



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 NOVEMBER 21, 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: October 24, 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. **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.
2. **Conditional Use Permit No. 2019-9** – Elva Ayala – The applicant is requesting Conditional Use Permit approval for the use of a gym within a 1,740 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.

3. **Extension of Tentative Map No. 2017-2 and Site & Architectural Review No. 2017-6 and Conditional Use Permit 2017-19** – Lynn Lake – The applicant is requesting a two year extension of the previous approved Tentative Map, Site & Architectural and a Conditional Use Permit for a Plan Unit Development for the construction of a single building with one commercial unit and five residential units on a 10,812 square foot lot in the (DMU) Down Town Mixed Use Zoning District. The proposed project would be located at 220 Fourth Street, further identified as San Benito County Assessor Parcel Number 054-140-006. CEQA: Categorically Exempt.
4. **Minor Subdivision No. 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 18, 2009 (City Council Resolution 2009-70), but the prior approval has since expired. The property is located at 418, 424, and 426 6th Street, further identified as San Benito County Assessor Parcel Number 053-007-015. CEQA: Categorically Exempt.
5. **Amendments to Planning Commission Resolution No. 2019-3 Approving Tentative Map No. 2018-4** – Clearist Park – The applicant is requesting amendments to conditions of approval of Planning Commission Resolution No. 2019-3 for Tentative Map Application No. 2018-4 approved by the City of Hollister Planning Commission at its regular meeting of January 24, 2019. The approval consists of subdividing three parcels consisting of 207.65 total acres into 60 lots ranging in size from 1.68 acres to 11.30 acres. The project site is located north of the Hollister Airport, bounded by the airport runway to the south and southwest, existing agricultural lands to the west and north, and San Felipe Road to the east in the Airport Support (AS) and Industrial Business Park (IBP) Zoning Districts, and is further identified as San Benito County Assessor Parcel Numbers 014-090-058, 058-010-006, 050-010-007, and 050-010-008. CEQA: Environmental Impact Report. **Staff will be requesting a continuance of this item to the December 19, 2019 Planning Commission Meeting.**
6. **Site & Architectural Review No. 2019-16** – David Huboi – The applicant is requesting Site and Architectural approval to construct three (3), three (3) story apartment buildings; two of the buildings will consist of 11 units and one building will consist of 6 units with the first floor being a gym, community room, laundry 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.

NEW BUSINESS:

OLD BUSINESS:

1. **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.

PLANNING DEPARTMENT REPORTS:

PLANNING COMMISSION REPORTS:

ADJOURNMENT:

NEXT MEETING: Thursday December 19, 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].