



HOLLISTER PLANNING COMMISSION AGENDA

Regular Meeting
September 22, 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

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 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 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 click on the bottom of your screen to raise your hand. If you are joining us by Zoom using a cell 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.

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_SKHetqbOiz5mH6XgpYw/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/webinar/register/WN_iDs4k8RcRZ-cJpoEJycl-Q

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners: David Huboi, Roxanne Stephens,
Kevin Henderson, Luke Corona, Stephen Belong

VERTIFICATION OF AGENDA POSTING

APPROVAL OF MINUTES

August 25, 2022

PUBLIC INPUT

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. Speaker cards are available in the lobby, and are to be completed and given to the Secretary before speaking. When the Secretary calls your name, please come to the podium, state your name and city for the record, and speak to the City 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 cell phone, please press *9. 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. **Site & Architectural Review 2021-12** – Dennis Townsend, AIA, NCARB – The applicant is requesting Site & Architectural Review approval for the construction of a 6,639 square foot industrial building, parking lot and related improvements on a 1.01 acre lot located at 1901 Lana Way in the M-1 (Industrial) Zoning District, further identified as San Benito County Assessor Parcel 051-162-002. CEQA: Categorically Exempt.
2. **Minor Subdivision 2022-2** – Bebek Development Co. – The applicant is requesting a Minor Subdivision approval to subdivide an approximately 4.85-acre vacant parcel into two lots. The project site consists of one parcel bisected by Westside Boulevard. The parcel is located at the northwest and northeast corners of the intersection of Fourth Street and Westside Boulevard, further identified by two San Benito County Assessor Parcel Numbers: 052-180-005 and 052-040-

020. The 4.079-acre northwest portion of the parcel identified as APN 052-180-005 is in the West Gateway (WG) Zoning District, and the 0.564-acre northeast portion of the parcel identified as APN 052-040-020 is located in the Neighborhood Mixed Use (NMU) Zoning District. CEQA: Categorically Exempt.

3. **Tentative Map No. 2020-1, Site & Architectural Review 2020-9 Extension** – San Benito Engineering – The applicant is requesting a one-year extension to Tentative Map approval 2020-1 and Site & Architectural Review 2020-9 approval to subdivide an approximately 1.70-acre parcel into six (6) lots and construct multifamily residential units and attached accessory dwelling units on each lot. Two of the lots within the development would have a duplex with two attached accessory dwelling units. Four of the lots within the development would have a triplex with two attached accessory dwelling units for a total of sixteen (16) three-bedroom multifamily units and twelve (12) one-bedroom accessory dwelling units. This project is located at 2001 Memorial Drive in the R3 Medium Density Residential Zoning District, further identified as San Benito County Assessor Parcel Number 057-770-040. CEQA: Categorically Exempt.

4. **Tentative Map 2021-4, Conditional Use Permit 2022-1 for a Planned Unit Development** – PAD Investment Trust, et al – The applicant is requesting a Vesting Tentative Map and Conditional Use Permit for a Planned Unit Development approval to subdivide 13.79 acres into 85 lots. The subdivision would create 82 new residential single family detached lots, a parcel to be dedicated for public park space, a parcel for stormwater treatment, and a remainder lot with an existing home that will remain. The property has a General Plan designation of Low Density Residential, and is within the Low Density Residential Performance Overlay (R1-L/PZ) Zoning District. Site and Architectural Review is not part of the application. The project is located between North Chappell Road and the Highway 25 Bypass, north of Primavera Drive, further identified as San Benito County Assessor Parcel Number 051-230-005. CEQA: Environmental Impact Report (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 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 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 at 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 at the Development Services Department office located 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 and periodically on Cable Channel 17.

The next Planning Commission Meeting is scheduled as follows:

Regular Planning Commission Meeting – Thursday, October 27, 2022 at 6:00 p.m.