



HOLLISTER PLANNING COMMISSION AGENDA

**Regular Meeting
October 28, 2021
6:00 PM**

**CITY OF HOLLISTER
CITY COUNCIL CHAMBERS, CITY HALL
375 FIFTH STREET
HOLLISTER, CA 95023
(831) 636-4360
www.hollister.ca.gov**

Persons who wish to address the Planning Commission during Public Comment or on matters set for Public Hearing are asked to complete a Speaker's Card and give it to the Secretary (the Development Services Director) before addressing the Planning Commission. Those who wish to address the Planning Commission on an Agenda item will be heard when the presiding officer calls for comments from the audience. City related items not on the Agenda will be heard under the Communications From the Public section of the agenda. Following recognition persons desiring to speak are requested to advance to the podium and state their name and address. If you are joining us by Zoom using a phone, please press *9. After hearing audience comments, the public portion of the meeting will be closed, and the matter brought to the Planning Commission for discussion. There is no further comment permitted from the audience unless requested by the Chairperson.

REMOTE PARTICIPATION 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

The public may attend meetings; a facemask is required to be worn regardless of vaccination status. 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_LiZKeUR5Q5q1vm9zQ2PN_A

CALL TO ORDER

VERIFICATION OF AGENDA POSTING

PLEDGE OF ALLEGIANCE

ROLL CALL:

Commissioners: Roxanne Stephens, David Huboi, and Seth Muenzer

APPROVAL OF MINUTES:

August 26, 2021 & September 23, 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 of the Planning Commission. Speaker cards are available in the lobby, and are to be completed and given to the Secretary (the Development Services Director) before speaking. When the Secretary calls your name, state your name and address for the record, and speak to the Planning Commission. If you are joining us by Zoom, please click on the bottom of your screen to raise your hand. If you are joining us by Zoom using a phone, please press *9. Each speaker will be limited to three (3) minutes with a maximum of 3 minutes per subject. 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 2021-10** – Maninder Singh and Vishal Methani – The applicant is requesting a Site & Architectural Review to construct a single 1,168 SF apartment (2 bedroom/1 bath) on a 10,047 SF lot located at 650 Central Ave., further identified as San Benito County Assessor Parcel Number 053-260-006 in the Old Town – High Density Residential [OT(H)] Zoning District. The subject parcel has a two existing apartments on it - Unit 1 (3 bedroom/2 bath) and Unit 2 (2 bedroom/2 bath). In addition, this project is located within the special study seismic hazard zone. CEQA: Categorically Exempt.
2. **Conditional Use Permit 2021-11** – Wine Bond CA, LLC. (Mine Khone & Maura Cooper) – The applicant is requesting approval of a Conditional Use Permit for use for Crave Wine Company to operate a wine bar and retail shop in a +/- 1,675 SF existing ground floor commercial space at 616 San Benito Street, further identified as San Benito County Assessor Parcel Number 057-120-061, located in the Downtown Mixed Use (DMU) Zoning District. The applicant anticipates operating under two types of ABC licenses (License 20 for off-premises and License 42 for on-premises. Wine & Beer only. No Liquor). The business will not be preparing food but will offer snacks and

other food items for purchase from a licensed commercial kitchen for resale. The hours of operation will be from 11 a.m. to 6 p.m., Sunday through Thursday, and 11 a.m. to 7 p.m. Friday & Saturday. CEQA: Categorically Exempt.

3. **Tentative Map 2021-2, Conditional Use Permit 2021-8 for a Planned Unit Development, Site & Architectural Review 2021-8** – HPG Hollister Development LLC – The applicant is requesting approval of a Tentative Map, Conditional Use Permit for a Planned Unit Development, and Site & Architectural Review for the subdivision of a 23.51 acre parcel into 116 single family lots and 28 duet lots. The project is located at north of Meridian Street, south of Santa Ana Road, and west of Marguerite Maze Middle School in the Medium Density Residential Performance Overlay (R3-M/PZ) Zoning District, further identified as San Benito County Assessor Parcel 019-310-002. CEQA: Mitigated Negative Declaration (previously prepared).
4. **Minor Subdivision 2021-2** – Jose Villalpando – The applicant is requesting to subdivide a 13.147-acre parcel into four commercial lots with one remainder lot. The property is the remainder parcel of previously approved Minor Subdivision 2020-3, and is part of the Chappell Road Master Plan project area. The subject site is located at southeast corner of Highway 25 and San Felipe Road in the North Gateway (NG) Zoning District, further identified as San Benito County Assessor Number 051-100-048. CEQA: Environmental Impact Report (previously prepared).
5. **Site & Architectural Review 2019-16 Extension** - David Huboi - The applicant is requesting an extension for approved Site and Architectural 2019-16 to construct four (4), three (3) story 7,531 SF apartments; three of the buildings will consist of 7 units and one building will consist of 4 units with the first floor being a gym, community room, and lounge area. The project is located on a 49,774 SF lot (~1.143 acres) at the northwest corner of Ladd Lane and Hillock Drive, within the Neighbor Mixed Use (NMU) Zoning District, further identified as San Benito County Assessor Parcel Number 057-230-013. CEQA: Mitigated Negative Declaration (previously prepared).
6. **Minor Subdivision 2018-1 and Site & Architectural Review 2018-8 Extension** – Felipe Nine, LLC – The applicant is requesting an extension for approved Minor Subdivision 2018-1 and Site & Architectural Review 2018-8 to subdivide an 8.36 acre parcel into four lots consisting of 3.04 acres, 4.50 acres, 0.34 acres, and 0.48 acres. The approval includes site & Architectural approval to construct approximately 220,000 square feet of indoor greenhouse buildings for a cannabis cultivation facility on existing commercial and fallow land, including on-site parking and all utility connection, drainage and landscape improvements. The project site is located at 773 San Felipe Road, south of McCloskey Road and east of San Felipe Road in the North Gateway (NG) Zoning District. The location is further identified as San Benito County Assessor Parcel Number 051-100-031. CEQA: Mitigated Negative Declaration (previously prepared).

NEW BUSINESS

OLD BUSINESS

PLANNING DEPARTMENT REPORTS

PLANNING COMMISSION REPORTS

ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate

Planning Commission Agenda
Thursday October 28, 2021

in this meeting, please contact the Development Services Department – Planning Division at (831) 636-4360 City Clerk's Office at (831) 636-4300. 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].

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 Thursday from 8:30 a.m. to noon, 1:00 p.m. to 4:30 p.m. (offices closed between noon and 1:00 p.m.) and closed on Fridays.

Notice to anyone attending any public meeting: The meeting may be broadcast live on Cable Channel 17 and/or videotaped or photographed. Recent Planning Commission meetings may also be viewed at www.CMAP.com and periodically on Cable Channel 17.

The next Planning Commission meeting is scheduled for:

Regular Planning Commission Meeting – Thursday, November 18, 2021 at 6:00 p.m.