



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 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: N/A

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. Planning Commission Recommendation to the City Council of an Environmental Impact Report and Prezone 2015-1**– PAD Investment Trust - Requesting Planning Commission Recommendation to the City of Hollister City Council for the pre-zone for annexation of three (3) parcels of approximately 32.4 acres to the City of Hollister, and the adoption of an Environmental Impact Report that encompasses a total of 13 parcels of approximately 118 acres total. The project site is located along State Route (SR) 25 (Hollister Bypass) Santa Ana Road to the south, North Chappell Road to the west, and SR 25 to the east and north, further identify as San Benito County Assessor's Parcel Numbers 019-170-083/84, 019-330-005/011/030, and 019-350-006/008/009/010/011/012/013/014. CEQA: Environmental Impact Report.

2. **Extension Tentative Map 2016-2/ KUTZ.** The applicant is requesting the planning commission's 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 one (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 on May 04, 2018. On January 03, 2018 the applicant filed for an extension. CEQA: Mitigated Negative Declaration.
3. **Minor Subdivision 2017-5.** Gleanomic, LLC is requesting to subdivide an approximately 79,400 SF building into three (3) separate units in an approximately 7.40 acre parcel located at 1802 Shelton Drive within the Light Industrial (M1) Zoning District, further identified as San Benito County Accessors Parcel Number 051-120-070-000. The project site is located just two parcels south of Fallon Road and fronts the western side of Shelton Drive. CEQA: Categorically Exempt.
4. **Amendment to Conditional Use Permit 2016-7:** - American Casting – The applicant is requesting to amend the approved Planning Commission Resolution No. 2016-26 for Conditional Use Permit 2016-7 adopted on August 25, 2016 for the installation of a temporary 2,160 sq. ft. pre manufactured building to be used as additional work space for an existing investment casting manufacturing company at 51 Fallon Road, in the M1 Light Industrial Zoning District of the City of Hollister. The amendment to the resolution is for a 6-month extension to the conditional use permit. The proposed project is located at 51 Fallon Drive, further identified as San Benito County Assessor Parcel Number 051-120-062. CEQA: Categorically Exempt.

NEW BUSINESS:

OLD BUSINESS:

PLANNING DEPARTMENT REPORTS:

PLANNING COMMISSION REPORTS:

ADJOURNMENT

NEXT MEETING: Thursday, April 26, 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.