



CITY OF HOLLISTER
DEVELOPMENT SERVICES DEPARTMENT
375 FIFTH STREET
HOLLISTER, CA 95023
831-636-4360 831-636-4364 FAX

DEVELOPMENT PROJECT APPLICATION

**PLEASE READ AND
COMPLETE THIS APPLICATION FORM
CAREFULLY**

THIS APPLICATION IS FOR (CHECK THE APPROPRIATE BOX):

☐ Conditional Use Permit

☐ Variance

☐ Secondary Unit

☒ Site & Architectural Review

☐ Planned Development

☐ Rezoning

☐ Administrative Permit Review

☐ General Plan Amendment

☐ Other

☐ Minor Subdivision

☐ Major Subdivision

☐ Pre-zoning

☐ Annexation

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- 1. Applicant(s):** DelCurto Brothers Construction (APN 054-110-036)
Community Foundation for San Benito County (APN 054-110-016&030)
-
- Address:** 2200 Santa Ana Valley Road (APN 054-110-036)
29 San Benito Street, Suite 200 (APN 054-110-016&030)
-
- City:** Hollister, CA 95023 (APN 054-110-036) **State:** CA **Zip Code:** 95023
Hollister, CA 95023 (APN 054-110-016&030)
-
- Phone #:** 831.801.6543 (APN 054-110-036) **E-Mail:** delcurtodarin@yahoo.com (APN 054-110-036)
831.902.5454 (APN 054-110-016&030) cmead@cffsbc.org (APN 054-110-016&030)
-
- 2. Property Owner(s):** City of Hollister, a municipal corporation (APN 054-110-036)
City of Hollister, a municipal corporation (APN 054-110-016&030)
-
- Address:** 375 Fifth Street
-
- City:** Hollister **State:** CA **Zip Code:** 95023
-
- Phone #:** 831.636.4300 ex 15 **FAX:** **E-Mail:** coh-manager@hollister.ca.gov
-
- 3. Property Location:** 365, 430, & 438 San Benito Street, Hollister, CA 95023
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- 4. Assessor Parcel Number(s):** APNs 054-110-016,030,&036
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7,130 sf (APN 054-110-036)

5. **Size of Property** (acres or square feet): 12,535 sf (APN 054-110-016&030)

6. **Zoning District:** Present: DMU Proposed (if applicable): N/A

7. **General Plan Designation:** Downtown Commercial & Mixed Use

8. **Describe the proposed project:** _____

APN 054-110-016&030 is a proposed 2 story philanthropic building

APN 054-110-036 is a proposed 3 story mixed use building with 8 commercial/retail units on the first floor, 11 residential units on the second floor, and 11 residential units on the third floor. All units in this building shall be condominiums and the intent is to file a tentative map and parcel map for condominium purposes to cover all easements & common areas - this parcel map may cover APNs 016 & 030 to ensure alley vacation & easements etc are mapped as necessary (working with current owner (City) to ensure all necessary components are included)

9. **Variances Only:** Describe the purpose of the variances proposed. (Note: The proposed variance must conform to required variance findings of the Zoning Ordinance)

N/A

10. **General Plan Amendments Only:** Describe the purpose of the proposed amendment. (use extra sheets, if necessary):

N/A

11. **Pre-zoning and Annexations Only:**

Is the property contiguous to existing City limits? N/A

What is the area of the subject parcel(s) N/A acres.

County General Plan Designation N/A County Zoning District N/A

Proposed City Zoning N/A City General Plan N/A

Is the property within the City's Sphere of Influence? N/A

Is the property within the City's Urban Service Area? N/A

Number of existing dwellings N/A

12. **Land Divisions Only:** Type of Subdivision

Minor Subdivision PUD for condo Major Subdivision _____

Number of Lots see plans Density see plans units per acre

Purpose of Subdivision X Sale _____ Lease _____ Financing X Other _____

13. Industrial or Commercial Developments Only:

Number of Employees to be determined Days of Operation typical downtown office & retail
Hours of Operation typical downtown Number of loading Spaces n/a
Gross square footage of the proposed structure(s) 30,738 sf (APN 054-110-036) / 10,858 sf (APN 054-110-016&030)
Number of Parking Spaces City lots Lot Coverage 74.60% (APN 054-110-036)
Number of Handicap Spaces City lots 66.02% (APN 054-110-016&030)

14. Residential Site & Architectural Review Applications Only:

22 residential condominiums & 8 commercial/retail condominiums (APN 054-110-036)
Height of Structures: 44'-0" (APN 054-110-036) / 41'-0" (APN 054-110-016&030)
Gross Square Footage: 30,738 sf (APN 054-110-036) / 10,858 sf (APN 054-110-016&030)
Lot Coverage: 74.60% (APN 054-110-036) / 66.02% (APN 054-110-016&030)
Number of Parking Spaces: City Lots Number of ADA Parking Spaces: City Lots

15. Present Use of Adjoining Properties:

North 4th St. South Restaurant/Mixed Use
East San Benito St. West City Parking Lot / City Garage/mixed use

16. Contact List:

Please list the name (applicant representative, engineer, architect, etc.) and e-mail address for each additional party who should receive a copy of the staff report prior to the Public Hearings. Copies will be sent electronically.

Darin Del Curto, Del Curto Group delcurtodarin@yahoo.com
Reid Lerner Architects (DelCurto Building) mazi@reidlerner.com & reidlerner@yahoo.com

(Name)

(E-mail)

Gary Byrne, Community Foundation
Rebecca Wolf (Philanthropic Building)

GByrne@cffsb.org
rwolf38607@aol.com

(Name)

(E-mail)

Andrew Giba, Devcon (Philan. Building)
Allen Andrade, MH Engineering (Site)

agiba@devcon.com
allena@mhengineering.com

(Name)

(E-mail)

(Name)

(E-mail)

17. Signatures. Applicant and Property Owner must sign on page 7 and 8. The signature of the architect and/or engineer is also required if drawings are submitted by professional architects and/or engineers.

Signatures of Applicant and Property Owner. Both signature lines must be signed, even if the applicant and property owner are the same.

Applicant

As part of this application the applicant hereby agrees to defend, indemnify and hold harmless the City of Hollister, its Council, boards and commissions, officers, employees, volunteers and agents from any claim, action, or proceeding against the City of Hollister, its Council, boards and commissions, officers, employees, volunteers and agents, to attack, set aside, void or annul an approval of the application or related decision, including environmental documents, or to challenge a denial of the application or related decisions. The applicant's duty to defend, indemnify and hold harmless shall be subject to

the City promptly notifying the applicant of said claim, action or proceeding and the City's cooperation in the applicant's defense of said claims, actions or proceedings. The City of Hollister shall have the right to appear and defend its interests in any action through the City Attorney or outside counsel. The applicant shall not be required to reimburse the City for attorney's fees incurred by the City Attorney or its outside counsel if the City chooses to appear and defend itself in the litigation.

Initial: _____

By signing below, I hereby certify that the application I am submitting, including all additional required information, is complete and accurate to the best of my knowledge. I understand that any misstatement or omission of the requested information or of any information subsequently requested may be grounds for rejecting the application, deeming the application incomplete, denying the application, suspending or revoking a permit issued on the basis of these or subsequent representations, or for the seeking of such other and further relief as may seem proper by the City of Hollister.

Applicant: _____

Date: _____

Property owner

By signing below, I hereby certify under penalty of perjury, that I am the owner of record of the property described herein and that I consent to the action requested herein. All other owners, lenders or other affected parties on the title to the property have been notified of the filing of this application. Further, I hereby authorize City of Hollister employees and officers to enter upon the subject property, as necessary to inspect the premises and process this application.

In order to facilitate the public review process, the City requires that property owners agree to allow any plans or drawings submitted as part of the application to be copied for members of the public. Property owner(s) hereby agree to allow the City to copy the plans or drawings for the limited purpose of facilitating the public review process.

Property owner: _____

Date: _____

Architect/Engineer

In order to facilitate the public review process, the City requires that architects and engineers agree to allow any plans or drawings submitted as part of the application to be copied for members of the public. Architect/Engineer hereby agrees to allow the City to copy the plans or drawings for the limited purpose of facilitating the public review process.

Architect or Designer: _____

Date: _____

Engineer: Allen T. Rulsh _____

Date: 8/21/2018

NOTE: In addition to City and other government agency requirements, many development areas, particularly residential areas, are regulated by private agreements and/or private easements. Applicants should check project property descriptions, including title reports, to determine if such private contractual agreements ("CC&Rs") or easement descriptions

impact the project proposal. The City's issuance of a building or development permit does not indicate conformance to these private agreements.

Staff Use Only

Received by: _____ Date: _____

Fees

Application: _____

Environmental Review: _____

Other: _____

Total: _____

Application Number: _____

The Community Development Staff appreciates your effort to complete this application. If you have questions or comments, please contact our staff at (831) 636-4360.