



**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 Chairperson.

**PUBLIC COMMENT DURING THE COVID-19 EMERGENCY**

This meeting is compliant with the Governor's Executive Order N-25-20 issued on March 4, 2020 and N-29-20 issued on March 18, 2020, allowing for a deviation of teleconference rules required by the Brown Act. The purpose of this is to provide a safe environment for staff and the public to conduct city business, while allowing for public participation during the COVID-19 global emergency. The meeting will be held by teleconference. **The public may watch the meeting via live stream at:**

**Community Media Access Partnership (CMAP) at:**  
**<http://cmaptv.com/watch/>**

**Public Participation:**

The City of Hollister Council Chambers will be opened to the public during the meeting, however, in accordance with Executive Orders N-25-20, N-29-20, and guidance from the California Department of Public Health on gatherings regarding social distancing, seating will be limited, and on a first come, first serve basis.

In accordance with executive Orders N-25-20, N-29-20, and guidance from the California Department of Public Health on gatherings, remote public participation is allowed, and public comment time may be limited.

If you wish to make a **public comment remotely** during the meeting, please use the zoom registration link below:

[https://us02web.zoom.us/webinar/register/WN\\_05QEDjH2RNmixceHDkgSaw](https://us02web.zoom.us/webinar/register/WN_05QEDjH2RNmixceHDkgSaw)

**DATE: THURSDAY SEPTEMBER 24, 2020 TIME: 6:00 P.M. CITY HALL 375 FIFTH STREET**

**CALL TO ORDER**

**VERIFICATION OF AGENDA POSTING**

**PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF MINUTES:** August 27, 2020

**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. **Tentative Map 2020-2** – Hawkins Companies – The applicant is requesting Tentative Map approval for the subdivision of an approximately seventeen (17) acre site consisting of five (5) lots, into fifteen (15) lots for the construction of a multi-tenant shopping center in the General Commercial (GC) Zoning District of the City of Hollister. The applicant previously received approval for this request during a public hearing of the City of Hollister Planning Commission of June 29, 2017. However, the approval has since expired. CEQA: Mitigated Negative Declaration.
2. **Minor Subdivision 2020-3** – Jose Villalpando – The applicant is requesting to subdivide an approximately 3.25 acre site into four parcels ranging in size from 0.662 acres to 0.698 acres and dedicate a 0.132 acre parcel (Parcel A) along the west property line adjacent to San Felipe Road and dedicate a 1.310 acre parcel (Parcel B) for future road improvements along the south property line. The applicant is also requesting the creation of an adjacent 13.157 acre remainder parcel. The property is located within the North Gateway (NG) Zoning District. CEQA: Environmental Impact Report.
3. **Site & Architectural Review 2020-13 (Master Sign Program)** - City of Hollister Management Services (Mike Chambless) - The applicant is requesting approval for a Master Sign Program for the removal of two existing entrance signs and construction of two new freestanding signs on the property located at 60 Airport Drive, further identified as San Benito County Assessor Parcel Number 050-010-001. The property is located in the Airport (A) Zoning District. CEQA: Categorically Exempt.

**NEW BUSINESS**

1. Amendment to Hollister Municipal Code 17.16.020 “Accessory Residential Uses and Structures”.

**OLD BUSINESS**

**PLANNING DEPARTMENT REPORTS**

**PLANNING COMMISSION REPORTS**

**ADJOURNMENT**

**NEXT MEETING: Thursday October 22, 2020 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].