



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: TUESDAY NOVEMBER 22ND, 2016 TIME: 6:00 P.M. CITY HALL 375 FIFTH STREET

CALL TO ORDER

ELECTION OF OFFICERS

VERIFICATION OF AGENDA POSTING

PLEDGE OF ALLEGIANCE

ROLL CALL: Commissioners: Chris Alvarez, David Huboi, Gabriel Torres, Johnny Rosa, and Carol Lenoir

APPROVAL OF MINUTES: August 25th, 2016 and September 22nd, 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. **Pre-zone 2014-9 and General Plan Amendment 2014-1**– DeNova Homes – Requesting City of Hollister Planning Commission recommendation to the City of Hollister City Council for the approval of a Sphere of Influence Amendment, Pre-zone for future annexation, General Plan Amendment and Re-zone from High Density Residential which requires 12 to 35 dwelling units per acre to Medium Density Residential which requires 8 to 12 dwelling units per acre and an Environmental Impact Report on an approximate 81.01-acre site located at the northwestern intersection of North Street and the Southern Pacific Railroad right-of-way partially within the

City of Hollister and partially within the unincorporated portion of San Benito County; being more specifically described as Assessor's Parcel Numbers: 053-370-037, 053-370-038, 019-130-026, and 019-130-027. The site is located in the High Density Residential Zoning District of the City of Hollister. CEQA: Environmental Impact Report.

2. **McCray Street Vacation** – Filed by City of Hollister, The City of Hollister is seeking to vacate the approximate 1.88 acre of the public street known as McCray Street for future development by a private developer at the northern point of Park Street, south of 1285 McCray Street, classified as General Commercial within the General Plan.

NEW BUSINESS: Discussion on Assembly Bill 1069

DEPARTMENT REPORTS:

PLANNING COMMISSION REPORTS:

ADJOURNMENT

NEXT REGULAR MEETING: Thursday, December 15th, 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.