



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_NFwN_bs9TNGmtPjuHqTylg

DATE: THURSDAY, MAY 27, 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: April 22, 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. **Site & Architectural Review 2021-3, Conditional Use Permit 2021-2** – Crocker’s Lockers Hollister, LLC – The applicant is requesting Site & Architectural Review approval for a self-storage facility on a 4.27-acre (18,6001.2 SF) lot, consisting of four single story storage buildings and a two-story manager’s office/residence with a total build-out of 97,099 SF fronting Fallon Road. The property is located within the Light Industrial (M1) Zoning District at 90 Fallon Road, further identified as San Benito County Assessor Parcel 051-120-018. CEQA: Categorically Exempt.
2. **Tentative Map 2021-1, Conditional Use Permit 2021-6 for a Planned Unit Development, Site & Architectural Review 2021-4** - 1620 Buena Vista, LLC. – The applicant is requesting project approval to subdivide an ~11.10-acre parcel into 130 multi-family units across 48 duplex and triplex buildings. The applicant is requesting Conditional Use Permit for a Planned Unit Development approval to request flexibility with the City of Hollister’s setback requirements. This project site is located within the Medium Density Residential Performance Overlay (R3-M/PZ) Zoning District at 1620 Buena Vista Road, further identified at San Benito County Assessor Parcel Number 019-110-031. CEQA: Mitigated Negative Declaration.

Planning Commission Agenda
Thursday, May 27, 2021

NEW BUSINESS

OLD BUSINESS

PLANNING DEPARTMENT REPORTS

PLANNING COMMISSION REPORTS

ADJOURNMENT

NEXT MEETING: Thursday June 24, 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].