



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 JUNE 22, 2017 TIME: 6:00 P.M. CITY HALL 375 FIFTH STREET

CALL TO ORDER

VERIFICATION OF AGENDA POSTING

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES: None

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. **Site & Architectural Review 2017-2** – CHISPA – The applicant is requesting Site and Architectural approval for the construction of 49 one-bedroom affordable senior apartment units on a 1.2 acre site. The approval will also include an approximate 2,688 square foot residence room on the first floor for the seniors living in the residential multifamily development to include a computer center, fitness room, laundry room and kitchen. A common terrace would be located above the residence room on the second floor. The property is located within the R4-H/PZ High Density Residential Performance Overlay Zoning District at 560 Line Street, further identified as San Benito County Assessor's Parcel Numbers 052-020-006 and 052-020-007. The zoning allows for up to 35 dwelling units per acre. The proposed residential development is affordable and age restricted for seniors only which qualifies for a density bonus per Article II of Section 17.04 of the Hollister Municipal Code. CEQA: Categorically Exempt.

NEW BUSINESS:

OLD BUSINESS:

PLANNING COMMISSION REPORTS:

ADJOURNMENT

NEXT SPECIAL MEETING: Thursday, June 29, 2017 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.