



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 OCTOBER 25, 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, Seth Muenzer, Gabriel Torres,
Pauline Valdivia

APPROVAL OF MINUTES: August 23, 2018 and September 27, 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 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 057-210-002. 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.

2. **Title 10 Vehicles and Traffic, Title 15 Building and Construction, Title 16 Subdivisions, and Title 17 Zoning Amendments** – City of Hollister – The City of Hollister Planning Commission would determine whether to recommend to the City Council an ordinance to amend miscellaneous sections of Title 10 *Vehicles and Traffic*, Title 15 *Building and Construction*, Title 16 *Subdivisions*, and Title 17 *Zoning Amendments* to assure internal consistency and minor clarifications in the Hollister Municipal Code, for clarifications and corrections pertaining to the grading ordinance, parking and storage of recreational vehicles and boats, and definitions. CEQA: Categorically Exempt.
3. **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, 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, and lot sizes for the Low Density Residential designation of the general plan. CEQA: Categorically Exempt.
4. **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.

NEW BUSINESS:

OLD BUSINESS:

PLANNING DEPARTMENT REPORTS:

PLANNING COMMISSION REPORTS:

ADJOURNMENT:

NEXT MEETING: Thursday November 15, 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.