



HOLLISTER PLANNING COMMISSION AGENDA

Regular Meeting
November 17, 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_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/webinar/register/WN_Q9rjq97LS--LaVce7oy4DA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

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

VERTIFICATION OF AGENDA POSTING Thursday, November 10, 2022 at 3:35PM

APPROVAL OF MINUTES October 21, 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 2022-4** – Jeffrey Eaton/E2 Architecture – The applicant is requesting Site & Architectural Review approval for the construction of a 45,705 square foot addition to an existing 52,729 square foot industrial building and related improvements, including a new parking lot, located at 1700 Shelton Drive in the M1 Zoning District, further identified as San Benito County Assessor Parcel Number 051-120-022. CEQA: Categorically Exempt.
2. **Site & Architectural Review 2022-7, Conditional Use Permit 2022-7 for a Planned Unit Development** – KB Home/Charlie Hazelbaker – The applicant is requesting Site & Architectural Review and Conditional Use Permit for a Planned Unit Development approval for the construction

of 60 “Cluster Lots”, 33 of which will be Moderate Affordable Units, which are a part of Phase 2 of the larger West of Fairview Subdivision (TM 2007-1). The project is located north of Union Road, west of Fairview Road, and east of Calistoga Drive in the Residential West of Fairview Road (RWF) Zoning District. CEQA: Environmental Impact Report.

3. **Tentative Map 2021-5, Conditional Use Permit 2022-2 for a Planned Unit Development** – DAL Properties, LLC – The applicant is requesting a Vesting Tentative Map and Conditional use Permit for a Planned Unit Development approval to subdivide 18.24 acres into 92 lots:16 for new duet units, 75 for new single-family detached units, and one parcel for stormwater treatment and a linear park. The property has a General Plan designation of low density residential, and is within the Low Density Residential Performance Overlay 9R1-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 Pacific Way, further identified as San Benito County Assessor Parcel Number 051-230-006. CEQA: Environmental Impact Report.
4. **Zoning Ordinance Amendment 2022-2** – City of Hollister – Amendments to the City of Hollister Municipal Code to incorporate changes related to Senate Bill 9 (Gov. Code Sections 66452.6, 65852.21, and 66411.7) which came into effect January 1, 2022. The changes will bring the municipal code into conformance with the State Law, and will allow for Urban Lot Splits and two-unit housing development within single-family residential zoning districts.
5. **Zoning Ordinance Amendment 2022-3** – City of Hollister – Amendments to the Zoning Ordinance related to Section 17.24.190, Site and Architectural Review, and 17.24.240, Planned Development Permits, and the adoption of a New Chapter – Residential Design Standards.

NEW BUSINESS

OLD BUSINESS

1. **Minor Subdivision 2018-3 Extension – Alan Brookshire** – At the August 25, 2022 Planning Commission meeting, the commission granted a 90-day extension to Minor Subdivision 2018-3, which extended the approval of the project entitlement to December 27, 2022 to prepare a CEQA initial study to review the utility pole located in the alley.
2. **Minor Subdivision 2018-6, Site & Architectural Review 2018-23** – At the August 25, 2022 Planning Commission meeting, the commission granted a 90-day extension to Minor Subdivision 2018-6 and Site & Architectural Review 2018-23. Staff and the Applicant, Wright 13, LLC, are requesting clarification pertaining to the motion made by the Planning Commission. **AMENDED**

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, November 17, 2022 at 6:00 p.m.