



**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 JANUARY 23, 2020 TIME: 6:00 P.M. CITY HALL 375 FIFTH STREET**

**CALL TO ORDER**

**ELECTION OF OFFICERS**

**VERIFICATION OF AGENDA POSTING**

**PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF MINUTES:** November 21, 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. **Minor Subdivision No. 2019-4** – Carl Wood – The applicant is requesting a minor subdivision approval to subdivide 1.55 acres in to two (2) parcels; proposed parcel A will be 0.52 acres and proposed parcel B will be 1.03 acres. This project is located on the northwest corner of 4th Street and Felice Drive within the West Gateway (WG) Zoning

District, further identified as San Benito County Assessor Parcel Number 052-131-021. CEQA: Categorically Exempt. **Staff will be requesting a continuance of this item to the February 27, 2020 Planning Commission Meeting.**

2. **Minor Subdivision 2020-1 and Site & Architectural Review No. 2019-19** – David Huboi – The applicant is requesting a Minor Subdivision and a Site and Architectural approval to construct two new (15,000 SF and 11,250 SF) single-story industrial shell warehouse buildings on a 146,647 SF (3.29 acre) lot, and subdivide the parcel into three separate lots. The project site is in the Airport Support Zoning District at 1961 Airway Drive, further identified as San Benito Assessor Parcel Number 053-420-005. CEQA: Mitigated Negative Declaration.
3. **Amendments to Approved Tentative Map No. 2018-4** – Clearist Park, LLC – 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 are 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.
4. **Amendments to Chapter 17.20 – Signs of the Hollister Municipal Code** – The City of Hollister Planning Commission shall determine whether to recommend to the City Council amendments to Chapter 17.20 *Signs* of the Hollister Municipal Code for modifications to the signage standards in the Downtown Mixed Use Zoning District. CEQA: Categorical Exemption.

## **NEW BUSINESS**

## **OLD BUSINESS**

## **PLANNING DEPARTMENT REPORTS**

## **PLANNING COMMISSION REPORTS**

## **ADJOURNMENT**

## **NEXT MEETING: Thursday February 27, 2020 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.)

Planning Commission Agenda  
Thursday, January 23, 2020

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].