



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 JUNE 27, 2019 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, Roxanne Stephens, Seth Muenzer, Carrie Johnson, and Kevin Henderson

APPROVAL OF MINUTES:

May 23, 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 2019-2** - 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 was continued from the Regular Planning Commission meeting of May 23, 2019 to the Regular Planning Commission meeting of June 27, 2019.

2. **Minor Subdivision 2018-1 and Site & Architectural Review 2018-2**– Felipe Nine, LLC – The applicant is requesting a minor subdivision approval to subdivide an 8.36 acre parcel into four lots consisting of 3.04 acres, 4.50 acres, 0.34 acres and 0.48 acres. The applicant is also requesting a Site & Architectural approval to construct approximately 220,000 square feet of indoor greenhouse buildings for a cannabis cultivation facility on existing commercial and fallow land, including onsite parking and all utility connections, drainage and landscape improvements. The project site is located at 773 San Felipe Road, south of McCloskey Road and east of San Felipe Road in the North Gateway (NG) Zoning District. The location is further identified as San Benito County Assessor Parcel Number 051-100-031. CEQA: Mitigated Negative Declaration.
This item has been requested for continuance from staff.

3. **Minor Subdivision 2018-6 and Site & Architectural Review 2018-23** – Wright Thirteen, LLC – The applicant is requesting a minor subdivision approval to subdivide a 13.19 acre parcel into four lots consisting of 4.25 acres, 4.01 acres, 4.07 acres, and 0.86 acres. The applicant is also requesting a Site & Architectural approval to construct approximately 340,000 square feet of indoor greenhouse buildings for a cannabis cultivation facility on existing agricultural land, including onsite parking and all utility connections, drainage and landscape improvements. The project site is located at Wright Road and San Felipe Road in the North Gateway (NG) Zoning District. The location is further identified as San Benito County Assessor Parcel Number 053-350-005. CEQA: Mitigated Negative Declaration.
This item has been requested for continuance from staff.

4. **Tentative Map 2016-3 and CUP 2016-6 for PUD Extension** - Tony Faria - 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 a Planned Unit Development 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 for a Planned Unit Development which expires on June 22, 2019. A public hearing with the Planning Commission was scheduled on May 23, 2019 for this item and the Planning Commission continued this item to a date certain of June 27, 2019 for lack of a quorum on the item. The property is located at 1650 Cienega Road, further identified as San Benito County Assessor Parcel Number 020-170-035. CEQA: Categorically Exempt.
This item was continued from the Regular Planning Commission meeting of May 23, 2019 to the Regular Planning Commission meeting of June 27, 2019.

5. **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 was continued from the Regular Planning Commission meeting of May 23, 2019 to the Regular Planning Commission meeting of June 27, 2019.

6. **Site and Architectural 2019-10 and Minor Subdivision 2019-2** - Maggie Lesende - The applicant is requesting Site and Architectural approval to construct two duplex residential units for a total of four residential units on an area comprised of two adjacent parcels consisting of a total area of approximately 0.19 acres. The project site is located north of Hazel Street, west of Prospect Avenue, and south of South Street in the Neighborhood Mixed Use (NMU) Zoning District. The location is further identified as San Benito County Assessor Parcel Number 056-050-013 and 056-050-014. CEQA: Categorically Exempt.
7. **Site and Architectural Review 2019-9** - Carl Wood/Dollar General - The applicant is requesting Site and Architectural approval to construct a 9,100 SF commercial retail building on a 1.58 acre site. This project is located on the northwest corner of 4th Street and Felice within the West Gateway (WG) Zoning District, further identified as San Benito County Assessor Parcel Number 052-131-021. CEQA: Categorically Exempt.
8. **Planning Commission Recommendation to the City Council of a Mitigated Negative Declaration and Prezone 2017-2** - Hugh Bikle - The applicant is requesting Planning Commission Recommendation to the City of Hollister City Council for the prezone for annexation of one parcel of approximately 9.102 acres to the City of Hollister, and the adoption of a Mitigated Negative Declaration. The project site is located at 1070 Buena Vista Road, within the City of Hollister's sphere of influence, north of Buena Vista Road and Calaveras School, and west of Westside Blvd. The property is further identified as San Benito County Assessor Parcel Number 019-120-005. CEQA: Mitigated Negative Declaration.

NEW BUSINESS:

OLD BUSINESS:

PLANNING DEPARTMENT REPORTS:

PLANNING COMMISSION REPORTS:

ADJOURNMENT:

NEXT MEETING: Thursday August 22, 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 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].