



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, MAY 24, 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: N/A

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 No. 2018-4** – San Felipe Storage – The applicant is requesting site & architectural review approval to construct three 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.
2. **Extension of Tentative Map No. 2016-3 & Conditional Use Permit No. 2016-6 for a Planned Unit Development** – Jim Matthews – The applicant is requesting a one year extension approval of Tentative Map No. 2016-3 and Conditional Use permit No. 2016-6 for a Planned Unit Development consisting of the subdivision of a 1.23 acre property into eight single family residential lots and three open space lots, within the R1-L/PZ Single Family Residential Performance Overlay Zoning District. CEQA: Categorically Exempt.
3. **Prezoning No. 2018-5** – Hugh Bikle – The applicant is requesting a recommendation from the planning commission to the City Council for the pre-zoning approval of two unincorporated county parcels identified as San Benito County Assessor Parcel Numbers 019-350-006 and 019-350-009 measuring five acres each for a total of 10.00 acres for future annexation into the corporate limits of Hollister. The parcels are located east of N. Chappell Road, north of Santa Ana Road, and west of Highway 25 Bypass. CEQA: Environmental Impact Report.
4. **Tentative Map No. 2018-2, Conditional Use Permit No. 2018-2 for a Planned Unit Development, and Site & Architectural Review No. 2018-6** – Kraig Klauer – The applicant is requesting approval of a Tentative Map, Conditional Use Permit for a Planned Unit Development, and a Site & Architectural Review for a Planned Unit Development to subdivide a 2.181 acre site into 11 residential lots, including the creation of a 6,570 sq. ft. lot around an existing single family home that shall remain, and a 14,230 sq. ft. lot for the construction of 3 attached residential units for a total of 12 new residential units and one existing residential unit in the Low Density Residential (R1) Zoning District of the City of Hollister, located at 811 Santa Ana Road, south of Santa Ana Road, east of the Highway 25 Bypass, and west of Gabilan Hills School, further identified as APN 054-580-042. CEQA: Categorically Exempt.

NEW BUSINESS:

OLD BUSINESS:

PLANNING DEPARTMENT REPORTS:

PLANNING COMMISSION REPORTS:

ADJOURNMENT

NEXT MEETING: Wednesday, June 27, 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 at 339 Fifth Street, Monday through Friday from 8:00 a.m. to noon, 1:00 p.m. to 5:00 p.m. (offices closed between noon to 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.