



## HOLLISTER PLANNING COMMISSION AGENGA

**Regular Meeting  
January 27, 2022  
6:00 PM**

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

### **REMOTE PARTICIPATION DURING THE COVID-19 EMERGENCY**

This meeting is conducted in compliance with the substantive and procedural requirements of AB 361, to conduct a remote teleconference meeting without adhering to the requirement of Government Code Section 54953 allowing for a deviation of teleconference rules by the Brown Act. The purpose of this to provide a safe environment for staff and the public to conduct business, while allowing for public to conduct city business, while allowing for public participation during COVID-19 global emergency. The hybrid meeting will be held by teleconference, and the public may attend in person. **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:**

The public may attend meetings; a face mask is required to be worn regardless of vaccination status. *Due to recent outbreaks of COVID-19, remote public participation is strongly encourage.* 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\\_ImtCvn8vRnO0woSd7u0\\_Uw](https://us02web.zoom.us/webinar/register/WN_ImtCvn8vRnO0woSd7u0_Uw)

### **CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Commissioners: David Huboi, Roxanne Stephens,  
Kevin Henderson and Luke Corona

**NOMINATION FOR CHAIR AND VICE CHAIR**

**CONFIRMATION OF MEETING CALENDAR**

Regularly scheduled Planning Commissions meetings are proposed for the fourth Thursday of each month, with the exception of November and December, which are proposed for the third Thursday of the month. Please confirm and record.

Thursday, February 24, 2022  
Thursday, March 24, 2022  
Thursday, April 28, 2022  
Thursday, May 26, 2022  
Thursday, June 23, 2022  
July – Recess

Thursday, August 25, 2022  
Thursday, September 22, 2022  
Thursday, October 27, 2022  
Thursday, November 17, 2022  
Thursday, December 15, 2022

**VERTIFICATION OF AGENDA POSTING**

**APPROVAL OF MINUTES**

October 28, 2022 and January 13, 2022

**PUBLIC INPUT**

This is the time for anyone in the audience to speak on an item not on the agenda and within the subject matter jurisdiction 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 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 use by Zoom using a phone, please press \*9 to raise your hand and \*6 to mute/unmute. Each speaker will be limited to three (3) minutes with a maximum of 30 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. **Minor Subdivision 2021-1** – TES Investments, LC (J. Adame) – The applicant is requesting to subdivide an ~0.83-arce lot located in the Low Density residential (R1) Zoning District into four lots for future single family development. There is an existing home located on the property, which will remain and will be located on one of the four newly created lots. The property is located at 1871 Buena Vista Road, further identified as San Benito County Assessor Parcel Number 052-320-003. CEQA: Categorically Exempt.

2. **Site & Architectural Review 221-9 (Master Sign Program)** – Steve Beauchamp/Panattoni Development Company – The applicant is requesting approval of a Master Sign Program for the installation of a freestanding monument sign and two freestanding directional signs. The project is located within the M1 Light Industrial Zoning District located at 1551 Citation Way, further identified as San Benito County Assessor Parcel Number 053-360-037, 053-360-038, 053-360-039, and 053-360-040. CEQA: Categorically Exempt.
3. **Conditional Use Permit 2021-12** – Elva Ayala dba Body Ade – The applicant is requesting approval of a Conditional Use Permit to operate a health and fitness club in a +/- 4,200 SF bay of a +/- 16,798 SF warehouse building located at 875 Industrial Drive, further identified as San Benito County Assessor Parcel Number 056-270-018 in the M1 Light Industrial Zoning District. CEQA: Categorically Exempt.
4. **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 consists 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).

## **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 in this meeting, please contact the City of Hollister's Planning Department at (831) 636-4360. Notification of 48 hours prior to the meeting will enable the City to attempt to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 2.102-35. 104 ADA Title II].

Materials related to an item of this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Clerk's office at City Hall, 375 Fifth Street, Hollister, Monday through Friday, 8:00 a.m. to noon, 1:00 p.m. to 5:00 p.m. (closed between 12:00 and 1:00 p.m.). Materials are also available the Development Services Department, 339 Fifth Street, Hollister, Monday through Thursday, 8:30 a.m. to noon, 1:00 p.m. to 4:30 p.m. (closed between 12:00 p.m. and 1:00 p.m.).

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

The next Planning Commission Meeting is scheduled as follows:

Regular Planning Commission Meeting – Thursday, February 24, 2022 at 6:00 p.m.