



**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 DECEMBER 21, 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**

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

**APPROVAL OF MINUTES:** November 16, 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. 1001 Fourth Street – Mitigated Negative Declaration** – Stewart Fahmy – The planning commission would determine the approval of the Mitigated Negative Declaration prepared for this project. The proposed project includes the subdivision of approximately 8.07 acres of land into 79 lots consisting of 40 single family homes, 37 townhomes, 1 lot for a park area, and 1 lot for roads. The proposed project also includes a request for a General Plan Amendment and Re-zone of approximately 4.82 acres of the project site from West Gateway which requires 20 to 35 dwelling units per acre to Medium Density Residential which requires 8 to 12 dwelling units per acre. The General Plan Amendment and Re-zone request on the project site is identified as Assessor Parcel Number 052-300-001 and located between Fourth Street and Jan Avenue, west of Westside Blvd.

The project proposes a planned unit development (PUD), pursuant to Hollister Municipal Code Section 16.16.030 with a land use designation of Medium Density Residential (MDR) (8-12 dwelling units per acre) on 4.82 acres (APN 052-300-001). The remainder of the site (3.25 acres) (APN 052-080-001) would remain designated as West Gateway (WG) (20 – 35 dwelling units per acre). The approval of the Tentative Map, General Plan Amendment, Re-zone, Conditional Use Permit for a Planned Unit Development and Site and Architectural Review are not being considered tonight but only the Mitigated Negative Declaration pursuant to the California Environmental Quality Act. Pending approval of the Mitigated Negative Declaration, the applicant would return to seek approval of the General Plan Amendment, Re-zone, Conditional Use Permit for a Planned Unit Development, Tentative Map, and Site & Architectural Review. The project is located at 1001 Fourth Street, between 4<sup>th</sup> Street to the north, Jan Ave., to the south, and west of Westside Blvd., further identified as San Benito County Assessor's Parcel Numbers 052-080-001 and 052-300-001. CEQA: Mitigated Negative Declaration.

2. **Extension of Tentative Map 2015-9 and Conditional Use Permit for a Planned Unit Development No. 2016-3** – Alex Sywak – Requesting an extension of the approval of a tentative map to subdivide an approximately 2 acre parcel into 13 single family lots within the R1 L/PZ Low Density Residential Performance Overlay Zoning District located south of South Street, west of Westside Blvd., and north of Steinbeck Drive (APN 058-060-010) CEQA: Categorical Exemption.
3. **McCray Street Vacation** – City of Hollister – The City of Hollister is seeking to vacate a 10 ft. Tree Planting and Maintenance Easement and a 10 ft. Public Utility Easement along the public right-of-way of McCray Street and East Park Street for future development by a private developer. CEQA: Categorical Exemption.
4. **Title 17 Zoning Amendments**. An ordinance to amend miscellaneous sections of Title 17 Zoning to assure internal consistency and minor clarifications in the Hollister Municipal Code, for clarifications and corrections pertaining to on-site notification of proposed projects in the City of Hollister and allowing the minor vehicle repair land use in the Downtown Commercial and Mixed Use (DMU) Zoning District except in the historic district. CEQA: Categorical Exemption.

**NEW BUSINESS:**

**OLD BUSINESS:**

**PLANNING DEPARTMENT REPORTS:**

**PLANNING COMMISSION REPORTS:**

**ADJOURNMENT**

**NEXT MEETING: Thursday, January 25, 2018 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.**