



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, NOVEMBER 19, 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: October 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. **Site and Architectural Application No. 2015-9** – Ozeki Sake (U.S.A.) Inc. – The applicant is requesting approval of a site and architectural application for a 15,000 square foot warehouse/storage/office building on 2 parcels of approximately 1.8 acres in total in the M1 Light Industrial Zoning District. The site is located at 249 Hillcrest Road, being more specifically described as San Benito County Assessor's Parcel No. 056-270-003 and 056-270-004. CEQA: Categorically Exempt from CEQA pursuant to Section 15332, In-fill Development Projects, Class 32.
2. **Tentative Map 2015-7, Conditional Use Permit 2015-8, Conditional Use Permit 2015-9 for a Planned Unit Development, and Site and Architectural Review 2014-3**– Saroyan Masterbuilder – The applicant is requesting approval of Vista De Oro Mixed Use Development for Tentative Map 2015-7 subdividing 8 acres into six parcels (5 commercial lots and 1 residential lot)

as follows: Commercial Parcel 1 (1.0 acre), Commercial Parcel 2 (.5 acre), Commercial Parcel 3 (.6 acre), Commercial Parcel 4 (.7 acre), Commercial Parcel 5 (.9 acre), and Residential Parcel 1 (4.0 acres). The residential parcel would propose 80 condominium units on an approximately 4 acre parcel and with this the applicant is requesting approval of a conditional use permit for a planned unit development. The applicant is requesting a conditional use permit for a service station and fuel sales on a commercial lot of approximately .7 acres. The applicant is also requesting a Site and Architectural approval for 5 residential condominium buildings (averaging 14,815 square feet per building), recreation building (2,257 square feet), and freestanding monument sign for a mixed use development (Vista De Oro) in the WG- West Gateway Zoning District located south of San Lorenzo Drive and Gonzalez Drive, north of San Juan Road, east of Graf Road, west of Miller Road, being more specifically described as San Benito County Assessor's Parcel No. 052-090-043. CEQA: Mitigated Negative Declaration.

3. **Housing Element – 2015 Revision**. The Planning Commission of the City of Hollister will conduct a Public Hearing to receive public input on the 2015 Revision to the City of Hollister Housing Element. The Commission will review strategies to comply with a State requirement to make sites available for housing. The Commission will also receive comment from the public, local organizations and service agencies about housing needs in Hollister and consider possible programs to be included in the pending 2015 Housing Element Revision. The information from the public hearing will be used to help formulate policies and programs for the 2015 Housing Element revision.

NEW BUSINESS:

DEPARTMENT REPORTS:

PLANNING COMMISSION REPORTS:

ADJOURNMENT

NEXT REGULAR MEETING: Thursday, December 17, 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.