



# 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, DECEMBER 17, 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:** November 19, 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. **Extension of Site & Architectural Review No. 2013-3**– Filed by Valles & Associates, LLC requesting an extension of the approval for the construction of fifty (50) apartment units consisting of five buildings and one rental office building on a 2.7 acres site located at 1605 Cushman Street in the Neighborhood Mixed Use (NMU) Zoning District; being more specifically described as Assessor's Parcel No. 057-230-019.
2. **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 information from the public hearing will be used to help formulate policies and programs for the 2015 Housing Element revision. *Spanish translation will be available.*

**OLD BUSINESS:**

1. Removal of Condition No. 54 (PC Resolution 2015-35) requiring Emergency Vehicle Access.

**NEW BUSINESS:**

**DEPARTMENT REPORTS:**

1. 2016- 2017 Planning Commission Meeting Schedule

**PLANNING COMMISSION REPORTS:**

**ADJOURNMENT**

**NEXT REGULAR MEETING: Thursday, January 28, 2016 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.**