



# 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.

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**DATE: THURSDAY SEPTEMBER 28, 2017 TIME: 6:00 P.M. CITY HALL 375 FIFTH STREET**

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### **CALL TO ORDER**

### **VERIFICATION OF AGENDA POSTING**

### **PLEDGE OF ALLEGIANCE**

### **SWEARING IN OF COMMISSIONERS**

**ROLL CALL:** Commissioners: David Huboi, Gabriel Torres, Carol Lenoir, and Pauline Valdivia,  
and Seth Muenzer

**APPROVAL OF MINUTES:** June 22, 2017 and June 29, 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. **Minor Subdivision No. 2017-3, and Site and Architectural Review No. 2017-3** – Randy Griffith- The applicant is requesting a minor subdivision of a 5.55 acre site into three lots, consisting of 3.52 acres, 1.20 acres, and 0.83 acres and Site and Architectural approval for the construction of a 15,900 square foot building on one of the lots consisting of a 1.20 acre site in the (M1) Light Industrial Zoning District. The proposed project will be located at 777 Flynn Road, further identified as San Benito County Assessor Parcel Number 053-036-029. CEQA: Categorically Exempt.

2. **Minor Subdivision No. 2017-4, Conditional Use Permit for Planned Unit Development No. 2017-15, and Site and Architectural Review No. 2017-4** – Jim Moreno – The applicant is requesting a minor subdivision, conditional use permit for a planned unit development, and Site & Architectural approval for the construction of a 3,220 square foot two story residential condominium building with three residential units on an approximately 0.18 acre site in the Neighborhood Mixed Use (NMU) Zoning District of the City of Hollister. The proposed project will be located at 0 Pine Street, north of South Street, between Sally Street to the west and McCray Street to the east, further identified as San Benito County Assessor Parcel Number 054-042-002. CEQA: Categorically Exempt.
3. **Dunne Park Improvements** – City of Hollister – The City of Hollister Planning Commission will consider approval of proposed improvements to Dunne Park to include a skate park with multiple skate park features including but not limited to a fun box, mini grind rail, bench with grind rail, multi ramp, and a five foot quarter pipe ramp. The site is located between Powell Street, West Street, 5th Street, and 6th Street.
4. **Conditional Use Permit No. 2017-17**– Printex Concrete Products – The applicant is requesting a conditional use permit to allow for the use of concrete to manufacture precast concrete products such as sound abatement walls, transit shelters, utility boxes, entry signs, monuments and other specialty concrete products in an existing 10,360 square foot industrial building on a 3.472 acre site located at 1601 Lana Way in the (M1) Light Industrial Zoning District, further identified as San Benito County Assessor Parcel Number 051-162-005. CEQA: Categorically Exempt.
5. **Planning Commission Recommendation to the City Council of an Environmental Impact Report, Prezone 2015-5, Conditional Use Permit for a Planned Unit Development 2017-6, Tentative Map No. 2016-1, and Site and Architectural Review 2017-6** – Hollister Enterprise, LLC - Requesting Planning Commission Recommendation to the City of Hollister City Council for the pre-zone for annexation of approximately 54.9 acres to the City of Hollister, a vesting tentative map for a 206-lot residential subdivision and related infrastructure, a Conditional Use Permit for a planned unit development, a Site and Architectural Review approval, and the adoption of an Environmental Impact Report for the project. The project site is located between Fairview Road and Enterprise Road, being more specifically described as San Benito County Assessor's Parcel Numbers 020-310-009, 057-490-002, and 057-490-010. The residential subdivision includes 192 single-family residential lots, 14 multi-family lots for which Planned Unit Development and Site and Architectural Review approval is required, and dedication of 2.54 acres of land adjacent to Valley View Park to enable the city to expand the park in the future. The 14 multi-family residential lots would consist of seven duplex lots and seven triplex lots. CEQA: Environmental Impact Report.

**NEW BUSINESS:**

1. Discussion of a potential Fertilizer land use business within a new building in the Industrial Business Park (IBP) Zoning District.
2. Discussion of a potential zoning amendment to the Public Facilities (PF) Zoning District.

**OLD BUSINESS:**

**PLANNING DEPARTMENT REPORTS:**

**PLANNING COMMISSION REPORTS:**

**ADJOURNMENT**

**NEXT MEETING: Thursday, October 26, 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](http://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.**