



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 FEBRUARY 22, 2018 TIME: 6:00 P.M. CITY HALL 375 FIFTH STREET

CALL TO ORDER

VERIFICATION OF AGENDA POSTING

PLEDGE OF ALLEGIANCE

ROLL CALL: Commissioners: David Huboi, Gabriel Torres, Carol Lenoir, Pauline Valdivia, and Seth Muenzer

APPROVAL OF MINUTES: January 25, 2018

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 and Annexation San Benito High School** – San Benito High School – Requesting Planning Commission recommendation of approval to the city council for the pre-zoning into the Public Facilities (PF) Zoning District of the City of Hollister of two adjacent lots consisting of 57.25 acres that currently serve as the San Benito High School’s southern campus, contiguous with the rest of the high school campus in the city. The high school properties are located south of Nash Road and west of San Benito Street, further identified as San Benito County Assessor’s Parcel Numbers 020-170-042 and 020-170-043. CEQA: Categorically Exempt.
2. **Conditional Use Permit 2017-20.** The applicant is requesting approval of a Conditional Use Permit 2017-20 to allow for a women’s adult care facility in an existing building located at 335 6th

Street within the Downtown Mixed Use Zoning District (DMU), further identified as San Benito County Assessor Parcel Number 054-050-005. The project would be licensed by the Department of Health Care Services in the State of California proposing a 12 bed women's care facility. CEQA: Categorically Exempt.

3. **Extension Tentative Map 2016-2/ KUTZ.** The application is requesting the planning commission approval of a tentative map extension. On May 04, 2016 the City of Hollister Planning Commission approved Tentative Map 2016-2 for a major subdivision (total of 19 units) with 1 detention basin lot encompassing approximately 4.34 acres in the R1/LPZ Low Density Residential Performance Overlay Zoning District. The project site is located South of Hillcrest Road and east of El Cerro Drive (APN 020-120-141 and 020-120-143). Pursuant to Planning Commission Resolution No. 2016-15 Tentative Map 2016-2 shall expire May 04, 2018. On January 03, 2018 the applicant filed for an extension. CEQA: Mitigated Negative Declaration.
4. **1001 Fourth Street –Site & Architectural Review No. 2016-9** – Stewart Fahmy – The applicant received approval of a tentative map and conditional use permit for a planned unit development during a duly noted public hearing of the City of Hollister Planning Commission on January 25, 2018 for the subdivision of approximately 8.07 acres of land into 79 lots consisting of 40 single family homes, 37 townhomes, 1 lot for a park area, and 1 lot for roads. The Site & Architectural Review was continued from the January 25, 2018 planning commission meeting to consider the approval of the townhomes. The project is located at 1001 Fourth Street, between 4th Street to the north, Jan Ave., to the south, and west of Westside Blvd., further identified as San Benito County Assessor's Parcel Numbers 052-080-001 and 052-300-001, within the West Gateway Zoning Designation of the City of Hollister. CEQA: Mitigated Negative Declaration.

NEW BUSINESS:

OLD BUSINESS: American Casting Conditional Use Permit 2016-7- The applicant is requesting extension of a Conditional Use Permit to allow a six month extension for the submittal of Site and Architectural review.

PLANNING DEPARTMENT REPORTS:

PLANNING COMMISSION REPORTS:

ADJOURNMENT

NEXT MEETING: Thursday, March 22, 2018 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.