



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 JANUARY 24, 2019 TIME: 6:00 P.M. CITY HALL 375 FIFTH STREET

CALL TO ORDER

ELECTION OF OFFICERS

VERIFICATION OF AGENDA POSTING

PLEDGE OF ALLEGIANCE

ROLL CALL: Commissioners: David Huboi, Seth Muenzer, Roxanne Stephens, and Kevin Henderson

APPROVAL OF MINUTES: December 20, 2018 and January 17, 2019 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 3 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. 2018-24** – Hawkins Companies – The applicant is requesting Site & Architectural approval of a 5,495 square foot building with two tenant spaces and one drive-through on a 0.921 acre site (40,118.76 sq.ft.) identified as Parcel No. 5 of the approved Hollister Farms Subdivision. The project site is located south of Park Street, west of Highway 25 Bypass and east of Prospect Avenue in the General Commercial (GC) Zoning District, further identified as San Benito County Assessor Parcel Number 056-250-070. CEQA: Mitigated Negative Declaration.
2. **Tentative Map No. 2018-4** – Clearist Park – The applicant is requesting to subdivide three parcels consisting of 207.65 total acres into 60 lots ranging in size from 1.68 acres to 11.30 acres. The project site is located north of the Hollister Airport, bounded by the airport runway to the south and southwest, existing agricultural lands to the west and north, and San Felipe Road to the east in the Airport Support (AS) and Industrial Business Park (IBP) Zoning Districts, and is further identified as San Benito County Assessor Parcel Numbers 050-010-006, 050-010-007, and 050-010-008. CEQA: Environmental Impact Report.
3. **Site and Architectural Review No. 2018-11** - L.A. Hearne - The applicant is requesting Site and Architectural approval for a new 15,000 SF industrial shell warehouse building with three tenant spaces and an industrial yard on a 6.42 acre site located at 1258 McCloskey Rd in the Light Industrial Zoning District (M1) further identified as San Benito County Assessor Parcel Number 051-110-08. CEQA: Mitigated Negative Declaration.
4. **Minor Subdivision 2018-5, Conditional Use Permit 2018-11, Site and Architectural Review 2018-20** - Hollister Paint Co. Inc. - The applicant is requesting Minor Subdivision, Conditional Use Permit, and Site and Architectural approval for the consolidation of two parcels and the construction of an additional 3,135 SF commercial storage building in support of the existing commercial retail use on the properties located at 57, 67, and 105 East Street further identified as San Benito County Assessor Parcel Numbers 054-230-008, 054-230-010, and 054-230-012. The properties are located in the R4 High Density Residential Zoning District, north of 2nd Street on the east side of East Street. The applicant is also requesting approval of a Conditional Use Permit for the expansion of their existing non-conforming commercial business, in support of the existing commercial retail use, for the construction of the storage building in a residential zoning district. CEQA: Categorically Exempt.

NEW BUSINESS:

OLD BUSINESS:

PLANNING DEPARTMENT REPORTS:

PLANNING COMMISSION REPORTS:

ADJOURNMENT:

NEXT MEETING: Thursday February 28, 2019 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 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.