



**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/>**

**OR**

**City of Hollister YouTube Channel:**  
**[https://www.youtube.com/channel/UCu\\_SKHetqbOiiz5mH6XgpYw/featured](https://www.youtube.com/channel/UCu_SKHetqbOiiz5mH6XgpYw/featured)**

**Public Participation:**

In accordance with Executive Order N-25-20 and guidance from the California Department of Public Health on gatherings, remote public participation is allowed. Due to the December 3, 2020, Regional Stay at Home Order from the California Department of Public Health, Members of the public may NOT physically attend meetings at the City of Hollister City Council Chamber. 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\\_fedmWOzEQfq\\_ZNIYTwnhpw](https://us02web.zoom.us/webinar/register/WN_fedmWOzEQfq_ZNIYTwnhpw)

**DATE: THURSDAY JANUARY 28, 2021 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:** September 24, 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 2020-15** – Panattoni Development Company – The applicant is requesting Site and Architectural approval for the construction of a forty-four (44) foot in height concrete tilt-up building measuring 129,540 (255’ x 508’) square feet with a 23 foot in height, to the top of the ridge, canopy measuring 50,268 (88.5’ x 568’) square feet for an outdoor loading area for a proposed delivery station land use on an overall 25.5-acre site. The delivery station would operate as a last mile distribution facility that would receive shipments from fulfillment centers to be sorted on site and loaded onto delivery vehicles for distribution to customers. The applicant is also requesting the approval of two freestanding signs onsite along Citation Way. The property is located at 1500, 1601, 1551, and 1601 Citation Way, further identified as San Benito County Assessor Parcel Numbers 053-360-037, 053-360-038, 053-360-039, and 053-360-040. The property is located in the M1 Light Industrial Zoning District of the City of Hollister. CEQA: Environmental Impact Report Addendum.
2. **Extension of Tentative Map 2018-4** – Clearist Park, LLC – The applicant is requesting a one (1) year extension to Vesting Tentative Map 2018-4 which received approval by the City of Hollister Planning Commission on January 24, 2019 per Resolution 2019-3. The Vesting Tentative Map approval comprises of the subdivision of three parcels consisting of a total area of 207.62 acres into 60 lots ranging in size from 1.68 acres to 11.30 acres. The property is located north of the Hollister Municipal Airport, west of San Felipe Road, approximately 0.53 miles north of the Fallon Road intersection, further identified as San Benito County Assessor Parcel Numbers 050-010-006, 050-010-007, and 050-010-008.

The property is located in the Airport Support (AS) and Industrial Business Park (IBP) Zoning Districts of the City of Hollister. CEQA: Environmental Impact Report.

3. **S&A 2019-10 Amendment** – Tom Nino – The applicant is requesting an amendment to PC Resolution 2019-32 Condition 62 to remove the requirement to underground existing overhead utilities along Prospect Ave. and Comienzo Dr., for the approved project Site & Architectural Review 2019-10 for the construction of two new duplexes on two parcels in the Neighborhood Mixed-Use Zoning District, located at 814 Prospect Ave., further identified as San Benito County Assessor Parcel Numbers 056-050-013 and 056-050-014. CEQA: Categorically Exempt.

### **NEW BUSINESS**

### **OLD BUSINESS**

### **PLANNING DEPARTMENT REPORTS**

### **PLANNING COMMISSION REPORTS**

### **ADJOURNMENT**

### **NEXT MEETING: Thursday February 25, 2021 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](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].