



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/>

OR

City of Hollister YouTube Channel:
https://www.youtube.com/channel/UCu_SKHetqbOiiz5mH6XgpYw/featured

Public Participation:

In accordance with Executive Order N-25-20 and guidance from the California Department of Public Health on gatherings, remote public participation is allowed. Due to the December 3, 2020, Regional Stay at Home Order from the California Department of Public Health, Members of the public may NOT physically attend meetings at the City of Hollister City Council Chamber. 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_rZNIqqNcRvaim1tPDZhEVg

DATE: THURSDAY FEBRUARY 25, 2021 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, Salvador Mora, and Kevin Henderson

APPROVAL OF MINUTES: January 28, 2021

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 2020-10, Conditional Use Permit 2021-1** – Sheet Metal Systems Inc./Nick Hough – The applicant is requesting Site and Architectural approval for the construction of a new 20,100 SF single-story office warehouse building on a 1.63-acre (71,002.8 SF) lot. In addition, the applicant is requesting a Conditional Use Permit for the consideration of parking reduction. The property site is located in the Industrial Business Park (IBP) Zoning District at 1940 Airway Drive, further identified as San Benito County Assessor Parcel Number 053-420-030. CEQA: Mitigated Negative Declaration.
2. **Site & Architectural Review 2020-17** – Russ Orsi/Dutch Bros – The applicant is requesting Site & Architectural approval for the construction of an 862 SF drive through coffee shop on a 0.62-acre site identified as Parcel No. 7 of the approved Hollister Farms Subdivision. The project will also consist of a double drive through lane, parking, and a separate, covered service window for walk-up customers. The property is located in the General Commercial (GC) Zoning District in the southwest corner of the driveway into the Hollister Farms Subdivision, further identified as San Benito County Assessor Parcel Number 056-250-067. CEQA: Mitigated Negative Declaration.
3. **Site & Architectural Review 2020-1** – VMI Architecture – The applicant is requesting to demolish the existing 2,851 SF drive-through restaurant building and is seeking Site & Architectural approval to construct a new 1,997 SF drive-through restaurant building with outdoor dining area on a .84-acre (36,667 SF) lot. The property is located in the North

Gateway (NG) Zoning District at 40 San Felipe Rd., further identified as San Benito County Assessor Parcel Number 053-370-032. CEQA: Categorically Exempt.

4. **Site & Architectural Review 2021-2** – Twin Oaks Hollister LLC – The applicant is requesting Site & Architectural approval for the construction of a 6,351 SF Community Center for the Twin Oaks Active Adult Life Style Community. The applicants obtained previous approval for a community center building with the Twin Oaks (formerly Silver Oaks) Subdivision. However, that approval has since expired, and significant architectural and site changes are being requested by the applicant under this new proposal. The property is located in the Medium Density Residential (R3) Zoning District at 2071 McClellan Street, further identified as San Benito County Assessor Parcel Number 057-770-041. CEQA: Mitigated Negative Declaration.
5. **Amendments to Title 16 Subdivisions of the Hollister Municipal Code** – City of Hollister – An ordinance to amend Title 16 Subdivisions of the City of Hollister Municipal Code as it relates to the approval time of a tentative map. The amendments assure internal consistency with Section 66463.5 of the California Government Code and Subdivision Map Act for time limits to record a final map. CEQA: Categorically Exempt.
6. **Nash Road Vacation** – City of Hollister – The City of Hollister is seeking to vacate Nash Road between West Street and Monterey Street. CEQA: Categorically Exempt.

NEW BUSINESS

OLD BUSINESS

PLANNING DEPARTMENT REPORTS

PLANNING COMMISSION REPORTS

ADJOURNMENT

NEXT MEETING: Thursday March 25, 2021 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].