



AMENDED 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 JANUARY 26th, 2017 TIME: 6:00 P.M. CITY HALL 375 FIFTH STREET

CALL TO ORDER

VERIFICATION OF AGENDA POSTING

PLEDGE OF ALLEGIANCE

ROLL CALL: Commissioners: Chris Alvarez, David Huboi, Gabriel Torres, Carol Lenoir, and Johnny Rosa

APPROVAL OF MINUTES: December 15th 2016

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. **Site and Architectural 2016-10** – Pride Conveyance, Inc. (Charlie Barton) – Requesting Site and Architectural approval of an approximately 9,559 square foot addition to an existing 41,140 square foot building on a 2.57 acre site. The property is located within the M1 Light Industrial Zoning District at 1781 Shelton Drive; being more specifically described as Assessor's Parcel No. 051-120-061.
2. **Site and Architectural 2016-11** – Pride Conveyance, Inc. (Charlie Barton) – Requesting Site and Architectural approval for the construction of a 12,000 square foot addition to an existing 40,200 square foot building on a 4.27 acre site. The floor plan proposes a one story building connected to the main existing building totaling 52,200 square feet. The proposed galvanized metal building would be 15 feet in height, 50 feet wide and 240 feet in length. The property is located within the

M1 Light Industrial Zoning District at 1700 Shelton Drive; being more specifically described as Assessor's Parcel No. 051-120-022.

3.

Minor Subdivision No. 2016-3 – Eric Q. Ruiz Building Design & Consulting (Ouita Martin) – Requesting approval of a Minor Subdivision to subdivide an 8,463 square foot parcel with two existing residential units into two lots in a manner that each existing residential unit would be in its own lot. The property is located in the (OT-H) Old Town High Density Residential Zoning District at 849 Canal Alley; being more specifically described as Assessor's Parcel No. 053-270-027.

4.

Tentative Map 2016-4 – (Hillcrest Meadows) – Requesting to subdivide 9.93 acres into 49 lots, 48 new homes are being proposed and 1 existing home to remain. The project site is located in the R1 Single Family Residential Zoning District north of El Camino De Vida, east of Sawtooth Drive, and north of Trinity Drive; being more specifically described as Assessor's Parcel No. 020-120-144 and 020-120-145.

NEW BUSINESS:

1. **853 San Benito Street** – Del Curto Brothers – Requesting to remove two conditions, number 29 and 31 from Resolution No. 2015-26 which approved a tentative map subdivision of a 0.39 acre lot into eight (8) lots consisting of 7 residential lots and 1 commercial lot in the DMU Downtown Commercial and Mixed Use (DMU) Zoning District at 853 San Benito Street, further identified as San Benito County Assessor Parcel Number 056-020-009.

2. **Multifamily Residential Units in the R1 Low Density Residential Zoning District**. Staff is seeking direction from the planning commission as to whether to prepare a draft ordinance that will incorporate a multifamily requirement in Low Density Residential Zoning Districts for future development.

DEPARTMENT REPORTS:

1. Update on Assembly Bill 1069

PLANNING COMMISSION REPORTS:

ADJOURNMENT

NEXT REGULAR MEETING: Thursday, February 23rd, 2017 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, 339 Fifth Street, Monday through Friday, 8:00 am to noon, 1:00 pm to 5 pm (offices closed between 12:00 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].

***Si desea información en español por favor llame al 636-4360 o visítenos al 339 Fifth St.
(Calle Cinco) Hollister, CA***

NOTICE

Appeal Notice: Any person aggrieved by the decision of the Planning Commission may appeal the decision within fifteen (15) calendar days to the City Council. The notice of appeal must be in writing and shall set forth specifically wherein the Planning Commission's decision was inappropriate or unjustified. Appeal forms are available at the City Community Development Department and the City Clerk's office and may be obtained at the Planning Commission meeting. Appeals to the City Council shall be submitted to the City Clerk as prescribed by Zoning Ordinance, Section 17.24.140.