



**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\\_SKHetqbOiz5mH6XgpYw/featured](https://www.youtube.com/channel/UCu_SKHetqbOiz5mH6XgpYw/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\\_f2325womSA-IicRGBW\\_ijQ](https://us02web.zoom.us/webinar/register/WN_f2325womSA-IicRGBW_ijQ)**

**DATE: THURSDAY, MARCH 25, 2021 TIME: 6:00 P.M. CITY HALL 375 FIFTH STREET**

**CALL TO ORDER**

**ELECTION OF OFFICERS**

**VERIFICATION OF AGENDA POSTING**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:** Commissioners: Roxanne Stephens, David Huboi, Seth Muenzer, Salvador Mora, and Jose Fernandez

**APPROVAL OF MINUTES:** February 25, 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 2020-1, Conditional Use Permit 2021-3** – 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. In addition, the applicant is requesting Conditional Use Permit for the consideration of parking reduction. 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.

**NEW BUSINESS**

**OLD BUSINESS**

**PLANNING DEPARTMENT REPORTS**

**PLANNING COMMISSION REPORTS**

**ADJOURNMENT**

**NEXT MEETING: Thursday April 22, 2021 at 6:00 p.m.**

Planning Commission Agenda  
Thursday, March 25, 2021

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].