



# 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 FEBRUARY 28, 2019 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, Roxanne Stephens,  
Seth Muenzer, Carrie Johnson, and Kevin Henderson

**APPROVAL OF MINUTES:** January 24, 2019

**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. 2019-4** – Steel Solutions (Gillian Enz) – The applicant is requesting Site and Architectural approval for the construction of a 22,800 Sq. ft. building with eight (8) tenant spaces on a 1.695 acre site. No land use is proposed at this time. The project is located within the M1 Light Industrial Zoning District at 365 Apollo Ct., further identified as San Benito County Assessor Parcel Number 051-170-004. CEQA: Categorically Exempt.
  
2. **Minor Subdivision No. 2019-1, Conditional Use Permit No. 2018-14 for a Planned Unit Development, and Tentative Map No. 2019-1** – Del Curto Brothers Construction – The applicant is requesting a Minor Subdivision to abandon the section of Briggs Alley located between the property identified as APN 054-110-036 to the north and APN 054-110-016 and 054-110-030 to the south and dedicating half of the width and length of the alley to the northern property and the other half of the alley to the southern property. The applicant is also requesting Tentative map Approval and a Conditional Use Permit for a Planned Unit Development to make into condominiums a three story mixed use building with six (6) commercial/retail units on the first floor, eleven (11) residential units on the second floor, and eleven (11) residential units on the third floor as approved by Planning Commission Resolution No. 2018-39 on September 27, 2018 for Site & Architectural Review Application No. 2018-18. The Conditional Use Permit will also include a residential density bonus pursuant to Section 17.04.070 Article II Density Bonus of the Hollister Municipal Code. The properties are located within the Downtown Mixed Use (DMU) Zoning District at 365 San Benito Street, further identified as San Benito County Assessor Parcel Number 054-110-036, 054-110-016, and 054-110-030. CEQA: Categorically Exempt.
  
3. **Site & Architectural 2018-19** - Jose Rodriguez - The applicant is requesting Site & Architectural approval to construct a 10,000 SF industrial warehouse on 6.57 acres located at 110 Fallon Road, further identified as San Benito County Assessor Parcel 051-120-019. This parcel is located in the Light Industrial (M1) Zoning District, north of Fallon road and east of Technology Parkway. CEQA: Categorically Exempt.  
**This item will be continued to a future Planning Commission meeting.**
  
4. **Site and Architectural Review 2019-1** – RSI Group, Inc. / Nina Raey – The applicant is requesting Site and Architectural approval for the construction of a 4,331 SF Denny’s Restaurant on a 0.81 acre site. The project is located within the General Commercial (GC) Zoning District at Highway 25 and Tres Pinos Road, further identified as San Benito County Assessor Parcel Number 056-250-070. CEQA: Mitigated Negative Declaration.  
**This item will be continued to the March 28, 2019 Planning Commission meeting.**

**NEW BUSINESS:**

1. Selection of the second Planning Commissioner member of the General Plan Advisory

Committee (GPAC)

2. Selection of the two (2) Planning Commissioner Members of the Downtown Sign Ad Hoc Committee.

**OLD BUSINESS:**

**PLANNING DEPARTMENT REPORTS:**

**PLANNING COMMISSION REPORTS:**

**ADJOURNMENT:**

**NEXT MEETING: Thursday March 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](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.**