



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 AUGUST 22, 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: June 27, 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. **Minor Subdivision 2018-1 and Site & Architectural Review 2018-2** – Felipe Nine, LLC – The applicant is requesting a minor subdivision approval to subdivide an 8.36 acre parcel into four lots consisting of 3.04 acres, 4.50 acres, 0.34 acres and 0.48 acres. The applicant is also requesting a Site & Architectural approval to construct approximately 220,000 square feet of indoor greenhouse buildings for a cannabis cultivation facility on

existing commercial and fallow land, including onsite parking and all utility connections, drainage and landscape improvements. The applicant is also requesting approval of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for this project pursuant to the California Environmental Quality Act. The project site is located at 773 San Felipe Road, south of McCloskey Road and east of San Felipe Road in the North Gateway (NG) Zoning District. The location is further identified as San Benito County Assessor Parcel Number 051-100-031. CEQA: Mitigated Negative Declaration.

2. **Minor Subdivision 2018-6 and Site & Architectural Review 2018-23** – Wright Thirteen, LLC – The applicant is requesting a minor subdivision approval to subdivide a 13.19 acre parcel into four lots consisting of 4.25 acres, 4.01 acres, 4.07 acres, and 0.86 acres. The applicant is also requesting a Site & Architectural approval to construct approximately 340,000 square feet of indoor greenhouse buildings for a cannabis cultivation facility on existing agricultural land, including onsite parking and all utility connections, drainage and landscape improvements. The applicant is also requesting approval of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for this project pursuant to the California Environmental Quality Act. The project site is located at Wright Road and San Felipe Road in the North Gateway (NG) Zoning District. The location is further identified as San Benito County Assessor Parcel Number 053-350-005. CEQA: Mitigated Negative Declaration.
3. **Planning Commission Recommendation to the City Council for a Mitigated Negative Declaration and Prezone No. 2018-1** - Steve Rosati - The applicant is requesting Planning Commission Recommendation to the City of Hollister City Council for the prezone for annexation of one parcel of approximately 24.4 acres to the Medium Density Residential Performance Overlay (R3-M/PZ) Zoning District in the City of Hollister, and the adoption of a Mitigated Negative Declaration. The project site is located south of Santa Ana Road, east of Marguerite Maze Middle School and Gabilan Hills Elementary School, north of Meridan Street, and west of Moorpark Drive. The property is located within the City of Hollister Sphere of Influence. The property is further identified as San Benito County Assessor Parcel Number 019-310-002. CEQA: Mitigated Negative Declaration.
4. **Site & Architectural Review No. 2019-15** - Phillip Moss/Taco Bell - The applicant is requesting Site and Architectural approval to remodel the existing 2,620 SF Taco Bell drive-thru restaurant at 431 Tres Pinos Road which is located in the General Commercial (GC) Zoning District. The property is located with the Hollister Shopping Center, south of Tres Pinos Road, further identified as San Benito County Assessor Parcel Number 057-230-016. CEQA: Categorical Exemption.
5. **Tentative Map No. 2019-3, Condition Use Permit No. 2019-5** - Tony Faria - The applicant is requesting a tentative map to subdivide a 53,578.8 SF (1.23 +/- acres) parcel into four (4) residential lots each with a single family residential unit and an accessory dwelling unit, and a conditional use permit for a planned unit development at 1650 Cienega Road within the Low Density Residential Performance Overlay Zoning District

(R1/L-PZ). This property is located between San Benito Street and Cienega Road, west of Henry Court, further identified as San Benito County Assessor Parcel Number 020-170-035. CEQA: Categorical Exemption.

6. **Site & Architectural Review No. 2019-14** - Quick Quack Development II, LLC. (Efrain Corona) - The applicant is requesting Site and Architectural approval for the construct of a new 3,900 SF fully-automated car wash on a 32,395 SF lot (0.74 +/- acres) within the Hollister Farms commercial subdivision project. The property is within the General Commercial (GC) Zoning District west of Highway 25 and north of East Park Street, further identified as San Benito County Assessor Parcel Number 056-250-066. CEQA: Mitigated Negative Declaration.
Staff is requesting continuance of this item to the September 26, 2019 regular Planning Commission Meeting.

NEW BUSINESS:

OLD BUSINESS:

PLANNING DEPARTMENT REPORTS:

PLANNING COMMISSION REPORTS:

ADJOURNMENT:

NEXT MEETING: Thursday September 26, 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].