



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 AUGUST 23, 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: June 28, 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. **Site & Architectural No. 2018-9** - Fernando Gonzalez - The applicant is requesting Site and Architectural approval for the renovation and conversion of a 1,897 sq. ft. second story, 4 unit apartment complex located above Ohana Shaved Ice and Beeswax Candle Studio at 738 San Benito Street, further identified as San Benito County Assessor Parcel 054-010-017. This project site is located in the Downtown Mixed Use (DMU) Zoning District. CEQA: Categorically Exempt.
2. **Site & Architectural No. 2018-10** – American Casting – The applicant is requesting approval of a Site & Architectural application to construct a new 21,200 sq. ft. two (2) story industrial building on a 1.4-acre parcel located at 71 Fallon road, further identified as San Benito County Assessor Parcel Numbers 051-120-063 and a portion of 051-120-062. A lot line adjustment has been submitted. The proposed project would replace the current temporary 2,160 sq. ft. pre-manufactured building which received a six (6) month extension through the approval of Conditional Use Permit No. 2016-7 at the regular Planning Meeting of March 22, 2018. The project site is located in the m1 –Light Industrial Zoning District. CEQ: Categorically Exempt.
3. **Minor subdivision No. 2018-4** – John & Charlotte Giancola – The applicants are requesting minor subdivision approval to subdivide a 0.19 acre (8,344 sq. ft.) lot into two (2) parcels located at 114 Fourth Street., further identified as San Benito County assessor Parcel Number 054-152-005. Parcel A is proposed at 0.10 acres (4,343.95 sq. ft.) and contains an existing house and detached garage facing Fourth Street. Parcel B is proposed at 0.09 acres (4000.05 sq. ft.) and contains an existing shed structure and would have access off of Hawkins Alley. The project is located in the Downtown Mixed Use (DMU) Zoning District. CEQA: Categorically Exempt.
4. **Use Determination No. 2018-1** - Dave Grimsley - The applicant is requesting to determine that the open space area, identified in the plan titled “Proposed Zoning” prepared by MH Engineering Co. for the lot located at the southwest terminus of Apricot Lane (Dave Grimsley), further identified as San Benito County Assessor Parcel Number 020-060-014, meets the intent of the 2005-2023 City of Hollister General Plan to create an open space buffer that extends the future San Benito River Greenway. CEQA: Categorically Exempt.
5. **Minor Subdivision No. 2018-3** – Alan Brookshire – The applicant is requesting minor subdivision approval to subdivide a 0.1015 acre (4,422 sq. ft.) lot into four (4) residential lots in the Downtown Mixed Use (DMU) Zoning District of the City of Hollister. The project is located at 221 Hawkins St. south of Hawkins St., between San Benito St. to the west and East St. to the east, further identified as San Benito County Assessor Parcel Number 056-061-002-0 in the Downtown Commercial Mixed Use (DMU) Zoning District which requires a residential density of 25 to 40 dwelling units per net acre. CEQA: Categorically Exempt.

NEW BUSINESS:

OLD BUSINESS:

PLANNING DEPARTMENT REPORTS:

RV & Boat Ordinance – City Council has provided Staff with the direction to work with Planning Commission to revise Recreational Vehicles and Boats Section 10.10.030 *Private property – Parking and storage of recreational vehicles prohibited.*

Farmhouse Café Parklet – Becky Herbert / Jennifer Laine – The applicants are seeking to create a temporary 20 ft. x 6 ft., “parklet”, covering the length and width of two (2) parking spaces in front of the Farmhouse Café at 615 San Benito Street, further identified as San Benito County Assessor Parcel Number 054-060-020. The parklet will be a buffered 3 ft. high enclosure constructed of built-in planter boxes on all three (3) sides. The parklet will be a public space with the operating hours of Monday thru Saturday from 8 a.m. to 3 p.m. and Sunday from 8 a.m. to 12 p.m. which mimics the

Planning Commission Agenda

August 23, 2018

Page 3 of 3

hours of the Farmhouse Café. Moveable, temporary patio furniture, provided by Farmhouse Café, will be placed on the parklet during regular business hours and locked away overnight. This project is located in the Downtown Mixed Use (DMU) Zoning District.

PLANNING COMMISSION REPORTS:

ADJOURNMENT:

NEXT MEETING: Thursday September 27, 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 at 339 Fifth Street, Monday through Friday from 8:00 a.m. to noon, 1:00 p.m. to 5:00 p.m. (offices closed between noon 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.