result in new significant impacts and that none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred. CEQA: Addendum to Mitigated Negative Declaration.
6. **Title 17 Zoning Amendments Density**. A resolution requesting to the City Council of the City of Hollister to adopt an ordinance to amend Title 17 Zoning to assure internal consistency for minor clarification and corrections to residential densities. CEQA: Categorical Exemption.

NEW BUSINESS:

- 1.) **Growth Management Allocations 2015-2** – Filed by Highland Partners Group, Inc. requesting remaining 28 residential allocations to fully allocate approved Tentative Map 2015-2 (Orchard Ranch -53 total residential units) 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.

DEPARTMENT REPORTS:

PLANNING COMMISSION REPORTS:

ADJOURNMENT

NEXT REGULAR MEETING: Thursday, September 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 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.