



# 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.

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**DATE: THURSDAY MAY 25, 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:** April 27, 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. **Tentative Map 2016-5, Conditional Use Permit for Planned Unit Development 2017-3 and Site & Architectural Review No. 2016-13** – Valles & Associates LLC. (Al Valles) – Requesting tentative map approval, a conditional use permit for a planned unit development, and a Site and Architectural review of 15 lots for single family homes, 26 lots for townhomes, one lot for 44 apartment units, and one lot for road/common space area for a total of 43 lots on a 5.45 acre site which currently contains one building approximately 13,280 sq. ft. in size (83' x 160') proposed to be demolished to make way for the residential subdivision. The property is located within the NMU Neighborhood Mixed Use Zoning District at 1603 Cushman Street; being more specifically described as Assessor's Parcel No. 057-230-040, formerly APN 057-230-019, 057-230-003, and 057-230-002. CEQA: Mitigated Negative Declaration.

2. **Conditional Use Permit 2017-2** – Marci Houston – The applicant is requesting approval of a conditional use permit to convert an existing single family home located at 364 Seventh Street into a business for the sale of plants and to provide educational classes. The site is located in the Downtown Commercial and Mixed Use Zoning District and within the Monterey Street Historic District, being more specifically described as Assessor’s Parcel No. 054-050-009. CEQA: Categorically Exempt.

**NEW BUSINESS:**

**OLD BUSINESS:**

**PLANNING COMMISSION REPORTS:**

**ADJOURNMENT**

**NEXT REGULAR MEETING: Wednesday, June 21, 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](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].

***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.