



# 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, FEBRUARY 25, 2016 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:** January 28, 2016

**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 2016-4 for a Planned Unit Development (The Villages)** Requesting approval of a conditional use permit for a planned unit development for approved tentative map 2013-3 subdividing approximately 32.36 acres into 155 single family lots and park site within the R1 L/PZ Zoning District located south of Santa Ana Road, west of Gardenia Lane, and north of Brigantino Drive (APN 054-490-059) CEQA: Mitigated Negative Declaration
2. **Prezone 2014-6- (Sywak)** – Requesting to prezone 7.25 acres of land for low density residential for future annexation into the corporate limits of Hollister. The property is located north of A Street, south of Vali Way, west of Powell Street, and east of R.O. Hardin School; being more specifically described as Assessor's Parcel Number: 020-080-022 CEQA: Mitigated Negative Declaration. ***Si desea información en español por favor llame al 636-4360 o visítenos al 339 Fifth St. (Calle Cinco) Hollister, CA.***

**NEW BUSINESS:**

1. **Site and Architectural Review 2016-1– (San Felipe Storage)**– Requesting to expand outdoor storage of boats and RVs previously under S&A 2008-7 and 2012-1 on a 10.43 acre site in the M1 Light Industrial Zoning District. The property is located at 1571 San Felipe Road; being more specifically described as Assessor’s Parcel No. 51-13-03

**DEPARTMENT REPORTS:**

**PLANNING COMMISSION REPORTS:**

**ADJOURNMENT**

**NEXT REGULAR MEETING: Thursday, March 24, 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.