



HOLLISTER PLANNING COMMISSION AGENDA

Special Meeting
August 31, 2023
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_n4iltViDR8GnHrJbbwVCcw

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners: Christina Ross, Steven Belong, Kevin Henderson, Luke Corona, Carol Lenoir

VERTIFICATION OF AGENDA POSTING

APPROVAL OF MINUTES

May 25, 2023; June 22, 2023; August 10, 2023

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 2022-6** – McCandless & Associates Architects, Inc. – The applicant is requesting approval of Site & Architectural Review 2022-6 to construct a new 1,540 square-foot Starbucks building with a drive-through and associated infrastructure including a trash enclosure, parking lot, and landscaping, located at the northeast corner of the intersection of Westside Boulevard and Fourth Street (APN: 052-040-020) in the Neighborhood Mixed Use (NMU) Zoning District. CEQA: The Project is exempt from the California Environmental Quality Act pursuant to Section 15332 Class 32 (Infill Development Projects). **It is the request of the applicant that this item be continued to the September 28, 2023 Planning Commission Meeting.**

2. **Site & Architectural Review 2023-3** – K2 Solutions LLC/Karson Klauer – The applicant is requesting approval of Site & Architectural Review 2023-3 to develop lots 23 and 24 of Tract No. 293 (currently vacant ground) as a storage facility with office, 34 enclosed storage units, 142 open large RV storage stalls, 19 open small RV storage stalls, parking, trash enclosure, security fencing, and landscaping at 1960 and 1970 Airway Drive within the Industrial Business Park (IBP) Zoning District, further identified as San Benito County Assessor Parcel Number 053-420-032 and 053-420-033. CEQA: A Notice of Determination (NOD) pursuant to Section 15075 will be filed. Potential environmental impacts have been evaluated and mitigated through the Mitigated Negative Declaration for the Airpark Business Center. **CONTINUED FROM THE JUNE 22, 2023 PLANNING COMMISSION MEETING.**

3. **Site & Architectural Review 2021-11** – Laith Agha – The applicant is requesting approval for Site & Architectural Review 2021-11, located at 1550 San Juan Road (APN 052-090-008), the project proposes a mixed-use development with a total of 157 dwelling units within three multi-family buildings, residential amenities, and a 3,750 commercial building on a 5.54-acre site. This project is within the West Gateway (WG) Zoning District. CEQA: A Notice of Availability of the draft Mitigated Negative Declaration for this project has been distributed. The Planning Commission will consider the adoption of this Mitigated Negative Declaration during the public hearing.

4. **Site & Architectural Review 2022-9 and Conditional Use Permit 2022-3** – San Juan Hollister Multifamily LLC – The applicant is requesting approval for Site & Architectural Review 2022-9 and Conditional Use Permit 2022-3. Located at the corner of 4th Street and Rajkovich Way (APN 052-090-045), the project proposes a total of 50 three-story, three-bedroom units with private two-car garages. Five of the units will be live-work units with a commercial (retail/office space) element on the ground floor. The project also includes a pool and a community center. This project is in the West Gateway (WG) Zoning District. CEQA: The Project is exempt from the California Environmental Quality Act pursuant to Section 15332 Class 32 (Infill Development Projects).

5. **Site & Architectural Review 2022-12** – Amaash Corporation (Monty Shaikh) – The applicant is requesting approval for Site & Architectural Review 2022-12 to construct a new 2,262 SF Wendy's restaurant with a drive-through and associated infrastructure, located at Highway 25 and E. Park Street in the Hollister Farms North commercial subdivision, Parcel B (APN 056-250-076), in the General Commercial (GC) Zoning District. CEQA: The Project is exempt from the California Environmental Quality Act pursuant to Section 15332 Class 32 (Infill Development Projects).

6. **Site & Architectural Review 2023-6** – Javier Martinez– The applicant is requesting approval for Site & Architectural Review 2023-6 to construct a new 3,550 square-foot Panera Bread restaurant with a drive-through and associated infrastructure, located at 1150 E. Park Street in the Hollister Farms North commercial subdivision (APN: 056-250-066) in the General Commercial (GC) Zoning District. CEQA: The Project is exempt from the California Environmental Quality Act pursuant to Section 15332 Class 32 (Infill Development Projects).

7. **Site & Architectural Review 2022-10** – David Huboi – The applicant is requesting approval of Site & Architectural Review 2022-10 for the construction of two new (15,000 sq. ft. and 11,250 sq. ft.) industrial shell warehouses at 1961 and 1965 Airway Drive (APN: 053-420-005), within the Airport Support (AS) Zoning District. CEQA: A Notice of Determination (NOD) pursuant to Section 15075 will be filed. Potential environmental impacts have been evaluated and mitigated through the Mitigated Negative Declaration for the Airpark Business Center.
8. **Conditional Use Permit 2023-8** – Opal Fuels/San Benito Rockery – The applicant is requesting approval of Conditional Use Permit (CUP) 2023-3 to install a CNG fueling facility for exclusive use by Star Concrete vehicles operating on the adjacent Star Batch Plant and Material Supply facility (located at 151 Hillcrest Road). The proposed project location is a 5.57-acre parcel at 0 Hillcrest Road (APN: 056-250-063) in the M1 (Light Industrial) Zoning District. CEQA: The Project is exempt from the California Environmental Quality Act pursuant to Section 15270 (Projects Which Are Disapproved).

NEW BUSINESS

OLD BUSINESS

STUDY SESSION ITEMS

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 Meetings are scheduled as follows:

Planning Commission Study Session – Thursday, September 14, 2023 at 6:00 p.m.

Regular Planning Commission Meeting – Thursday, September 28, 2023 at 6:00 p.m.