



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 MARCH 23, 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: February 23, 2017

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. **Pre-zone No. 2017-1** – Gabilan Welding, Inc. – The applicant is requesting an approval recommendation from the City of Hollister Planning Commission to the City Council for the pre-zoning of an approximately 1.55 acre site located in the unincorporated area of the county within the Industrial designation of the Hollister General Plan for future annexation into the corporate limits of Hollister. The site is located at 1091 San Felipe Road, east of the San Felipe Road Frontage and south of Community Parkway and it is further identified as San Benito County Assessor's Parcel Numbers 019-040-019 and 019-040-010. The City Council at its regular meeting of February 6, 2017 authorized the "Initiation of the Pre-zone" application process. CEQA: Categorically Exempt.

2. **Zoning Amendments** – An ordinance to amend miscellaneous sections of Title 17 “Zoning Code” and Title 16 “Subdivision Code” to assure internal consistency and minor clarifications in the Hollister Municipal Code, for clarifications and corrections pertaining to Accessory Secondary Residential Units in the City of Hollister. CEQA: Categorical Exemption.

NEW BUSINESS:

1. **Multifamily Residential Units in the R1 Low Density Residential Zoning District.** Staff will provide an update regarding the planning commission’s direction from the February 23, 2017 meeting to prepare a draft ordinance that will incorporate a multifamily requirement in Low Density Residential Zoning Districts for future development.

OLD BUSINESS:

1. **Conditional Use Permit Application No. 2016-7** – American Casting – On August 25, 2016 the planning commission approved a resolution approving a Conditional Use Permit to install a temporary 2,160 sq. ft. pre manufactured building to be used as additional work space for an existing investment casting manufacturing company. The commission will receive an update on the progress for a permanent building on the site to replace the temporary building.

PLANNING COMMISSION REPORTS:

1. Planning Commission discussion on possible topics, meeting dates, and location for a joint City of Hollister, County of San Benito, and City of San Juan Bautista Planning Commission Meeting.

ADJOURNMENT

NEXT REGULAR MEETING: Thursday, April 27, 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.