



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 SEPTEMBER 27, 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: August 23, 2018 and April 26, 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. **Minor Subdivision No. 2018-3 and Site and Architectural Review No. 2018-7** - Alan Brookshire - The applicant is requesting Minor Subdivision and Site and Architectural approval to subdivide an approximately 4,410 SF lot into three separate lots with two lots (1,302 & 1,488 SF) having attached townhomes and one lot (1,620 SF) having a single family home. The project site is located at 221 Hawkins Street in the Downtown Mixed Use Zoning District (DMU), further identified as San Benito County Assessor Parcel Number 056-091-002). CEQA: Categorically Exempt.

2. **Site and Architectural Review No. 2018-13** - RSI Group/Nina Raey/Panera Bread – The applicant is requesting Site and Architectural approval to construct a new freestanding 3,851 SF Panera Bread Restaurant with a 635 SF patio and drive-through in the newly proposed Hollister Farms Shopping Center located west of Highway 25 and north of East Park Street, further identified as San Benito County Assessor Parcel Number 056-250-066. CEQA: Categorically Exempt.
3. **Site and Architectural Review No. 2018-16** - ASAP Signs – The applicant is requesting Site and Architectural approval for a 96” x 85” multi-tenant freestanding monument sign for the San Benito Healthcare District’s property at 930 Sunset Drive, further identified as San Benito County Assessor Parcel 057-210-020. This parcel is located in the Commercial Office (CO) Zoning District, south of Sunset Drive, west of Memorial Drive and east of Airline Highway. CEQA: Categorically Exempt.
This item has been requested for continuance to the Regular Planning Commission of October 25, 2018.
4. **Site and Architectural Review No. 2018-18** – Del Curto Brothers Construction – The applicants are requesting Site and Architectural Approval for a new 30,738 SF, three story mixed use building located at 365 4th Street in the Downtown Mixed Use (DMU) Zoning District. The building is proposed to have 8 commercial/retail units on the first floor, and a total of 22 residential units (one-bedroom and studio apartments) on the second and third floors. The property is further identified as San Benito County Assessor Parcel Number 054-110-036. CEQA: Categorically Exempt.
5. **Site and Architectural Review No. 2018-17** – Community Foundation for San Benito County - The applicants are requesting Site and Architectural approval for a new 10,858 SF, two story Community Building located at 430, 434, and 438 San Benito Street in the Downtown Mixed Use (DMU) Zoning District, further identified as San Benito County Assessor Parcel Numbers 054-110-016 & 054-110-030. CEQA: Categorically Exempt.
6. **Conditional Use Permit No. 2018-6 for a Planned Unit Development-** Hillcrest Meadows/Hugh Bikle - The applicant is requesting approval of a Conditional Use Permit for a Planned Unit Development for a previously approved Tentative Map No. 2016-4 (Hillcrest Meadows) which consists of a total of 49 single family residential lots on approximately 9.93 acres in the Low Density Residential Performance Overlay Zone (R1-L/PZ) located south of Hillcrest Road near El Camino Paradiso, Sawtooth Drive, and Trinity Drive, further identified as San Benito County Assessor Parcel Numbers 020-120-144 and 020-120-145. CEQA: Mitigated Negative Declaration.
7. **Tentative Map No. 2016-3, Conditional Use Permit No. 2018-5 for a Planned Unit Development, Site & Architectural No. 2018-12** - Stewart Fahmy - The applicant is requesting approval of a new Conditional Use Permit for a Planned Unit Development and a new Site and Architectural for the previously approved Tentative Map No. 2016-3 (Solorio Park) for the project located at 1005 San Juan Road in the West Gateway Mixed Use Zoning District (WG), further identified as San Benito County Assessor Parcel Number 052-080-001 & 052-300-001. CEQA: Mitigated Negative Declaration.

8. **Tentative Map No.2018-1, Conditional Use Permit No. 2018-1 for a Planned Unit Development, Site and Architectural Review No. 2018-5** - Stewart Fahmy - The applicant is requesting review of previously approved Tentative Map No. 2018-1, Conditional Use Permit No. 2018-1 for a Planned Unit Development, and Site and Architectural Review No. 2018-5 to amend Condition 56 of Tentative Map No. 2018-1 and Condition 36 of Site and Architectural No. 2018-5 regarding the buildout of the apartment units in relation to the single family units. The project is located at 1040 South Street in the Low Density Residential Performance Overlay Zone (R1-L/PZ), further identified as San Benito County Assessor Parcel Number 052-280-001. CEQA: Categorically Exempt.
9. **Site and Architectural Review No. 2018-14** - Geary Coats/Coats Consulting – The applicant is requesting Site & Architectural approval to construct a 2,400 SF Cannabis Dispensary, located 773 San Felipe Rd, further identified a San Benito County Assessor Parcel Number 051-100-310. This parcel is located in the North Gateway (NG) Zoning District, east of San Felipe Road and south of McCloskey. CEQA: Categorically Exempt.
This item has been requested for continuance to the Regular Planning Commission of October 25, 2018.
10. **Prezone No. 2018-6** - Briggs Seventeen, LLC – The applicant is requesting a recommendation from the Planning Commission to the City Council for the pre-zoning approval of a 13.48 acre unincorporated county parcel, further identified as San Benito County Assessor Parcel Number 019-090-026 for the future annexation into the corporate limits of Hollister. This parcel is proposed to be prezoned into the North Gateway (NG) Zoning District, and is located west of San Felipe Road, North of Wright Road and South of Flynn Rd. CEQA: Pending Mitigated Negative Declaration.
This item has been requested for continuance to the Regular Planning Commission of October 25, 2018.
11. **Site and Architectural Review No. 2018-15** - Allendale/DeNova Homes – The applicant is requesting Site and Architectural approval for a master sign program for DeNova Homes Allendale Subdivision located at the Northeast Intersection of Buena Vista Road and Locust Avenue. The property is further identified as San Benito County Assessor Numbers 019-130-026, 019-130-027, and 053-370-038.
This item has been requested for continuance to the Regular Planning Commission of October 25, 2018.
12. **Title 16 Subdivisions and Title 17 Zoning Amendments.** The City of Hollister Planning Commission would determine whether to recommend to the City Council an ordinance to amend miscellaneous sections of Title 16 Subdivisions and Title 17 Zoning to assure internal consistency and minor clarifications in the Hollister Municipal Code, for clarifications and corrections pertaining to the grading ordinance and parking and storage of recreational vehicles and boats. CEQA: Categorical Exemption.
A portion of this item, Title 17 Zoning Amendments, has been requested for continuance to the Regular Planning Commission of October 25, 2018.
13. **General Plan Amendment 2018-1** – City of Hollister – The City of Hollister Planning Commission would determine whether to recommend a general plan amendment to the City Council pertaining to the City of Hollister 2005 – 2023 General Plan Housing Element for a residential growth management program in the City of Hollister and a general plan amendment to the Circulation Element of the General Plan pertaining to the plan-line for the realignment of Highway 25 adopted by the California Transportation Commission.

NEW BUSINESS:

OLD BUSINESS:

Tentative Map 2017-3, Conditional Use Permit for a Planned Unit Development, and Site & Architectural Review for Mirabella II – Doug Ledebor – The applicant received approval during the April 26, 2018 Planning Commission meeting with conditions of approval. The tentative map has been revised to reflect the conditions of approval.

PLANNING DEPARTMENT REPORTS:

PLANNING COMMISSION REPORTS:

ADJOURNMENT:

NEXT MEETING: Thursday October 25, 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.