



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 28, 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: May 24, 2018
June 14, 2018 – Special Meeting

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. 2018-3 and Site & Architectural Review No. 2018-7** – Alan Brookshire – The applicant is requesting approval of a site and architectural review application and minor subdivision to subdivide a 0.1015 acre (4,422 sq. ft.) lot into four (4) residential lots in the Downtown Mixed Use (DMU) Zoning District of the City of Hollister. The project is located at 221 Hawkins Street south of Hawkins Street, between San Benito Street to the west and East Street to the east, further identified as San Benito County Assessor Parcel Number 056-061-002 in the Downtown Commercial Mixed Use (DMU) Zoning District which requires a residential density of 25 to 40 dwelling units per net acre. CEQA: Categorically Exempt.
2. **Tentative Map No. 2018- 3 & Conditional Use Permit No. 2018-3 for a Planned Unit Development** – Hugh Bikle – The applicant is requesting approval of a tentative map and a conditional use permit for a planned unit development to subdivide a 4.27 acre parcel into 49 single-family residential lots at 180 North Chappell Road, south of Primavera Drive, west of Chappell Road, north of Maple Street, and east of Lorene Drive, further identified as San Benito County Assessor Parcel Number 019-340-002. A tentative map and planned unit development were approved by the Planning Commission on October 22, 2015 for the property. However, the applicant did not obtain a final map approval within the two year requirement and the approval expired on October 22, 2017. Therefore, the applicant is requesting new entitlements for the subdivision that was previously approved. CEQA: Categorically Exempt.
3. **Site & Architectural Review No. 2018-8** – Robert Enz – The applicant is requesting approval of a Site and Architectural Review Application for the construction of a two (2) story, 15,000 square foot shell building with an airplane hangar at 1691 Airway Drive, further identified as San Benito County Assessor Parcel number 053-420-005 in the Airport Support (AS) Zoning District. The building would be designed to accommodate typical light industrial uses and offices with possible aircraft storage, maintenance, or assembly in the future or any combination thereof. CEQA: Previously approved Mitigated Negative Declaration for Air Park Business Center.

NEW BUSINESS:

OLD BUSINESS: City Manager Bill Avera will present on possible amendments to Condition 56 of PC Resolution 2018-16 approving Tentative Map No. 2018-1 to allow the applicant, Stewart Fahmy, to pursue methods of developing the project that would allow for the continued satisfaction of this Condition (See Attached memo, Planning Commission Resolution No. PC 2018-16, and approved tentative map).

PLANNING DEPARTMENT REPORTS:

PLANNING COMMISSION REPORTS:

ADJOURNMENT:

NEXT MEETING: Thursday August 23, 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.