



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_Ud4SUZ4fRRS0_Td4xwld_A

DATE: THURSDAY AUGUST 27, 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,
and Kevin Henderson

APPROVAL OF MINUTES: June 25, 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 & Architectural Review No. 2019-18** - Engstrom Properties, INC. – The applicant is requesting approval of a Site & Architectural application to remove the existing 3,344 SF restaurant building and construct a new 2,200 SF drive thru café with outdoor seating. The property is located in the North Gateway (NG) Zoning District at 111 San Felipe Road, further identified as San Benito County Assessor Parcel Number 051-020-021. CEQA: Categorically Exempt.
2. **Site & Architectural Review No. 2020-7, Conditional Use Permit No. 2020-1** – Navjit and Gurpreet Sangha – The applicant is requesting Site and Architectural approval for the conversion of an existing 2,315 SF commercial office building into a duplex on an 8,262 SF (0.189 acre) lot with no exterior changes proposed. The applicant is also requesting Conditional Use Permit approval for variation in the setback dimension standards. The proposed project site is located in the Old Town-Medium (OT-M) Zoning District at 390 West/ 506 4th Street, further identified as San Benito County Assessor Parcel Number 053-190-017. CEQA: Categorically Exempt.
3. **Tentative Map No. 2020-1, Site & Architectural No. 2020-9** – Roger McDonald and Tom King – The applicant is requesting approval of a Tentative Map and Site and Architectural review to subdivide a 1.70 acre parcel into six (6) lots and construct multifamily residential units and attached accessory dwelling units on each lot. Two of the lots within the development would have a duplex with two attached accessory dwelling units on each duplex building. Four of the lots within the development would have a triplex with two attached accessory dwelling units on each triplex building for a total of sixteen (16) three bedroom multifamily units and twelve (12) one bedroom

accessory dwelling units at 2001 Memorial Drive in the R3 Medium Density Residential Zoning District. CEQA: Categorically Exempt.

4. **Site & Architectural Review No. 2020-11 (Master Sign Program)** – United Signs/Carl Cook – The applicant is requesting approval of a Master Sign Program for the construction of a new freestanding pole sign on the property located at 710 San Benito Street, further identified as San Benito County Assessor Parcel Number 054-010-023. The property is located in the Downtown Mixed Use Zoning District. CEQA: Categorically Exempt.

NEW BUSINESS

OLD BUSINESS

PLANNING DEPARTMENT REPORTS

PLANNING COMMISSION REPORTS

ADJOURNMENT

NEXT MEETING: Thursday September 24, 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.) 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].