



HOLLISTER PLANNING COMMISSION AGENDA

**Study Session
August 4, 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**

PUBLIC PARTICIPATION NOTICE

****Public Comment is limited to items on the Study Session Agenda****

The public may watch the Study Session via live stream at:

City of Hollister YouTube Channel:

https://www.youtube.com/channel/UCu_SKHetqbOiz5mH6XgpYw/featured

Public Participation:

The public may attend meetings.

NOTICE: The City of Hollister Planning Commission will hold its public meetings in person, with a virtual option for public participation based on availability. The City of Hollister utilizes Zoom teleconferencing technology for virtual public participation; however, we make no representation or warranty of any kind, regarding the adequacy, reliability, or availability of the use of this platform in this manner. Participation by members of the public through this means at their own risk. (Zoom teleconferencing may not be available at all meetings.)

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_8WYzW_0qQtaR7_8UEKNYag

CALL TO ORDER – 6:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

VERIFICATION OF AGENDA POSTING

STUDY SESSION ITEMS

1. **Net vs. Gross Density:** At the request of the Planning Commission, the Planning Commission and Staff will hold a discussion of the difference between net and gross density, how the City's Zoning Ordinance and General Plan evaluate density, and how the City should calculate the density of a project moving forward.
2. **Changes in State Law related to Density Bonuses, SB 9, and Accessory Dwelling Units:** A discussion of the recent changes in State Law related to Density Bonuses and Accessory Dwelling Units and the new SB 9 related to single family residential development.

ADJOURNMENT

In compliance with Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division 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 35.102-35. 104 ADA Title II].

Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection at the Development Services Office at 339 Fifth Street, Hollister, Monday through Thursday, 8:30 a.m. to noon, 1:00 p.m. to 4:30 p.m. (Development Services is closed between 12:00 and 1:00 p.m.). 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 meetings are scheduled as follows:

Regular Planning Commission Meeting – Thursday, August 25, 2022

Regular Planning Commission Meeting – Thursday, September 22, 2022