



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 29, 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: May 25, 2017

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** – Rong Chang USA Corporation and John Wynn – Requesting Site and Architectural approval for the construction of a 151,200 (840' x 180') square foot concrete tilt-up building on a 40.51 acre site. The floor plan proposes a shell building at this time with future tenant improvements to be consistent with the M1 light Industrial and AS Airport Support Zoning Districts. The proposed concrete tilt-up building would be up to 36 feet in height and the proposed metal stair enclosures to the roof are approximately 46 feet in height. The property is located within the M1 Light Industrial Zoning District and AS Airport Support Zoning District; being more specifically described as Assessor's Parcel No. 050-010-008. CEQA: Environmental Impact Report.

2. **Tentative Map 2017-1 and Site & Architectural Review 2017-1** – Hawkins Companies – The applicant is requesting Tentative Map and Site & Architectural approval for the subdivision of an approximately seventeen (17) acre site consisting of five (5) lots, into fifteen (15) lots for the construction of a multi-tenant shopping center that would include nine (9) separate buildings with multiple tenant spaces for a total of approximately 165,533 square feet of building space in the GC General Commercial Zoning District of the City of Hollister. The proposed project will be located near the intersections of Park Street and Highway 25 Bypass and Highway 25 Bypass and Tres Pinos Road, west of the Highway 25 Bypass and north of Walgreens and the Les Schwab establishments (APN 056-250-067, 056-250-066, 056-250-065, 056-250-070). CEQA: Mitigated Negative Declaration.

NEW BUSINESS:

OLD BUSINESS:

PLANNING DEPARTMENT REPORTS:

PLANNING COMMISSION REPORTS:

ADJOURNMENT

NEXT MEETING: Thursday, August 24, 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.