



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 APRIL 26, 2018 TIME: 6:00 P.M. CITY HALL 375 FIFTH STREET

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: February 22, 2018 and March 22, 2018

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. **Amendment to Site and Architectural Review No. 2017-4, Conditional Use Permit for Planned Unit Development No. 2017-15, and Conditional Use Permit for Waiver of Minimum Density No. 2017-6** - Jim Moreno – The applicant is requesting to amend the approved resolutions for Site and Architectural Review No. 2017-4, Conditional Use Permit for a Planned Unit Development No. 2017-15 and Conditional Use Permit for a Waiver of a Minimum Density No. 2017-16 for the construction of a 3,220 square foot two story residential building on approximately 0.18 acre site in the Neighborhood Mixed Use (NMU) Zoning District of the City of Hollister. The request would be amend the resolutions and conditions to identify the residential units as townhouses instead of condominiums. The proposed project is located at 0 Pine Drive, north of South Street, between Sally Street to the west and McCray Street to east, further identified as San Benito County Assessor Parcel Number 054-0420002. CEQA: Categorically Exempt.

2. **Site & Architectural Review No. 2018-4** – San Felipe Storage – The applicant is requesting site & architectural review approval to construct two new mini-storage buildings and an office at an existing mini-storage facility located in the M1 Light Industrial Zoning District at 1541 San Felipe Road, further identified as San Benito County Assessor’s Parcel Number 051-130-003. CEQA: Categorically Exempt.
3. **1040 South Street – Tentative Map No. 2018-1, Conditional Use Permit for a Planned Unit Development No. 2018-1 and Site & Architectural Review No. 2018-5** – Stewart Fahmy – The applicant is requesting approval of a tentative map and Conditional Use Permit for a Planned Unit Development for the subdivision of approximately 4.12 acres of land into 29 lots consisting of 25 single family lots, three (3) multifamily lots, and one lot for storm drainage pursuant to Hollister Municipal Code Section 16.16.030 with a land use designation of Low Density Residential Performance Overlay Zone R1-L/PZ. The applicant is also requesting Site and Architectural review for the construction of three (3) four unit apartments. The project is located at 1040 South Street, between Gabriel Court and Chaparral Court, Jan Avenue to the north, and Westside Blvd. to the east, further identified as San Benito County Assessor’s Parcel Numbers 052-280-001. CEQA: Categorically Exempt.
4. **Tentative Map 2017-3, Conditional Use Permit for a Planned Unit Development, and Site & Architectural Review** – Doug Ledeboer – The applicant is requesting approval of a tentative map, conditional use permit for a planned unit development, and a Site & Architectural Review to subdivide a 25.72 acre site into 170 residential lots (a minimum of 22 units are proposed to be duets) in the Medium Density Residential Performance Overlay (R3-M/PZ) Zoning District of the City of Hollister. An approximately 2.33 acre park is proposed on site. The project will be located north of Buena Vista Road, between Miller Road to the east and near Brandy Court to the west, further identified as San Benito County Assessor Parcel Number 019-120-038. CEQA: Mitigated Negative Declaration.
5. **Site & Architectural Review No. 2018-3 - 240 Sally Street** – Efrain Alarcon - The applicant is requesting to add of a single modular home on to an existing 13,043 sq. ft. lot with two existing residential units in the R4 High Density Residential Zoning District. The project would be located at 240 Sally Street, further identified as San Benito Assessor Parcel Number 054-151-009. CEQA: Categorically Exempt.
6. **Planning Commission Recommendation to the City Council of an Environmental Impact Report and Prezone 2015-1 – PAD Investment Trust** – Requesting Planning Commission Recommendation to the City of Hollister City Council for the pre-zone for annexation of three parcels of approximately 32.4 acres to the City of Hollister, and the adoption of an Environmental Impact Report that encompasses a total of 13 parcels of approximately 118 acres total. The project site is located along State Route (SR) 25 (Hollister Bypass) Santa Ana Road to the south, North Assessor’s Parcel Numbers 019-170-083/84, 019-330-005/011/030, and 019-350-006/008/009/010/011/012/013/014. CEQA: Environmental Impact Report.

NEW BUSINESS:

OLD BUSINESS:

PLANNING DEPARTMENT REPORTS:

PLANNING COMMISSION REPORTS:

ADJOURNMENT

NEXT MEETING: Thursday, May 24, 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 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.