



**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.

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**DATE: THURSDAY MAY 23, 2019 TIME: 6:00 P.M. CITY HALL 375 FIFTH STREET**

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**CALL TO ORDER**

**VERIFICATION OF AGENDA POSTING**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:** Commissioners: David Huboi, Roxanne Stephens, Seth Muenzer, Carrie Johnson, and Kevin Henderson

**APPROVAL OF MINUTES:** April 25, 2019

**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 2019-5** - Manuel Alvarez - The applicant is requesting Site and Architectural approval to construct a two-story residential duplex on a site with an existing residential unit, located at 638 Line St, further identified as San Benito County Assessor Parcel Number 052-010-017. This property is located in the R3-M/PZ Zoning District, east of Westside Blvd and North of South St. CEQA: Categorically Exempt.
2. **Site and Architectural Review 2019-2** - Amanda Thai Bach - The applicant is requesting Site and Architectural approval for the construction of a 13,752 SF cannabis nursery facility on a 1.03 acre site. This project is located at 1920 Airway Drive in the Industrial Business Park (IBP)

Zoning District, further identified as San Benito County Assessor Parcel Number 053-420-028. CEQA: Mitigated Negative Declaration.

**This item has been requested for continuance to the Regular Planning Commission of June 27, 2019.**

3. **Tentative Map 2016-3 Extension and Conditional Use Permit 2016-6 for a Planned Unit Development** - Jim Matthews - The applicant is requesting the planning commission's approval of a Tentative Map and Conditional Use Permit for a Planned Unit Development extension. On June 22, 2016 the City of Hollister Planning Commission approved Tentative Map 2016-3 and Conditional Use Permit 2016-6 for eight single family homes and three open space lots on a 1.23 acre property. On June 14, 2018 the Planning Commission approved a one-year extension of the Tentative Map and Conditional Use Permit which expires on June 22, 2019. The property is located at 1650 Cienega Road, further identified as San Benito County Assessor Parcel Number 020-170-035. CEQA: Categorically Exempt.
4. **Site and Architectural 2018-22 and Conditional Use Permit 2019-3 for a Planned Unit Development** - Hollister Enterprises - The applicant is requesting a Site and Architectural and Conditional Use Permit approval to modify the previous approval of Site and Architectural Review 2017-6 and Conditional Use Permit 2017-6 which approved 35 multi-family units (7 duplex, and 7 triplex buildings) in the Robert's Ranch subdivision (Tentative Map 2016-1). The applicant is proposing to change the 7 previously approved duplexes into triplex residential buildings, and the 7 previously approved triplex residential buildings into fourplex residential buildings, for a total of 49 multi-family units. The project is located on the northeast corner of Enterprise Road and Airline Highway, further identified as San Benito County Assessor Parcel Numbers 057-049-010, 057-049-002, and 020-310-009. CEQA: Environmental Impact Report.  
**This item has been requested for continuance to the Regular Planning Commission of June 27, 2019.**
5. **Site and Architectural 2019-13** - INCO Investments LLC - The applicant is requesting Site and Architectural approval to construct a 19,200 square foot hangar on the Hollister Airport property. The property is located at 220 Skylane Drive in the A (Airport) Zoning District. The project site location is further identified as San Benito County Assessor Parcel 050-010-001. CEQA: Categorically Exempt.
6. **Conditional Use Permit 2019-4** - Ana Marquez - The applicant is requesting Conditional Use Permit approval for a wholesaling/distribution business for alcoholic beverages. The project is located at 321 San Felipe Rd, Suite 6, in the North Gateway (NG) Zoning District, further identified as San Benito County Assessor Parcel Number 051-210-006. The City Council of the City of Hollister acknowledged the receipt of the Alcoholic Beverage Control (ABC) license review for a Duplicate/Secondary Distilled Spirits Imported/Wholesale ABC License at this location at the regular meeting of May 6, 2019. CEQA: Categorically Exempt.
7. **Amendments to Title 16 Subdivisions and 17 Zoning to the Hollister Municipal Code** – An ordinance to amend miscellaneous sections of Title 17 Zoning and Title 16 Subdivisions to assure internal consistency and minor clarifications in the Hollister Municipal Code, for additions, clarifications, and corrections to standards for, open space requirements in residential zoning districts, park and recreation area dedications and fees, Residential Densities in the Downtown Commercial Mixed Use (DMU) Zoning District and Neighborhood Mixed Use (NMU) Zoning District, Stormwater Management, Maps Generally, Tentative Maps, Final Maps, Parcel Maps, Minor Subdivisions and Miscellaneous Land Divisions, Site Reservations, and Conversion of Multifamily Rental Units. CEQA: Categorical Exemption.

**NEW BUSINESS:**

**OLD BUSINESS:**

**PLANNING DEPARTMENT REPORTS:**

**PLANNING COMMISSION REPORTS:**

**ADJOURNMENT:**

**NEXT MEETING: Thursday June 27, 2019 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](http://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].