



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, MAY 4, 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: February 25, 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. **Tentative Map 2016-2-** Kutz – Requesting to subdivide 4.34 acres into 20 lots (total of 19 units) with 1 detention basin lot. The property is located south of Hillcrest Road, west of Clearview Drive, and east of El Cerro Drive; being more specifically described as Assessor’s Parcel Number: APN 020-120-143 and 020-120-141 CEQA: Mitigated Negative Declaration.
2. **Site and Architectural Review 2016-2-** Efrain Coria– Requesting Site and Architectural approval for the construction of a 2 unit multi-family development on a property with an existing duplex on a 0.32 acre site in the R4 High Density Residential Zoning District. The property is located at 1531 Valley View Road; being more specifically described as Assessor’s Parcel No. 057-250-001 CEQA: Categorical Exempt.

3. **Site and Architectural Review 2016-3** – USS United Sign Systems – Requesting Site and Architectural approval for the construction of a freestanding sign in the General Commercial Zoning District at 550 Tres Pinos Road, being more specifically described as Assessor's Parcel Number 056-260-004. CEQA: Categorically Exempt.

NEW BUSINESS:

1. **San Benito County Draft Affordable Ordinance**

DEPARTMENT REPORTS:

PLANNING COMMISSION REPORTS:

ADJOURNMENT

NEXT REGULAR MEETING: Thursday, May 26, 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.