



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: WEDNESDAY JUNE 22, 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: May 26, 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. **Minor Subdivision No. 2016-1**– KB Home – Requesting to subdivide two lots into four lots for single family homes in the R1 Single Family Residential Zoning District. The property is located at the northwest and north east intersection of Steinbeck Drive and Robert Drive; being more specifically described as Lot 14 and Lot 100 of Tentative Map No. 2014-4 approved by the Planning Commission per Resolution No. 2014-4 on December 18, 2014 CEQA: Mitigated Negative Declaration.
2. **Site and Architectural Review No. 2016-4**– La Piedad Tortilla Factory– Requesting Site and Architectural approval for the construction of a 3,000 sq. ft. addition to an existing one-story pre-manufactured metal building factory in the M1 Light Industrial Zoning District. The property is

located at 1551 Lana Way; being more specifically described as Assessor's Parcel No. 051-162-007 CEQA: Categorical Exempt.

3. **Tentative Map No. 2016-3** – James Matthews – Requesting Tentative Map approval for the subdivision of a 1.23 acre property into eight single family residential lots and two open space lots in the R1-L/PZ Single Family Residential Performance Overlay Zoning District at 1650 Cienega Road; being more specifically described as Assessor's Parcel Number 020-170-035. CEQA: Categorically Exempt.
4. **Conditional Use Permit Application No. 2016-5** – County of San Benito – Requesting a conditional use permit to perform tenant improvements to an existing 12,800 sq. ft. building and utilize it as a homeless shelter for both men and women to provide meals as well as housing, and employment services. The site is located in the M1 Light Industrial Zoning District at 1161 San Felipe Road; being more specifically described as Assessor's Parcel No. 019-040-017. CEQA: Categorically Exempt.

NEW BUSINESS:

DEPARTMENT REPORTS:

PLANNING COMMISSION REPORTS:

ADJOURNMENT

NEXT REGULAR MEETING: Thursday, July 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 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.