



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, JANUARY 28, 2016 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: December 17, 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. Conditional Use Permit 2016-1 for a Planned Unit Development (KHovinian Homes).**
Requesting approval of a conditional use permit for a planned unit development for approved tentative map 2014-2 subdividing approximately 19.49 acres into 82 single family lots and park site within the R1 L/PZ Zoning District located south of Southside Road, west of Ladd Lane, and east of San Benito Street extension (APN 020-280-002) CEQA: Mitigated Negative Declaration
- 2. Prezone 2015-6– Community Housing Improvement Systems and Planning Association, Inc. (CHISPA) –** Requesting to prezone 4.7 acres of land for medium density residential for future annexation into the corporate limits of Hollister. The property is located north of Buena Vista Road between Line Street to the west and Almond Court to the east; being more specifically described as Assessor’s Parcel No. 019-130-020. CEQA: Mitigated Negative Declaration

3. **Prezone 2013-2- (Gonzalez/Borelli)** – Requesting to prezone 37.28 acres of land for medium density residential for future annexation into the corporate limits of Hollister. The property is located north of Buena Vista Road between Carnoble Drive and Miller Road; being more specifically described as Assessor’s Parcel Numbers: 019-110-031 and 019-120-038. CEQA: Mitigated Negative Declaration
4. **Tentative Map 2015-5 (Del Curto)** Requesting approval of a tentative map to subdivide an approximately 4.8 acre parcel into 21 single family lots R1 L/PZ Zoning District located south of Hillcrest Road, west of Clearview Drive, and east of El Cerro Drive (APN 020-120-114) CEQA: Mitigated Negative Declaration
5. **Tentative Map 2015-4 (Brigantino)** Requesting approval of a tentative map to subdivide an approximately 8.8 acre parcel into 42 single family lots R1 L/PZ Zoning District located south of Hillcrest Road, west of El Dorado Drive, north of El Camino De Vida, and east of Clearview Drive (APN 020-120-144) CEQA: Mitigated Negative Declaration
6. **Tentative Map 2015-8 (Walnut Park 14) and a Conditional Use Permit 2016-2 for a Planned Unit Development** Requesting approval of a tentative map to subdivide an approximately 4.27 acre parcel into 42 single family lots within the R3 M/PZ Zoning District located south of Union Road, west of Calistoga Drive, north of Panorama Drive, and east of Cerra Vista Drive (APN 057-370-067) CEQA: Mitigated Negative Declaration
7. **Tentative Map 2015-9 (Sywak) and a Conditional Use Permit 2016-3 for a Planned Unit Development** Requesting approval of a tentative map to subdivide an approximately 2 acre parcel into 13 single family lots R1 L/PZ Zoning District located south of South Street, west of Westside Blvd., and north of Steinbeck Drive (APN 058-060-010) CEQA: Categorical Exemption.

NEW BUSINESS:

DEPARTMENT REPORTS:

PLANNING COMMISSION REPORTS:

ADJOURNMENT

NEXT REGULAR MEETING: Thursday, February 25, 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 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.