



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 25, 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:

April 11, 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. **RV & Boats Ordinance** - City of Hollister – The City of Hollister Planning Commission shall determine whether to recommend to the City Council amendments to Section 10.10.030 “Private property – Parking and storage of recreational vehicles prohibited” of the Hollister Municipal Code. CEQA: Categorical Exemption.
2. **Site and Architectural Review 2019-6** - Brandon Whallon/Hawkins Companies - The applicant is requesting Site and Architectural approval for the construction of a 9,017 sq. ft. health care facility on an approximately 1.15 acre site within the Hollister Farms commercial subdivision

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project. The project is located within the General Commercial (GC) Zoning District west of Highway 25 and north of Tres Pinos Road, further identified as San Benito County Assessor Parcel Number 056-250-065. CEQA: Mitigated Negative Declaration.

3. **Site and Architectural Review 2019-11** - Jeremy Vanderkraats/Signs by Van - The applicant is requesting Site and Architectural approval of a Master Sign Program for the installation of a new freestanding multi-tenant sign in an existing commercial shopping center on two parcels which are 2.45 and 3.72 acres in size. The project is within the General Commercial (GC) Zoning District located at 341 & 351 Tres Pinos Road, further identified as San Benito County Assessor Parcel Number 057-230-022. CEQA: Categorically Exempt.
4. **Amendments to Title 16 Subdivisions and 17 Zoning to the Hollister Municipal Code** – An ordinance to amend miscellaneous sections of Title 17 Zoning and Title 16 Subdivisions to assure internal consistency and minor clarifications in the Hollister Municipal Code, for additions, clarifications, and corrections to standards for accessory second units, open space requirements in residential zoning districts, park and recreation area dedications and fees, vehicle sales in the Downtown Commercial Mixed Use Zoning District (DMU) except in the Downtown and Monterey Street Historic Districts, Home Occupation permits pertaining to Cottage Foods, Industrial Zoning District Design Standards, Residential Zoning Districts Definitions, Residential Land Uses and Permit Requirements, Building Sign Requirements by Zoning District, Minimum Lot Area Per Dwelling Unit, Residential Densities in the Downtown Commercial Mixed Use (DMU) Zoning District, Variation of Design of Residences, and Residential Fences, CEQA: Categorical Exemption.

NEW BUSINESS:

OLD BUSINESS:

1. Selection of the second Planning Commissioner member of the General Plan Advisory Committee (GPAC).

PLANNING DEPARTMENT REPORTS:

PLANNING COMMISSION REPORTS:

ADJOURNMENT:

NEXT MEETING: Thursday May 23, 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].