



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 24, 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: September 12, 2019, September 26, 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 3 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 & Architectural Review No. 2019-17, Conditional Use Permit No. 2019-6** - Prakash Patel – The applicant is requesting Site & Architectural Review and Conditional Use Permit for the construction of a 93 room, 4-story hotel on a 1.561 acre (68,032 SF) site located at 391 Gateway Drive in the General Commercial (GC) Zoning District. The applicant is requesting a CUP to allow for variation in parking requirements. The

property is further identified as San Benito County Assessor Parcel Number 053-041-007. CEQA: Categorically Exempt.

2. **Site & Architectural Review No. 2019-15** - Phillip Moss/Taco Bell - The applicant is requesting Site and Architectural approval to remodel the existing 2,620 SF Taco Bell drive-thru restaurant at 431 Tres Pinos Road which is located in the General Commercial (GC) Zoning District. The property is located with the Hollister Shopping Center, south of Tres Pinos Road, further identified as San Benito County Assessor Parcel Number 057-230-016. CEQA: Categorical Exemption.
3. **Minor Subdivision 2019-5** – Fernando Gonzalez – The applicant is requesting approval of a Minor Subdivision application to subdivide a 9,524 SF parcel with three existing units into two parcels; Parcel 1 would be 4,655 SF and contain an existing duplex, and Parcel 2 would be 4,869 SF and contain an existing single unit. The applicant received prior approval for this subdivision on May 25, 2006 (PC Resolution 2006-17), but the prior approval has since expired. The property is located at 418, 424, and 426 6th Street in the Home Office (HO) Zoning District, further identified as San Benito County Assessor Parcel Number 053-007-015. CEQA: Categorically Exempt.
Staff will be requesting a continuance of this item to the November 21, 2019 Planning Commission Meeting.
4. **Conditional Use Permit No. 2019-8** – Juventino Rodriguez – The applicant is requesting Conditional Use Permit approval for renovation of the existing building to include an open retail tobacco lounge in the front half of the first store of the building, a separate cigar lounge and bar area are being proposed in the rear. The retail and cigar lounge components are permitted by right in the Downton Mixed Use Zoning District, so the Conditional Use Permit approval is only considering the inclusion of a liquor bar area. This project is located at 419 San Benito Street, with the Downtown Mixed Use (DMU) Zoning District, further identified as San Benito County Assessor Parcel Number 054-120-032.
5. **Chappell Road Master Plan and Study Area** – City of Hollister - The City of Hollister is currently preparing a master plan study area consistent with the 2005 – 2023 City of Hollister General Plan for the area located along State Route (SR) 25 (Hollister Bypass) Santa Ana Road to the south, North Chappell Road to the west, and SR 25 to the east and north. Approval of the master plan does not require any of the existing land uses to change. However, pending approval of the master plan, any future development within the master plan study area shall substantially conform to the approved master plan. The project site consists of thirteen contiguous parcels totaling 117.72 acres of which 17.43 acres are designated North Gateway for commercial land uses and 100.29 acres are designated Low Density Residential in the City of Hollister General Plan. The properties are further identified as San Benito County Assessor Parcel Number 019-170-083, 019-170-084, 019-330-005, 019-330-011, 019-350-006, 019-350-008, 019-350-009, 019-350-010, 019-350-011, 019-350-012, 019-350-013, and 019-350-014. CEQA: Environmental Impact Report.

6. **Site & Architectural Review No. 2019-16** - David Huboi - The applicant is requesting Site and Architectural approval to construct four (4), three (3) story 7,531 SF apartments; three of the buildings will consist of 7 units and one building will consist of 4 units with the first floor being a gym, community room, and lounge area. The project is located on a 49,774 SF lot (1.143 +/- acres) at the northwest corner of Ladd Lane and Hillock Drive, within the Neighbor Mixed Use (NMU) Zoning District, further identified as San Benito County Assessor Parcel Number 057-230-013. CEQA: Mitigated Negative Declaration.
Staff will be requesting a continuance of this item to the November 21, 2019 Planning Commission Meeting.

7. **Conditional Use Permit No. 2019-7** – Mark Preader – The applicant is requesting Conditional Use Permit approval for the use of a Martial Arts Academy within a 3,420 SF tenant space of an existing building located at 817 Industrial Drive. The project is located in the M1 Light Industrial Zoning District, and the proposed use is a commercial use, therefore, Conditional Use Permit approval is required. The property is further identified as San Benito County Assessor Parcel Number 056-270-014. CEQA: Categorically Exempt.
Staff will be requesting a continuance of this item to the November 21, 2019 Planning Commission Meeting.

NEW BUSINESS:

OLD BUSINESS:

PLANNING DEPARTMENT REPORTS:

PLANNING COMMISSION REPORTS:

ADJOURNMENT:

NEXT MEETING: Thursday November 21, 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].