



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

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_Am5XPyNVStapQZaECuzPjA

DATE: THURSDAY, APRIL 22, 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, Salvador Mora, and Jose Fernandez

APPROVAL OF MINUTES: March 25, 2021

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 2021-5 for a Planned Unit Development** – Michael Cady – The applicant is requesting approval for the reduction of the front yard setbacks for Lot 18 & 19 in the Cerro Verde Subdivision (TM 2016-2) due to the formation of the cul-de-sac. For Lot 18 (1230 Robbies Ct), the applicant is requesting a reduction of the front yard setback from 18’ to 12.20’ for the house, and from 20’ to 18.27’ for the garage. For Lot 19 (1220 Robbies Ct), the applicant is requesting a reduction of the front yard setback from 18’ to 15.44’ for the house. All other standard setbacks for the Low Density Residential (R1) Zoning District are proposed to be met for the lots. The project site is located within the Low Density Residential Performance Overlay (R1-L/PZ) Zoning District, at 1220 & 1230 Robbies Court, further identified as San Benito County Assessor Parcel Numbers 060-090-033 & 060-090-034. CEQA: Categorically Exempt.
2. **Tentative Map 2015-9 Amendment** – Alex Sywak – The applicant is requesting to amend the City of Hollister Planning Commission Resolution 2016-11 by deleting condition of approval #55 – Emergency Vehicle Access which states, “Prior building permit issuance, the applicant shall provide an emergency access to Westside Blvd.” This project, Tentative Map 2015-9 and Conditional Use Permit 2016-3 for Planned Unit Development (Farmstead), was originally approved the City of Hollister Planning Commission on January 28, 2016 for a tentative map to subdivide an approximately 2-acre parcel into 13 single family lots in the Low Density Residential Performance Overlay (R1-L/PZ) Zoning District. The project site is located south of South Street, west of Westside Boulevard, and north Steinbeck Drive, further identified as San Benito County Assessor Parcel Number 58-060-010. CEQA: Categorically Exempt.

3. **Hollister General Plan Update 2040, Climate Action Plan and Sphere of Influence (SOI) Amendments and Annexations – Scoping Meeting** – City of Hollister – The City of Hollister will prepare an EIR for the Hollister General Plan Update 2040, Climate Action Plan, and Sphere of Influence (SOI) Amendments and Annexations, and will hold a public meeting to receive comments on the scope of the EIR. The City also invites written comments on the scope of the EIR and alternatives that should be considered from April 9, 2021 no later than the close of the 30-day Notice of Preparation (NOP) review period at **5:00 p.m. on Monday, May 10, 2021.**

NEW BUSINESS

OLD BUSINESS

PLANNING DEPARTMENT REPORTS

PLANNING COMMISSION REPORTS

ADJOURNMENT

NEXT MEETING: Thursday May 27, 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 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].