



## HOLLISTER PLANNING COMMISSION AGENDA

**Regular Meeting  
August 25, 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)**

### **NOTICE TO PUBLIC**

Persons who wish to address the Planning Commission are asked to complete a Speaker's Card and give it to the Secretary before addressing the Planning Commission. Those who wish to address the City Council on an Agenda item will be heard when the presiding officer call for comments from the audience. City related items on the Agenda will be heard under the Public Input 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, please press \*9. After hear audience comments, the public portion of the meeting will be closed, and the matter brought to the Planning Commission for discussion.

### **PUBLIC PARTICIPATION NOTICE**

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.

**NOTICE:** The 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 is 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/j/82370500325?pwd=RzNKMHVJU2RUTDdHc3ZsRVBUDUFlhZz09>

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL**

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

### **VERTIFICATION OF AGENDA POSTING**

### **APPROVAL OF MINUTES**

June 23, 2022; August 4, 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 us 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 2018-3 Extension** – Alan Brookshire – The applicant is requesting a one-year extension to Minor Subdivision approval 2018-3 to subdivide an approximately 4,410 SF lot into three separate lots with two lots. Lot 1 is proposed a 1,302 Sf, Lot 2 at 1,488 Sf and Lot 3 at 1, 620 SF. The project site is located at 221 Hawkins Street in the Downtown Mixed Use (DMU) Zoning District, further identified as San Benito County Assessor Parcel Number 056-091-002).

2. **Site & Architectural Review 2022-2** – Ken Turgen – The applicant is requesting Site & Architectural Review approval for the construction of a 30,010 square foot industrial building and related improvements in the Light Industrial (M1) Zoning District. The project is located at 2300 Bert Drive, north of Fallon Road near the corner of Bert Drive and Apollo Way, further identified as San Benito County Assessor Parcel Number 051-152-002. CEQA: Categorically Exempt
3. **Site & Architectural Review 2021-5** – Felipe Nine, LLC – The applicant is requesting Site & Architectural Review approval for the construction of a 337,710 square foot greenhouse building for cannabis cultivation, distribution, and manufacturing in the North Gateway (NG) Zoning District. The project is located at 773 San Felipe Road, east of San Felipe Road, north of N. Chappell Road; further identified as San Benito County Assessor Parcel Numbers 051-100-035, 051-100-036, and 051-100-046. CEQA: Mitigated Negative Declaration.
4. **Minor Subdivision 2018-6, Site & Architectural Review 2018-23 Extension** – Wright Thirteen, LLC – The applicant is requesting an extension for approved Minor Subdivision 2018-6 and Site & Architectural Review 2018-23 to subdivide a 13.19 acre parcel into four lots consisting of 4.25 acres, 4.01 acres, 4.07 acres, and 0.86 acres. The approval includes Site & Architectural approval to construct approximately 340,000 square feet of indoor greenhouse buildings for a cannabis cultivation facility on existing agricultural land, including onsite parking and all utility connections, drainage, and landscape improvements. The project site is located at Wright Road and San Felipe Road in the North Gateway (NG) Zoning District, further identified as San Benito County Assessor Parcel Number 053-350-005. CEQA: Mitigated Negative Declaration.
5. **General Plan Amendment 2022-1 and Zoning Ordinance Amendments Related to Density** – City of Hollister – General Plan Amendment to modify the residential land use designations in the current Hollister 2005-2023 General Plan to modify how density is calculated, from net density to gross density, and amend the Hollister Zoning Ordinance to modify the existing definition of density and replace the use of net density with gross density throughout the Zoning Ordinance. Citywide. CEQA: Consistent with the Final Environment Impact Report for the 2005-2023 General Plan.
6. **Tentative Map 2021-3, Conditional Use Permit 2021-10 for a Planned Unit Development** – Stonebridge Homes/Hugh Walker – The applicant is requesting a Vesting Tentative Map and Conditional Use Permit for a Planned Unit Development approval to subdivide 9.3 acres into 101 lots. The subdivision would create 100 new residential single family detached lots and a parcel for stormwater treatment. The property has a General Plan designation of Medium Density Residential, and is within the Medium Density Residential Performance Overlay (R3-M/PZ) Zoning District. Site & Architectural Review is not part of the application. The project is located at 1070 Buena Vista Road, north of Buena Vista Road, west of Westside Boulevard, and south of Westside Road., further identified as San Benito County Assessor Parcel Number 019-120-005. CEQA: Mitigated Negative Declaration (previously prepared).

## **NEW BUSINESS**

1. **Joint Study Session** – Staff to provide information to the Planning Commission regarding potential joint study sessions of the Planning Commission and City Council.

## **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, September 22, 2022 at 6:00 p.m.