



HOLLISTER PLANNING COMMISSION AGENDA

Regular Meeting
September 28, 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_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_F6olgzh3THipXME06rcESA

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

August 31, 2023; September 14, 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). **This item was continued from the August 31, 2023 Planning Commission Meeting. It is being requested that this item be continued to the October 26, 2023 Planning Commission Meeting.**

2. **Tentative Map 2020-3, Conditional Use Permit 2020-3 for a Planned Unit Development, Site & Architectural Review 2020-16 Extension** – South Street LLC/Jim Campagna – The applicant is requesting approval of a Tentative Map, Conditional Use Permit for a Planned Unit Development, and Site & Architectural Review for the subdivision of a 0.81 acre (35,388 SF) parcel into 15 lots, and for the construction of 14 townhome (single-family attached) units. The project is located south of 733 & 743 South Street, north of 740 Walnut Lane, and east of R.O. Hardin Elementary School, further identified as San Benito County Assessor Parcel Number 055-030-026 in the Old-Town High Density Residential (OT(H)) Zoning District. CEQA: Categorically Exempt.

NEW BUSINESS

1. Adopt a Resolution ratifying the Planning Commission decision to recommend City Council approval of density bonus 2023-2 to waive the required sewer and storm draining impact fees for eight (8) residential dwelling units restricted to very-low-income households within the mixed-use development located at 1550 San Juan Road.

OLD BUSINESS

None

STUDY SESSION ITEMS

None

PLANNING DEPARTMENT REPORTS

Reports of the Planning Department Staff.

PLANNING COMMISSION REPORTS

Reports of the members of the Planning Commission.

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, October 12, 2023 at 6:00 p.m.

Regular Planning Commission Meeting – Thursday, October 26, 2023 at 6:00 p.m.