

CHAIRPERSON

Kevin Henderson, District 1

PLANNING COMMISSIONERS

Steven Belong, District 3, Vice Chair

Christina Ross, District 2

Luke Corona, District 4

Carol Lenoir, Represents Entire City

DEVELOPMENT SERVICES**DIRECTOR**

Christine Hopper

PLANNING MANAGER

Eva Kelly

CITY ATTORNEY

Jennifer P. Thompson



PLANNING COMMISSION AGENDA

Regular Meeting

January 25, 2024

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_SljF_bdFTHGgOjM2qMI1TQ

CALL TO ORDER

ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON

PLEDGE OF ALLEGIANCE

ROLL CALL

VERIFICATION OF AGENDA POSTING

A. 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.

B. CONSENT ITEMS

All items listed under consent agenda will be enacted by one motion authorizing actions indicated for those items so designated. There will be no separate discussion of these items unless requested by a member of the Planning Commission, a staff member, or a member of the public.

1. The minutes of the **Regular Planning Commission Meeting December 21, 2023**

C. PUBLIC HEARINGS

1. **WEST FAIRVIEW DEVELOPMENT AGREEMENT AMENDMENT** – Eden Housing/Mimosa Street Investors LLP – The Applicant is requesting the Planning Commission consider

recommending City Council approval of a partial assignment of the provisions of the West of Fairview Development Agreement. The partial assignment will be for portions of the Development Agreement that are applicable to the approved 100 multifamily apartment project (S&A 2022-16) within the West Fairview Subdivision. The units will be affordable to low, very low, and extremely low-income families and farmworkers. The project site is located on the corner of Avenida Cesar Chavez (formerly Union Road) and Mimosa Drive in the Residential West Fairview Specific Plan (RWF/SP) Zoning Designation, further identified as San Benito County Assessor Parcel Number 057-860-046.

CEQA: The project is consistent with the certified Environmental Impact Report and West Fairview Specific Plan.

RECOMMENDATION: Hold a public hearing and adopt a resolution recommending approval of the development agreement amendment to the City Council.

2. **DENSITY BONUS 2023-4** – Eden Housing/Mimosa Street Investors LLP – The Applicant is requesting the Planning Commission consider recommending City Council approval of a Density Bonus for the approved affordable 100 multifamily apartment project (S&A 2022-16) located within the West Fairview Subdivision. The units will be affordable to low, very low, and extremely low-income families and farmworkers. The Density Bonus request is in addition to a prior Density Bonus approval for the waiver of setbacks (DB 2023-1) and is requested for additional incentives for the affordable project. The project site is located on the corner of Avenida Cesar Chavez (formerly Union Road) and Mimosa Drive in the Residential West Fairview Specific Plan (RWF/SP) Zoning Designation, further identified as San Benito County Assessor Parcel Number 057-860-046.

CEQA: The project is consistent with the certified Environmental Impact Report and West Fairview Specific Plan.

RECOMMENDATION: Hold a public hearing and adopt a resolution recommending approval of Density Bonus 2023-4 to the City Council.

D. INFORMATIONAL REPORTS

1. PLANNING COMMISSIONER REPORTS

Receive informational reports from the members of the Planning Commission.

2. PLANNING DIVISION REPORT

Receive reports from the members of the Planning Division staff.

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.