



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 Chairperson.

PUBLIC COMMENT DURING THE COVID-19 EMERGENCY

This meeting is compliant with the Governor's Executive Order N-25-20 issued on March 4, 2020 and N-29-20 issued on March 18, 2020, allowing for a deviation of teleconference rules required by the Brown Act. The purpose of this is to provide a safe environment for staff and the public to conduct city business, while allowing for public participation during the COVID-19 global emergency. The meeting will be held by teleconference. **The public may watch the meeting via live stream at:**

Community Media Access Partnership (CMAP) at:
<http://cmaptv.com/watch/>

Public Participation:

The City of Hollister Council Chambers will be opened to the public during the meeting, however, in accordance with Executive Orders N-25-20, N-29-20, and guidance from the California Department of Public Health on gatherings regarding social distancing, seating will be limited, and on a first come, first serve basis.

In accordance with executive Orders N-25-20, N-29-20, and guidance from the California Department of Public Health on gatherings, remote public participation is allowed, and public comment time may be limited.

If you wish to make a **public comment remotely** during the meeting, please use the zoom registration link below:

https://us02web.zoom.us/webinar/register/WN_I29qK7IfQ8iN8AHZ5nia4w

DATE: THURSDAY JUNE 25, 2020 TIME: 6:00 P.M. CITY HALL 375 FIFTH STREET

CALL TO ORDER

VERIFICATION OF AGENDA POSTING

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES: January 23, 2020

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 and Architectural Review No. 2019-21** – San Benito Engineering and Surveying – The applicant is requesting Site and Architectural approval for the construction of a 151,200 (840' x 180') square foot concrete tilt-up building on a 40.51 acre site. The floor plan proposes a shell building at this time with future tenant improvements to be consistent with the M1 Light Industrial and AS Airport Support Zoning Districts. The project was previously approved by the Planning Commission at its regular meeting of June 29, 2017 per Planning Commission Resolution No. 2017-16. The approval has expired. The applicant has contacted staff and would like to proceed with the project. The property is located within the M1 Light Industrial Zoning District and AS Airport Support Zoning District, further identified as Assessor Parcel Number 050-010-008. CEQA: Environmental Impact Report.
2. **Site & Architectural Review No. 2019-20** – John Giancola – The applicant is requesting Site and Architectural approval to construct a new, two-story 1,176 SF duplex in the Downtown Mixed Use (DMU) Zoning District. The project site is a vacant 4,000 SF lot located at 114 4th Street, further identified as San Benito County Assessor Parcel Number 054-152-005. CEQA: Categorical Exempt.
3. **Minor Subdivision No. 2019-4** – Carl Wood – The applicant is requesting Minor Subdivision approval to subdivide 1.55 acres (67,518 SF) lot into two parcels located at 350 Fourth St., further identified as San Benito County Assessor Parcel Number 052-131-021. Parcel A is proposed at 0.52 acres (22651.2 SF) and Parcel B is proposed at 1.03 acres (44,866.8 SF). The project is located in the West Getaway (WG) Zoning District. Categorical Exempt.

4. **Site and Architectural Review No. 2020-4** – Paul and Robin Schweiger – The applicant is requesting Site and Architectural approval to convert two existing multi-office buildings into residences. The front building closer to San Benito Street would consist of two attached residential units and the rear existing building would consist of one residential unit. The property is located within the Home Office Zoning District at 930 San Benito Street, further identified as Assessor Parcel Number 056-080-018. CEQA: Categorically Exempt.
5. **Site and Architectural Review No. 2020-2** – L.A. Hearne (H&G3 Properties LLC) – The applicant is requesting Site and Architectural approval to construct a 20,000 SF industrial shell building with four tenant spaces. This request would replace the previous approval of Site and Architectural Review 2018-11, which approved a 15,000 SF, three-tenant space shell building at the same location. The project is located at 1258 McCloskey Road, in the M1 Light Industrial Zoning District, further identified as San Benito County Assessor Parcel Number 051-110-038. CEQA: Mitigated Negative Declaration.
6. **Site & Architectural Review No. 2020-5** – Royal Circuit Solutions, Inc. – The applicant is requesting Site and Architectural approval to construct a 2,250 SF building addition at 20 Hamilton Court, further identified as San Benito County Assessor Parcel Number 051-163-008 in the M1 Light Industrial Zoning District. CEQA: Categorically Exempt.
7. **Amendments to Title 17 Zoning to the Hollister Municipal Code** – An ordinance to amend Title 17 Zoning of the City of Hollister Municipal Code as it relates to Commercial Cannabis Facilities. The amendments assure internal consistency with Chapter 5.42 *Cannabis Facilities Regulatory Permit*, and will add use classifications for commercial cannabis uses such as Cannabis Manufacturing, Cannabis Cultivation, Cannabis Dispensary, Cannabis Testing Laboratory, etc. and amend the use tables for the Commercial, Industrial, and Airport Support Zoning Districts as intended by Chapter 5.42 *Cannabis Facilities Regulatory Permit* for the purposes of adding Commercial Cannabis Uses. The proposed Code Text Amendment would permit commercial cannabis business uses in certain Commercial, Industrial, and Airport Support Zoning Districts subject to a Development Agreement/ Conditional Use Permit and Regulatory Permit. CEQA: Categorically Exempt.

NEW BUSINESS

OLD BUSINESS

PLANNING DEPARTMENT REPORTS

PLANNING COMMISSION REPORTS

ADJOURNMENT

NEXT MEETING: Thursday August 27, 2020 at 6:00 p.m.

Materials related to an item on this agenda submitted to the Commission after distribution of the

Planning Commission Agenda
Thursday, June 25, 2020

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].