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PLANNING MANAGER

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CITY ATTORNEY

Jennifer P. Thompson



PLANNING COMMISSION AGENDA

Regular Meeting

May 23, 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_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_ugSiZEMOSJeqVLwzD7xqyA

CALL TO ORDER

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 March 28, 2024 Regular Planning Commission Meeting**
- 2. The minutes of the April 25, 2024 Regular Planning Commission Meeting**

C. 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 1,065 square-foot outdoor patio, a drive-through and associated infrastructure including a trash enclosure, parking lot, and landscape, 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: Pursuant to the California Environmental Quality Act Section 15270 Projects which a public agency rejects or disapproves of are exempt from CEQA.

RECOMMENDATION: Hold a public hearing and adopt a resolution denying Site and Architectural Review 2022-6.

2. **Tentative Map 2023-2 and Site & Architectural Review 2023-4** – San Juan Crossings LLC – The applicant is requesting approval of Tentative Map 2023-2 and Site & Architectural Review 2023-4 to construct a new mixed-use development with 132 rental multi-family dwelling units, 5,259 square feet of commercial space, amenities for the residents of the development, landscaping, parking, and related uses located at the corner of 4th Street and Graf Road (APNs: 052-360-001, -002, -003, -004 and -005) in the West Gateway (WG) Zoning District.

CEQA: The Project is exempt from the California Environmental Quality Act pursuant to Section 15332 Class 32 (In-Fill Development Projects).

RECOMMENDATION: Hold a public hearing and adopt a resolution approving Tentative Map 2023-2 and Site & Architectural Review 2023-4 with conditions.

D. INFORMATIONAL REPORTS

1. PLANNING COMMISSIONER REPORTS

Receive informational reports from the members of the Planning Commission.

2. PLANNING DIVISION REPORTS

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 at 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 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.