

CHAIRPERSON

Vacant

PLANNING COMMISSIONERS

Steven Belong, District 3, Vice Chair

Bella Rosales, District 2

Luke Corona, District 4

Carol Lenoir, Represents Entire City

**PLANNING COMMISSION AGENDA****Regular Meeting****April 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/

DEVELOPMENT SERVICES**DIRECTOR**

Christine Hopper

PLANNING MANAGER

Eva Kelly

CITY ATTORNEY

Jennifer P. Thompson

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_FdYzN13hSi-zSLuovSzpiA

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

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.

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 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.

MINUTES

HOLLISTER PLANNING COMMISSION REGULAR MEETING

March 28, 2024

CALL TO ORDER

The regular meeting of the Planning Commission was called to order by Chairperson Henderson on March 28, 2024, at 6:00 p.m. in the City Council Chambers at 375 Fifth Street, Hollister, CA 95023.

PLEDGE OF ALLEGIANCE

Commissioner Lenoir led the Pledge of Allegiance.

ROLL CALL

Attendee Name	Title	Status	Arrived
Kevin Henderson	Chairperson / District 1	Present	
Bella Rosales Castillo	District 2	Present	
Steven Belong	District 3	Present	
Luke Corona	District 4	Present	
Carol Lenoir	Mayoral Seat	Present	

STAFF IN ATTENDANCE

Attendee Name	Title	Status	Arrived
Jennifer Thompson	Assistant City Attorney	Present	
Eva Kelly	Planning Manager	Present	
Ambur Cameron	Senior Planner	Present	
Erica Fraser	Senior Planner (4Leaf, Inc.)	Present	
Miriam Arciniega	Senior Support Services Assistant	Present	

VERIFICATION OF AGENDA POSTING

Senior Planner Cameron verified the agenda for the City of Hollister Planning Commission regular meeting of Thursday, March 28, 2024, was posted on the bulletin board outside of City Hall on Friday, March 22, 2024, at 3:42 p.m. per Government Code Section 54954.2.

A. PUBLIC INPUT

Rolan Resendiz welcomed newly appointed District 2 Planner Commissioner Bella Rosales Castillo to the City of Hollister's Planning Commission.

B. CONSENT ITEMS

Planning Manager Kelly noted there was a typo in the minutes for the February 22, 2024 Planning Commission meeting. Under the "CALL TO ORDER" section was written "...are 375 5th Street..." and staff will be correcting to "...at 375 5th Street...".

Commissioner Lenoir moved, and Commissioner Belong seconded the motion to approve the February 22, 2024, Minutes of the Regular Planning Commission Meeting as amended. Motion carried 5-0-0.

RESULT:	Approved
MOTION:	Carol Lenoir
SECOND:	Steven Belong
AYES:	Belong, Henderson, Corona, Lenoir, Rosales Castillo
NOES:	
RECUSED:	
ABSTAIN:	
ABSENT:	

C. PUBLIC HEARINGS

- 1. TENTATIVE MAP 2021-3, CONDITIONAL USE PERMIT 2021-10 FOR A PLANNED DEVELOPMENT EXTENSION** – Stonebridge Homes/Hugh Walker – The applicant is requesting an extension of Tentative Map 2021-3 and Conditional Use Permit 2021-10 for a Planned Development to subdivide a 9.33 acres (APN 052-420-001) parcel into 101 lots. The subdivision would create 100 new residential single family detached lots and a parcel for stormwater treatment. The project is located at 1070 Buena Vista Road, north of Buena Vista Road, west of Westside Boulevard, and south of Westside Road., further identified as San Benito County Assessor Parcel Number 052-420-001.

Senior Planner Fraser presented the staff report.

Chairperson Henderson opened the public hearing at 6:11 p.m.

Public Providing Testimony: Chris Patton.

Chairperson Henderson closed the public hearing at 6:12 p.m.

Commissioner Lenoir moved, and Commissioner Corona seconded the motion to adopt Resolution 2024-5 approving an extension of Tentative Map 2021-2 and Conditional Use Permit 2021-10 for a Planned Development with the Findings and Conditions of Approval as contained in the draft resolution. Motion carried 4-1-0 (Commissioner Rosales Castillo opposed).

RESULT:	Approved
MOTION:	Carol Lenoir
SECOND:	Luke Corona
AYES:	Belong, Henderson, Corona, Lenoir
NOES:	Rosales Castillo
RECUSED:	
ABSTAIN:	
ABSENT:	

D. INFORMATIONAL REPORTS

1. PLANNING COMMISSION REPORTS

Commissioner Lenoir reported that she attended the Planning Commissioner's Academy and had sent digital information she gathered to staff.

Chairperson Henderson reported that this will be his last meeting and stated he would send his resignation to City staff.

2. PLANNING DIVISION REPORT

Planning Manager Kelly provided an update on the Inclusionary Housing Ordinance.

ADJOURNMENT

Chairperson Henderson adjourned the meeting at 6:19 p.m.

Respectfully submitted:

Eva Kelly on behalf of Christine Hopper, Secretary



Planning Commission

Staff Report

April 25, 2024

Item C1

SUBJECT: **Site and Architectural Review 2022-6** – Starbucks – The applicant is requesting approval of Site & Architectural Review 2022-6 to construct a new 1,540 square-foot Starbucks building with a 1,105 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.

STAFF PLANNER: Magda Gonzalez, Senior Planner (925) 789-7160

ATTACHMENTS:

1. Resolution denying Site and Architectural Review 2022-6 for a Starbucks building with the project plans included as Exhibit A.
2. Resolution approving Site and Architectural Review 2022-6 for a Starbucks building with the project plans included as Exhibit A.

RECOMMENDATION: Denial without prejudice.

PROJECT DESCRIPTION:

The Applicant is proposing to construct a new 1,540 square-foot Starbucks building with a 1,105 square-foot outdoor patio that accommodates seating for 26 occupants, 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. Project plans are included as Exhibit A.

BACKGROUND:

The proposed project will construct a 1,540 square-foot Starbucks with a 1,105 square-foot outdoor patio, a drive-thru, a trash enclosure, landscape, 19 parking spaces (4 designated as employee parking) and bike rack, on a vacant 24,526 square-foot, rectangular shaped parcel. The project is located within the Neighborhood Mixed Use (NMU) Zoning District and in an Airport Influence Area, within the Airport Safety Zone. The Council of San Benito County Governments had no comments regarding this project. A preliminary project application was submitted by the applicant, the applicant sought staff's input regarding the proposed location. Staff informed the applicant that a larger parcel in a different location would be more viable based on the large customer base the applicant attracts. A formal application was submitted in 2022, the applicant and staff have been diligently working to provide a design that meets the intent of the General Plan and Zoning District, as well as the applicant's needs. However, both staff

and the applicant reached a standstill. As such, the applicant requested a study session with the Planning Commission. The study session was held September 14, 2023. During the study session the commission indicated it would consider a parking reduction in lieu of additional outdoor seating to meet the requirement of a pedestrian-friendly oriented building. On February 13, 2024, staff received an updated site plan that included a 1,105 square-foot patio with 26 seats. However, the building's orientation continues to not meet the requirement of a pedestrian-friendly site.

ANALYSIS:

Location

The proposed project is located on the northeast corner of Fourth Street and Westside Boulevard. The parcel is vacant within the Neighborhood Mixed Use (NMU) District. The parcel is bordered with residential dwellings within the Low Density Residential District (R1) and a restaurant within the Neighborhood Mixed Use (NMU) District to the east; to the south is Fourth Street/San Juan Road, further south is commercial and residential development within the High Density Residential (R4) District; to the west is Westside Boulevard and a vacant lot within the West Gateway (WG) District (recently approved for development of 84 condominium residential units); and to the north is residential dwellings within the Low Density Residential (R1) District.

The parcel is 24,526 square-foot, relatively small for the applicant's proposed use. Ingress and egress are a concern for this project, particularly due to the fact that Starbucks attracts a large number of vehicular customers that can lead to on-street queuing. A breakdown of the project's proposal and the location of the project site is included below:

- 1,540 square-foot building with 16 seats
- 1,105 square-foot outdoor patio with 26 seats
- 19 parking spaces (4 employee designated, 1 ADA)
- Drive-through
- Landscape
- Trash enclosure
- Split faced CMU Wall

Figure 1: Project Site

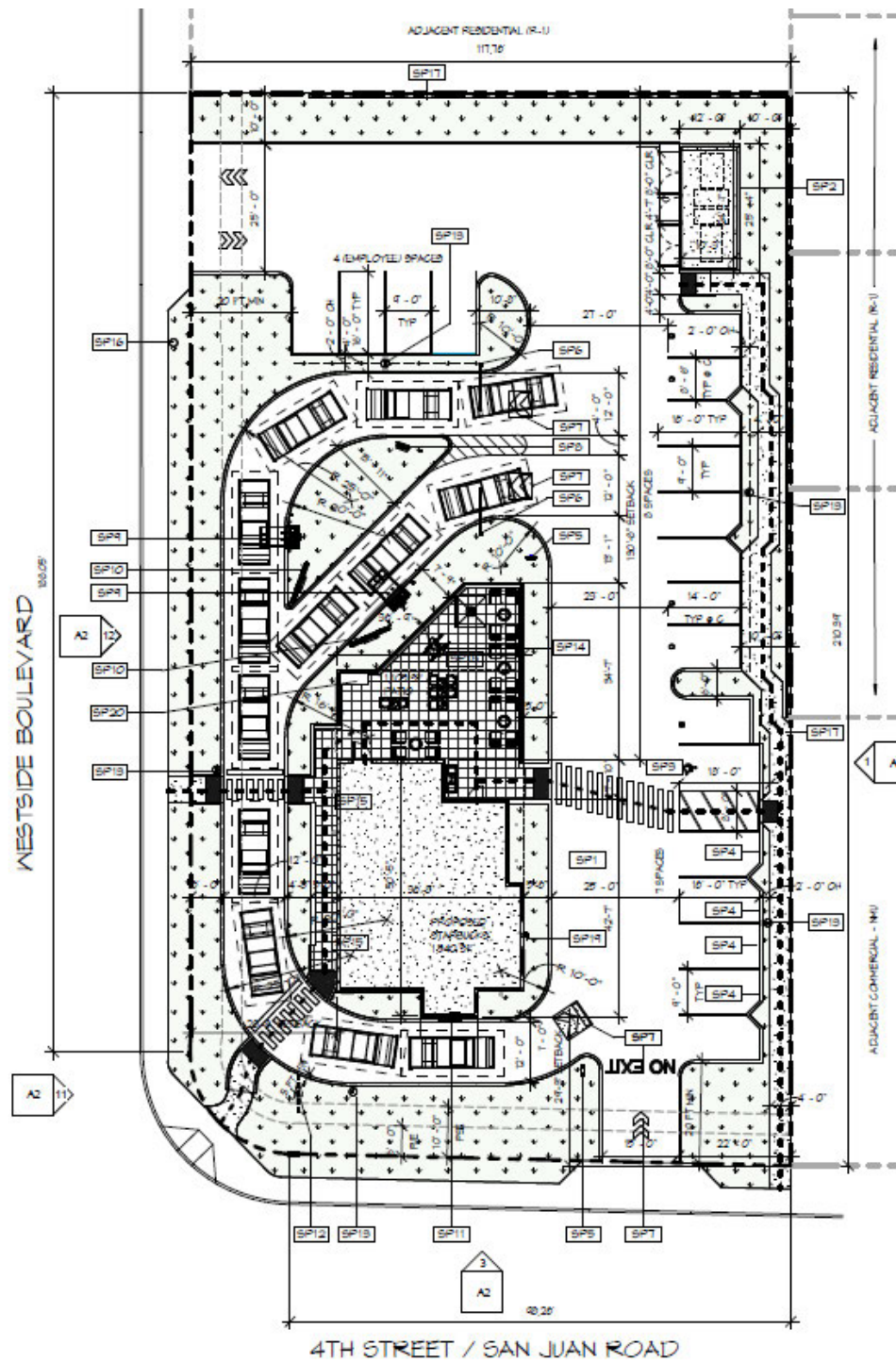


Building Orientation (Sheet A1):

The proposed project site is located on a corner lot at the intersection of Fourth Street and Westside Boulevard. As part of the analysis of this project staff identified potential safety issues regarding vehicle queuing and pedestrian orientation. To adequately analyze the potential impacts of vehicles backing onto Fourth Street and/or Westside Boulevard staff requested a queuing analysis. The results of the queuing analysis determined that the drive aisle would allow queuing for up to 17 vehicles before it goes into the city street.

However, the latest design proposes to have the drive-through area surrounding the property lines fronting both streets. The main entrance of the building is oriented away from the streets, such that any pedestrians would be required to walk around the building to a single-door entrance located on the rear of the building, oriented to the north property line. The proposed outdoor patio is located on the rear of the building and it is not easily visible to pedestrians. Upon walking on the sidewalks located on Westside Boulevard and Fourth Street, the pedestrians will first see a drive-thru with no customer entrance doors. Additionally, those pedestrians would have to cross through the drive-through lane to access a building entrance.

Figure 2: Site Plan with Pedestrian Access



The applicant's proposed pedestrian path from Westside Boulevard has been updated and is now located past the convergence point of the drive-through lines, this change is well intended as it aims to avoid any accidents from include from patrons crossing in front of moving vehicles or distracted vehicles at the drive-thru lane. However, the pedestrian path does not provide direct access to the building. A pedestrian-friendly commercial entrance should be located at either street or possibly the interior side. However, the applicant is proposing a single-door entrance at the rear of the building. An entrance located at the rear of the building is not ideal, as it not a useable way for pedestrians to access the building. The design of the pedestrian path should ensure the project addresses usability, sustainability, site design, and that it avoids negatively affecting pedestrians, safety, and the welfare of the community. It is imperative that site design extend beyond the needs of vehicles and consider the needs of pedestrians and cyclists. Appropriate design allows for predictable, realistic circulation of pedestrians and cyclists.

The following Table summarizes the requirements of the Commercial Zone Land Uses and Permit Requirements for the development.

Table1: Development Standards

Development Standard	Neighborhood Mixed Use	Proposed Project
Front Setback	0 feet	29 feet 3 inches
Rear Setback	5 feet for any wall with windows	127 feet
Side Yard (Interior) Setbacks	5 feet for any wall with windows	28 feet 8 inches
Side Yard (Street) Setbacks		52 feet 5 inches
Height	50 feet	14 feet
Landscaping	10 percent	25.6 percent

Architecture:

The proposed elevations materials and colors are consistent with the renowned Starbucks design. The materials include thin brick veneer in a desert grey color, black wall sconces, black metal canopy, black aluminum storefront, aluminum parapet, metal trash enclosures with gate and post in black, 3-coat stucco and signage (under separate permit review). The applicant incorporated a mural along the west and south building elevations. However, based on the feedback received from the Planning Commission's study session held September 14, 2023, staff recommended updating the exterior architectural features to reflect a more welcoming pedestrian friendly building, especially to enhance the elevations of the building that are proposed for main pedestrian access/visibility from the streets.

Figure 3 – Front (East) Elevation – on the eastern property side



Figure 4: Rear (North) Elevation – Looking from the north property line.



Figure 5: South Elevation – Looking from 4TH Street.



Figure 6: West Elevation – Looking from Westside Boulevard.



Landscaping (Sheet LA2):

The project will meet the required landscape percentage. The landscape plans will incorporate a mix of trees, shrubs, and groundcovers. A substantial part of the landscaping will be included along the Westside Boulevard and northern property line. All landscaping will meet the requirements set forth in Chapter 17.16.080 – Landscaping design and standards. Additionally, if approval were recommended, the applicant would be required to submit landscape plans for planning staff's review and approval. The preliminary landscape plans do not include ponds or water features, all irrigation will be distributed through a subsurface drip system, and no bark or mulch will be used as part of the landscape design. The proposed landscaping will provide aesthetic appeal for the proposed Starbucks.

General Plan Compliance:

The proposed Starbucks with drive-through and improvements is permitted with the approval of a Site & Architectural Review application. As designed, the proposed buildings orientation lacks consideration for safe pedestrian travel and direct pedestrian access from sidewalks to the building. However, the project site will have attractive landscaping, an adequate landscape buffer, street trees and a variety of planting in accordance with LUCD Goal LU3 and Policy LU3.2.

Zoning District Compliance:

The proposed project site is located within the Neighborhood Mixed-Use Zoning District as such it was reviewed under Chapter 17.08 – Commercial Zone Land Uses and Permit Requirements, particularly Section 17.08.030 – Commercial and Mixed Use Zone general development standards and section 17.08.050 – Mixed Use Zoning District supplemental standards. Upon evaluating the project's compliance with the aforementioned municipal code section, staff has found a consistent area of concern, safe pedestrian travel. Additionally, the project is requesting a parking reduction which deviates from the zoning ordinance's requirements of providing 21 parking spaces. The Planning Commission stated they would consider a parking reduction in lieu of pedestrian friendly outdoor patio. The applicant has provided outdoor patio but it does not meet the pedestrian-friendly aspect due to the orientation and location both behind the building and across the drive through aisle.

Chapter 17.08.010(D)(2) - The Hollister Municipal Code's Commercial Zone Land Uses and Permit Requirements outlines the intent of zoning. The Neighborhood Mixed Use (NMU) provides for *pedestrian-*

oriented commercial uses of low intensity and of a neighborhood character which serves the convenience retail and service needs of nearby residents and high-density residential at densities of 25-40 units per net acre. The neighborhood shopping centers accommodated by this zoning district typically have anchor market and drug stores with supporting neighborhood-related convenience businesses.

Chapter 17.08.030(M) – The Commercial and Mixed-Use Zone general development standards are intended to retain Hollister’s small-town character and foster attractive pedestrian-friendly commercial uses and natural surveillance. This chapter includes key design elements that are considered when reviewing a commercial project. The following elements are not incorporated in this proposal.

3) Has the site been organized to provide inviting attractive, pedestrian-friendly access between structures, parking areas and along street frontages and other properties?

The proposed path does not provide pedestrian-friendly access along parking areas and along street frontages. To the contrary, the proposed path would require pedestrians to walk across landscaped areas and the drive-through lane to a path leading to the rear of the building where the single-door entrance is located. The path of travel should provide direct access from the sidewalk to the entrance. Additionally, the south and west elevations – which are oriented toward the two fronting streets – lack architectural enhancements that would invite pedestrians to walk toward and along the paths that extend from the sidewalks to the building entrance in the rear.

C. Connections Between Properties. Orient structures, access and parking areas in a manner that will safely connect pedestrians and vehicles to adjoining properties, buildings and uses. Require where practical the removal of existing barriers to pedestrian or vehicle access between lands uses for infill/reuse of buildings and properties.

The current proposal does not include connections between properties. The current pedestrian path requires pedestrians to walk from one corner of the parcel onto the sidewalk at 4TH Street without incorporating a safe connection to adjoining properties. The location of the drive-through aisle and building as proposed places the drive-through between the building and both street frontages. This forces pedestrians to walk across the drive-through between vehicles in order to access the building, or they would need to stray from provided pedestrian paths and walk through the parking lot to the east of the building in order to access the single door entrance to the building. The current design of the site is intended for vehicle circulation, and creates barriers to pedestrian connectivity in the area, rather than remove barriers and provide for safe connectivity to existing and any future development.

M. Parking Lots.

2) Separate vehicular and pedestrian circulation systems shall be a high priority for parking lot design. Pedestrian linkages between uses in commercial developments and to public sidewalks shall be emphasized, including distinct pedestrian access from parking areas in large commercial developments, such as shopping centers.

The pedestrian path, as proposed, would require pedestrians to walk around the parcel from Westside Boulevard before accessing the sidewalk located on 4TH Street and vice versa. Conceptually this is a viable pedestrian linkage, however, realistically it is unlikely that pedestrians will follow the path to reach the other side. It is more likely that pedestrians will walk across the lot.

Chapter 17.08.050(B)(1) – “Structures shall be sited along street frontages of sites with parking in the rear or in limited circumstances to the side. Placing parking areas behind rather than in the front of buildings helps preserve an attractive streetscape and improvements pedestrian access to surrounding activities and uses. It also provides an urban border for the Street.”

The building does not sit along street frontages. As proposed, pedestrians will first access the landscaped areas followed by the drive-through lane before reaching the building where they will follow a path that leads them to the back of the building where the entrance is located. While the parking spaces themselves are oriented to the rear and side of the proposed building, the drive-through design limits pedestrian access to either street frontage.

Chapter 17.08.050(B)(2) – “Placement of structures, entrances, and open spaces areas, such as plazas and courtyards shall be oriented to provide direct access to public sidewalks, and provide midblock corridors and streets to the maximum extent possible to facilitate pedestrian access and movement between adjacent uses”

The placement of this building does not provide direct access to public sidewalks. It does not facilitate pedestrian access; pedestrians are required to walk from one corner of the parcel to access the pedestrian path which will lead them halfway through the parcel before directing them to the entrance of the building.

Chapter 17.08.050(I)(3) – “All other buildings shall generally have no required yard and be located directly behind the sidewalk to facilitate pedestrian access to the public realm. Portions of the front or corner-side street facades may be set back to allow for pedestrian orientated outdoor areas and amenities only, such as plazas and courtyards, outdoor patio dining areas, public art, fountains, entry forecourts, landscaping, or other amenities appropriate to an urban setting. When provided, such yards shall generally be no more than ten feet, except where ground floor building space is occupied by retail or other pedestrian-oriented uses with entrances opening directly to a plaza or courtyard. In such cases, the city planner may allow the maximum front or corner-side yard to be extended.”

The project, as designed, does not meet this requirement as the building does not sit directly behind the sidewalk to facilitate pedestrian access to the public realm. The building sits behind 10' landscape followed by the drive-through which surrounds the portions of the building which face Fourth Street and Westside Boulevard.

California Environmental Quality Act:

Pursuant to the California Environmental Quality Act Section 15270 Projects which a public agency rejects or disapproves of are exempt from CEQA. Should the Planning Commission recommend approval of all or portion of the project, the proposed project, a Starbucks with drive-through and improvements is categorically exempt from CEQA pursuant to Section 15332, Class 32, In-fill Development.

CONCLUSION:

The applicant is proposing 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. The proposed project, as currently designed, does not meet the Goals and Policies of the General Plan and the Zoning Ordinance. Staff recommends the applicant redesign the pedestrian walkway and enhance the building architecture to ensure all concerns previously mentioned are addressed.

PLANNING COMMISSION OPTIONS:

The Planning Commission can choose one of the following options:

1. Adopt a Resolution denying S&A 2022-6, subject to the findings contained in the draft resolution (Attachment 1);
2. Adopt a Resolution approving S&A 2022-6, subject to findings and Conditions of Approval contained as identified by the Planning Commission (Attachment 2);
3. Continue the hearing and direct Staff to provide additional information or clarification.

Staff recommends the Planning Commission select Option 1 for this Item.

GENERAL INFORMATION

APPLICANT: McCandless & Associates Architects, Inc.
C/O Callie Huff
428 ½ First Street
Woodland, CA 95695

PROPERTY OWNER: Chad Hester Revocable Trust
C/O Chad Hester
16111 Escobar Avenue
Los Gatos, CA 95032

LOCATION: Northeast corner of Westside Boulevard and Fourth Street

**ASSESSOR PARCEL
NUMBER:** APN 052-040-020

**GENERAL PLAN
DESIGNATION:** Mixed Use

ZONING DISTRICT: Neighborhood Mixed Use (NMU)

SURROUNDING USES:

Location	Zoning Designation	General Plan Land Use	Current use of Property
Project Site	NMU	Mixed Use	Vacant
North	R1	Residential	Residential
South	R4	Residential	Residential
East	R1 and NMU	Residential and Mixed Use	Commercial
West	West Gateway	Commercial	Vacant (approved development for residential)

PLANNING COMMISSION RESOLUTION NO. 2024-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER DENYING SITE AND ARCHITECTURAL REVIEW 2022-6 TO CONSTRUCT A NEW 1,540 SQUARE-FOOT STARBUCKS BUILDING WITH 16 SETAS, A 1,065 SQUARE-FOOT OUTDOOR PATIO WITH 26 SEATS, A DRIVE-THROUGH AND ASSOCIATED INFRASTRUCTURE INCLUDING A PARKING LOT, AND LANDSCAPING LOCATED AT THE NORTHEAST CORNER OF INTERSECTION WESTSIDE BOULEVARD AND FOURTH STREET WITHIN THE NEIGHBORHOOD MIXED USE (NMU) ZONING DISTRICT (APN 052-040-020)

WHEREAS, the Applicant, McCandless & Associates Architects, Inc., has submitted an application for Site and Architectural Review (S&A 2022-6) to construct a 1,540 square-foot Starbucks building with 16 seats, a 1,065 square-foot outdoor patio with 26 seats, a drive-through and associated improvements including a trash enclosure, parking lot, and landscaping, located at the northeast corner of the intersection of Westside Boulevard and Fourth Street, further identified as San Benito County Assessor Parcel Number 052-040-020; and

WHEREAS, the Applicant has submitted a complete application for the requested entitlements prepared by McCandless & Associates Architects, Inc. received by the Planning Division on April 8, 2024; and

WHEREAS, under the provisions of Section 17.24.060 of the City of Hollister, the City Planning Division received the Applicant's plans and forwarded the request to the Development Review Committee (DRC) to assess the proposal for compliance with all relevant regulations; and

WHEREAS, under the provisions of Section 17.24.190 of the Hollister Municipal Code, the Planning Commission is charged with receiving, investigating, and taking action on Site and Architectural Review applications; and

WHEREAS, the Development Review Committee considerations were presented to the Planning Commission as part of the Staff Report for the project; and

WHEREAS, a Staff Report was submitted to the Planning Commission of the City of Hollister recommending denial of a Site and Architectural Review; and

WHEREAS, the Planning Commission held a duly noticed public hearing on April 25, 2024 to consider Site and Architectural Review 2022-6, review the City Staff Report, and receive written and oral testimony for and against the proposal; and

WHEREAS, after closing the Public Hearing, the Planning Commission determined that pursuant to the California Environmental Quality Act Section 15270 Projects which a public agency rejects or disapproves of are exempt; and

NOW THEREFORE IT IS RESOLVED that the Planning Commission of the City of Hollister cannot make the following findings and determinations regarding the proposed Site and Architectural Review for the described reasons:

- A. The proposed project is consistent with the goals and policies of the General Plan, any applicable Specific Plans and any applicable design guidelines because:
1. The project as proposed is consistent with the General Plan as a restaurant/fast food establishment is a permitted use subject to the approval of a Site & Architectural Review application. However, as designed, the project site layout and orientation of the building, drive-through, and parking lot areas, the proposal does not provide for safe pedestrian travel and direct pedestrian access from sidewalks as is required in the Mixed-Use General Plan designation.
 2. The Mixed-Use General Plan Designation and Neighborhood Mixed Use Zoning District is intended to provide for pedestrian-oriented development, and an increase in active street frontages, local neighborhood serving commercial spaces, and nearby medium to high density residential development to serve these commercial spaces and create a sense of place. This site has been designed to accommodate vehicular traffic, with a focus on drive-through service, with pedestrian traffic and use of the site as a secondary aspect. Drive-through service, while permitted in this zoning district, is inherently vehicularly focused. A site proposed with a drive-through, in order to still meet the intent of the zoning and general plan designation of mixed-use, should design the site so that drive-through is secondary to an otherwise neighborhood-serving commercial development. This site layout has not been designed in such a way.
- B. The proposed Project, as conditioned, is consistent with the provisions of Title 17, Zoning, of Hollister Municipal Code including the requirements of the Zoning District in which the property is located because:
1. The proposed as proposed is inconsistent with the Neighborhood Mixed Use (MNU) Zoning District which encourages pedestrian-friendly commercial uses.
 2. The project proposes to have the drive-through area surrounding the property lines fronting both Fourth Street and Westside Boulevard. The main entrance to the building is oriented away from the streets, such that any pedestrians would be required to walk around the building to a single-door entrance located on the rear of the building, oriented to the north property line. There is a proposed outdoor patio, but it is also located on the rear of the building and is not easily visible to pedestrians. Upon walking on the sidewalks located on either frontage street, pedestrians will first see a drive-through with no customer entrance doors. Additionally, those pedestrians would have to cross through the drive-through lane to access a building entrance.
 3. The project proposes a mural along the west and south building elevations that face Westside Boulevard and Fourth Street, respectively. However, enhanced architectural features and/or materials would provide for a more welcoming and pedestrian-oriented experience for those walking on the street and would invite pedestrian activity as is intended by the zoning designation. As designed, the pedestrian pathways direct pedestrians to walk across the drive-through and along these elevations to reach the rear

entrance on the north, yet these elevations do not contribute to the pedestrian experience.

4. The project as proposed does not meet the minimum parking requirements required by Section 17.18.060 of the Hollister Municipal Code. At the September 14, 2023 Planning Commission Study Session, the Planning Commission identified that they would consider a parking reduction in accordance with Section 17.18.090 of the Code, in favor of an enhanced outdoor dining space provided on the site to increase pedestrian-orientation and use of the site. The applicant has revised the site plan to reduce the number of parking spaces provided previously and has proposed an increased outdoor dining space. However, the outdoor dining space is located on the north (rear) of the building, it is not easily visible from the street (particularly Fourth Street), and requires crossing the drive-through aisle in order to access. The architecture of the building and size and location of the business front door has also been reduced and moved to the rear of the building, so the site provides even less pedestrian invitation than previous site plan layouts had provided. Though there is an outdoor patio space, it is not situated in a way that will enhance pedestrian connection and activity to justify a reduction in vehicle parking for the site.
- C. The proposed development will not be detrimental to public health, safety, or welfare of persons residing in or working in the neighborhood or to the general welfare of the City because:
1. Upon review for compliance with the City of Hollister's code section, the Planning Commission has found a consistent area of concern, safe pedestrian travel. The orientation of the building behind the drive-through aisle on both Westside Boulevard and Fourth Street requires that pedestrians either cross the drive-through or walk through the parking lot in order to get to the building or outdoor dining space. There is no direct connectivity on any side of the building to a public sidewalk that does not require crossing a vehicle space/drive aisle. The proposed development is located in the Neighborhood Mixed Use Zoning District which encourages pedestrian-oriented development, connectivity between neighboring uses, and providing nearby access to services for residents. This project, if approved, would not provide safe pedestrian connectivity and access to the proposed use, and as nearby mixed-use development occurs and the mixed-use intent is realized, this site could be unsafe for pedestrians who live near or are otherwise trying to access this development or nearby spaces.
- D. Architectural considerations including the character, scale and quality of the design, site layout, screening of unsightly uses, lighting, building materials and colors result in a project that is harmonious with its surroundings, is compatible with other developments in the vicinity, and complies with any applicable design guidelines or standards adopted by the City.
1. The proposed building for this project is of a suitable size. However, the proposed location and layout can improve. The building should be located adjacent to the sidewalk and not behind landscape and the drive-through lane. Additionally, the entrance is located on the rear of the building through a single door. Pedestrians cannot directly access the entrance

from the sidewalk; they will have to maneuver across the drive-through line and to the back of the building to locate the entrance.

2. The elevations which face the street are plain with no enhanced architecture or materials. This is due in part because the elevations that face the street are, in function, the rear and side of the business and are designed to accommodate staff areas and drive-through facilities. The entrance to the building is located to the north, which faces away from the street and cannot be seen. The eastern elevation which faces the parking lot also has limited design features and does not include a public entrance either.
- E. The proposed project is consistent with all applicable requirements of the Municipal Code and applicable Specific Plan related to landscaping and screening, including the location, type, size, water efficiency and coverage of plant materials to ensure visual relief, adequate screening, and an attractive environment for the public.
1. The project does propose significant landscaping improvements, but the location of a majority of the landscaping is along Westside Boulevard and Fourth Street, between the drive-through aisle and the sidewalk. While this does provide screening of the drive-through, it also screens the site and building and separates the public space from the development due to the site layout. In this way, the landscaping further exacerbates the lack of pedestrian connectivity of the site, despite its otherwise compliance with landscaping requirements of the code.
- F. The site has been adequately designed to ensure adequate parking to serve the project and proper circulation for bicyclists, pedestrians, and automobiles.
1. The proposed project's pedestrian circulation is a concern. The current placement of the building and drive-through do not offer pedestrian-friendly paths of travel. The layout requires pedestrians to walk across the drive-through and to the back of the building to locate an entrance. Additionally, the Project requires 21 parking spaces. However, only 19 parking spaces are provided including 1 ADA space. During a Study Session, the Planning Commission indicated they would consider a parking reduction in lieu of additional outdoor space. The applicant has provided an outdoor patio. However, the placement of that area does not meet the intent of providing direct access from the sidewalk therefore failing to provide a pedestrian-friendly commercial use.

PASSED AND ADOPTED, at a regular meeting of the City of Hollister Planning Commission held on this 25th day of April 2024, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Chairperson of the Planning Commission
of the City of Hollister

ATTEST:

Christine Hopper, Secretary

Please Note

It is the sole responsibility of the project applicant to comply with the conditions as approved, modified, or added by the Planning Commission. It is recommended that the applicant review these conditions carefully and if any questions arise as to compliance with the conditions, please do not hesitate to contact the staff planner. Also, if you do not agree with the proposed conditions, you have an opportunity to present your case to the City Council at their meeting. In addition, the City provides for a 15-day appeal period.

WESTSIDE BLVD & 4TH ST

HOLLISTER, CA

REVISIONS		
#	Date	Description
03/02/23		
04/01/23		
08/04/23		
02/1/24		
04/01/24		

PROJECT FOR:
WESTSIDE BLVD & 4TH ST
HOLLISTER, CA

MCCANDLESS & ASSOCIATES ARCHITECTS, INC.
425 1/2 FIRST STREET, SUITE 204
WOODLAND, CA 95695
www.mccandlessarch.com
PH: (530) 662-9146



PROJECT DATA AND SITE PLAN
DESIGN REVIEW

DRAWN	MAA
CHECKED	MAA
DATE	09/21/23
SCALE	1/16" = 1'-0"
JOB #	21-167
SHEET	A1

SITE PLAN LEGEND

- (E) PROPERTY LINE
- (E) ADJACENT PARCEL PROPERTY LINE
- PROPOSED ACCESSIBLE PATH OF TRAVEL
- (E) EASEMENT, REFER TO CIVIL FOR MORE INFORMATION
- EXTENT OF (N) PARKING SPACE OVERHANG
- (N) LANDSCAPE, SEE LANDSCAPE PLAN

SITE PLAN KEY NOTES

SP1	PARKING LOT WITH AG PAVING, REFER TO CIVIL FOR ADDITIONAL INFORMATION
SP2	COVERED TRASH ENCLOSURE WITH NEW KEYED FROST-FREE RECESSED HOSE BIB, METAL GATES SHALL BE LOCKABLE, HAVE A MINIMUM OF THREE METAL HINGES AND CANE BOLT PER GATE.
SP3	VAN ACCESSIBLE PARKING SPACE WITH ACCESSIBLE PARKING SIGN
SP4	CLEAN AIR/VANPOOL/EV PARKING SPACE
SP5	FREESTANDING INTERNALLY ILLUMINATED DRIVE-THRU DIRECTIONAL SIGN
SP6	HEIGHT RESTRICTION BAR
SP7	THERMOPLASTIC SITE WAYFINDING DIRECTIONAL ARROWS OR TEXT- INCOMING ARROWS SHALL BE GREEN, OUTGOING ARROWS SHALL BE WHITE
SP8	PREVIEW MENU BOARD
SP9	DIGITAL ORDER SCREEN, CANOPY AND DETECTOR LOOP
SP10	ORDER MENU BOARD
SP11	DRIVE THRU TRANSACTION WINDOW
SP12	FREESTANDING SIGN
SP13	SITE POLE LIGHT
SP14	HOOP STYLE BIKE RACK
SP15	ROOF DRAIN THROUGH WALL AND DAYLIGHT AT BASE OF WALL TO LANDSCAPE OR UNDER SIDEWALK TO LANDSCAPE
SP16	RELOCATED STREET LIGHT LOCATION, REFER TO CIVIL
SP17	DECORATIVE 8 FT TALL SPLIT FACED CMU WALL (ADJACENT TO RESIDENTIAL PARCELS)
SP18	PATIO SEATING AREA WITH DECORATIVE PAVED CONCRETE AND 3 FOOT TALL METAL RAIL AT EXTERIOR PERIMETER
SP19	PROPOSED GAS METER LOCATION
SP20	PROPOSED ELECTRICAL SWITCH GEAR LOCATION

PROJECT CONTACTS:

PROPERTY OWNER

BERRYESSA PARTNERS, LLC
837 JEFFERSON BOULEVARD
WEST SACRAMENTO, CA 95641
PH: (415) 937-9044
EMAIL: CALLIE@BPPROPING.COM

CLIENT

BERRYESSA PARTNERS, LLC
837 JEFFERSON BLVD.
WEST SACRAMENTO, CA 95641
PH: (415) 937-9044
ATTN: CALLIE HUFF
EMAIL: CALLIE@BPPROPING.COM

ARCHITECT / APPLICANT

MCCANDLESS & ASSOCIATES ARCHITECTS, INC.
425 1/2 FIRST STREET
WOODLAND, CA 95695
PH: (530) 662-9146
ATTN: BARBARA FINEBERG
EMAIL: BARBARA@MCCANDLESSARCH.COM

CIVIL ENGINEER

MH ENGINEERING CO.
1807B VINEYARD BLVD.
MORGAN HILL, CA 95037
PHONE: (408) 719-1331
CONTACT: ALLEN ANDRADE
EMAIL: ALLEN@MHENGINEERING.COM

LANDSCAPE ARCHITECT

GARTH RUFFNER
4120 DOUGLAS BLVD., #306-301
ROSEVILLE, CA 95746
PHONE: (916) 791-2576
EMAIL: GR@GARTHUFFNER.COM

PROJECT DATA

PROJECT DESCRIPTION:	NEW BUILDING SHELL WITH DRIVE-THRU AND ASSOCIATED INFRASTRUCTURE	
JURISDICTION:	CITY OF HOLLISTER	
PARCEL NO.:	052-040-020	
SITE AREA:	563 ACRES (24,526 SF)	
ZONING:	NMU (NEIGHBORHOOD MIXED USE)	
GENERAL PLAN DESIGNATION:	MIXED USE	
PROPOSED BUILDING AREA:	1 BUILDING; 1,540 SF	
EXISTING BUILDING AREA:	NO EXISTING BUILDINGS, EXISTING LOT IS VACANT	
TRASH ENCLOSURE AREA:	304 SF	
PROPOSED LOT COVERAGE:	6.27%	
OCCUPANCY TYPE:	FUTURE TENANT - GROUP A2	
% LANDSCAPING/OPEN SPACE ON SITE:	25.6 % LANDSCAPE	
PROPOSED EMPLOYEES & COMPANY VEHICLES:	4 TYPICALLY, 6-1 AT PEAK MORNING HOURS	
PROPOSED DAYS & HRS. OF OPERATION:	MON - SUN: 4:00 AM - 10:00 PM	
FLOOD ZONE:	ZONE X	
SEISMIC SPECIAL STUDIES ZONE:	NO	
PROPOSED FLOOR AREA RATIO:	BUILDING: 1,540 SF FARCEL: 24,526 SF FAR: 0.063	
REQUIRED SETBACKS:	FRONT (STREET): 0 FT SIDE/REAR (INTERIOR): 5 FT FOR ANY WALL WITH WINDOWS, 10 FT FOR ANY WALL WITH BEDROOMS OR KITCHEN WINDOWS ADJACENT TO RESIDENTIAL:	
PROPOSED BUILDING SETBACKS:	FRONT (STREET): 29'-3" SIDE (STREET): 28'-8" SIDE (INTERIOR): 52'-5" REAR (INTERIOR): 121'-0"	
MAXIMUM BLDG. HT.:	50 FT.	
PROPOSED BLDG. HT.:	20 FT.	

PARKING ANALYSIS

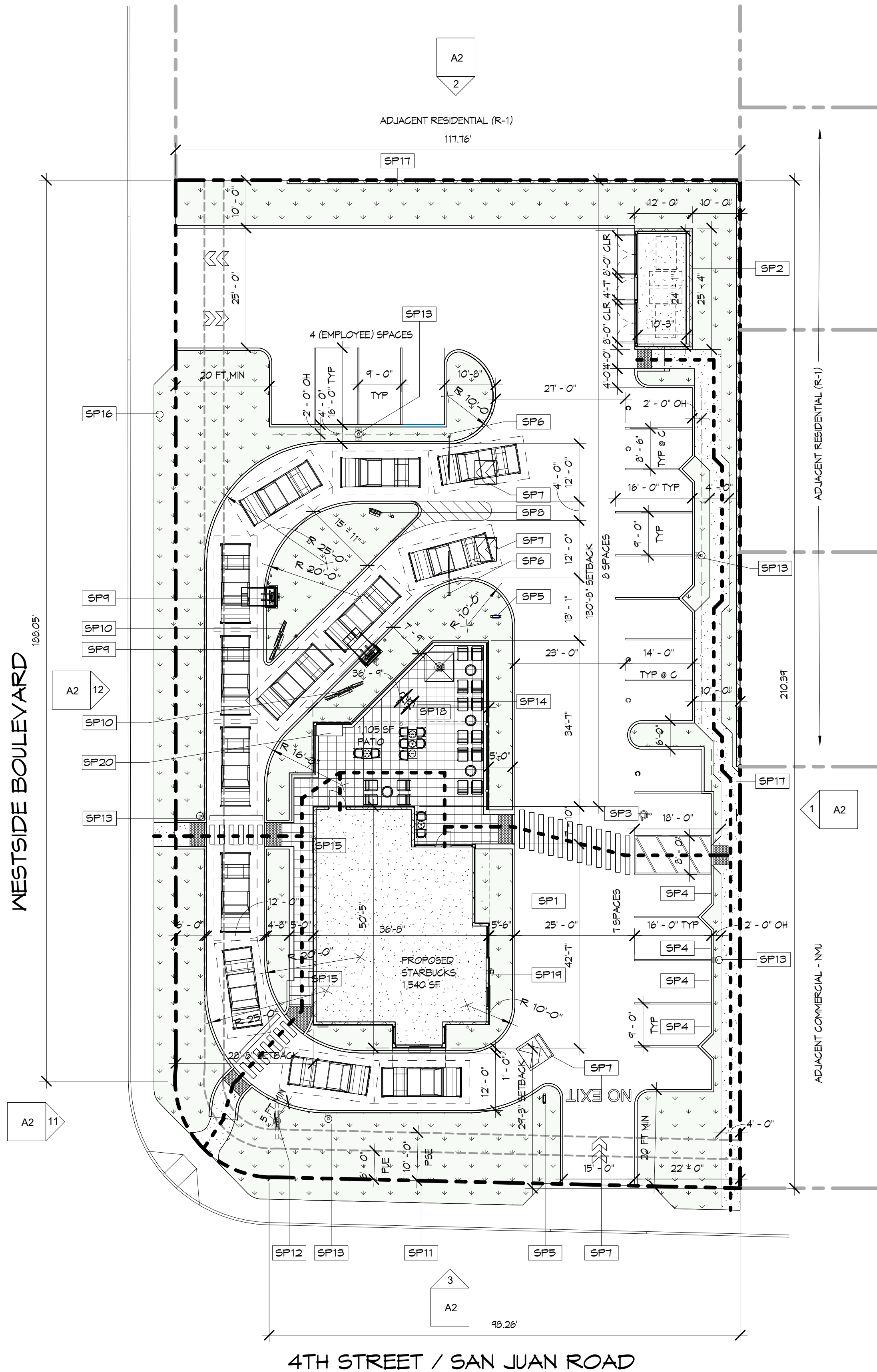
PARKING REQUIREMENTS	
PARKING REQ. PER LOCAL ZONING RESTAURANTS/CAFES - FAST FOOD (COUNTER SERVICE):	A TOTAL OF 5 SPACES PLUS 1 SPACE FOR EVERY 3 SEATS OF DINING AREA OR 1 SPACE PER 100 SF OF GROSS FLOOR AREA WHICH EVER IS GREATER
SPACES REQUIRED	1,540 SF/100 = 5+16 = 21 SPACES OR 1843 = 42 SEATS = 5+16 = 21 SPACES (CURRENT PLAN SHOWS 16 INDOOR SEATS + 26 OUTDOOR SEATS = 42 SEATS)
ACCESSIBLE STALLS REQ'D.	1 VAN ACCESSIBLE STALL
CLEAN AIR/CARPOOL/EV REQ'D.	4 CLEAN AIR/CARPOOL/EV STALLS
DRIVE-THRU STACKING SPACES	13 CAR STACKING
EXISTING PARKING	NO EXISTING PARKING - VACANT LOT
PARKING PROVIDED	
STANDARD SPACES	9 STALLS - 18 FT X 9 FT (2 FT WHICH OVERHANG PLANTER)
COMPACT SPACES	5 STALLS - 16 FT X 8.5 FT (2 FT WHICH OVERHANG PLANTER)
ACCESSIBLE SPACES	1 STALL (VAN ACCESSIBLE - 18 FT LONG X 17 FT WIDE)
CLEAN AIR/CARPOOL/EV	4 STALLS - 18 FT X 9 FT (2 FT WHICH OVERHANG PLANTER)
DRIVE-THRU SPACES	13 CAR STACKING
TOTAL PARKING SPACES PROVIDED	14+4+1 = 19 SPACES
BICYCLE PARKING	
# OF SPACES REQUIRED	5% OF THE TOTAL # OF VEHICLE SPACES: 21 X 0.05 = 1.05 = 2 BICYCLE SPACES REQUIRED
# OF SPACES PROVIDED	1 HOOP BIKE RACK FOR 2 BICYCLE PARKING SPACES

SHEET INDEX

A1	PROJECT DATA AND SITE PLAN
A2	BUILDING ELEVATIONS, FLOOR PLAN, TRASH ENCL & SIGNAGE
A3	PERSPECTIVE RENDERINGS
C1	EXISTING SITE PLAN
C2	CIVIL SITE PLAN
C3	CIVIL GRADING AND DRAINAGE PLAN
C4	CIVIL SITE AND GRADING DETAILS
E10	SITE LIGHTING PLAN - PHOTOMETRICS CALCULATIONS
LA1	EXISTING LANDSCAPE PLAN
LA2	PRELIMINARY LANDSCAPE PLAN
LA3	PRELIMINARY PLANT PALETTE
LA4	PRELIMINARY LANDSCAPE DETAILS



VICINITY MAP

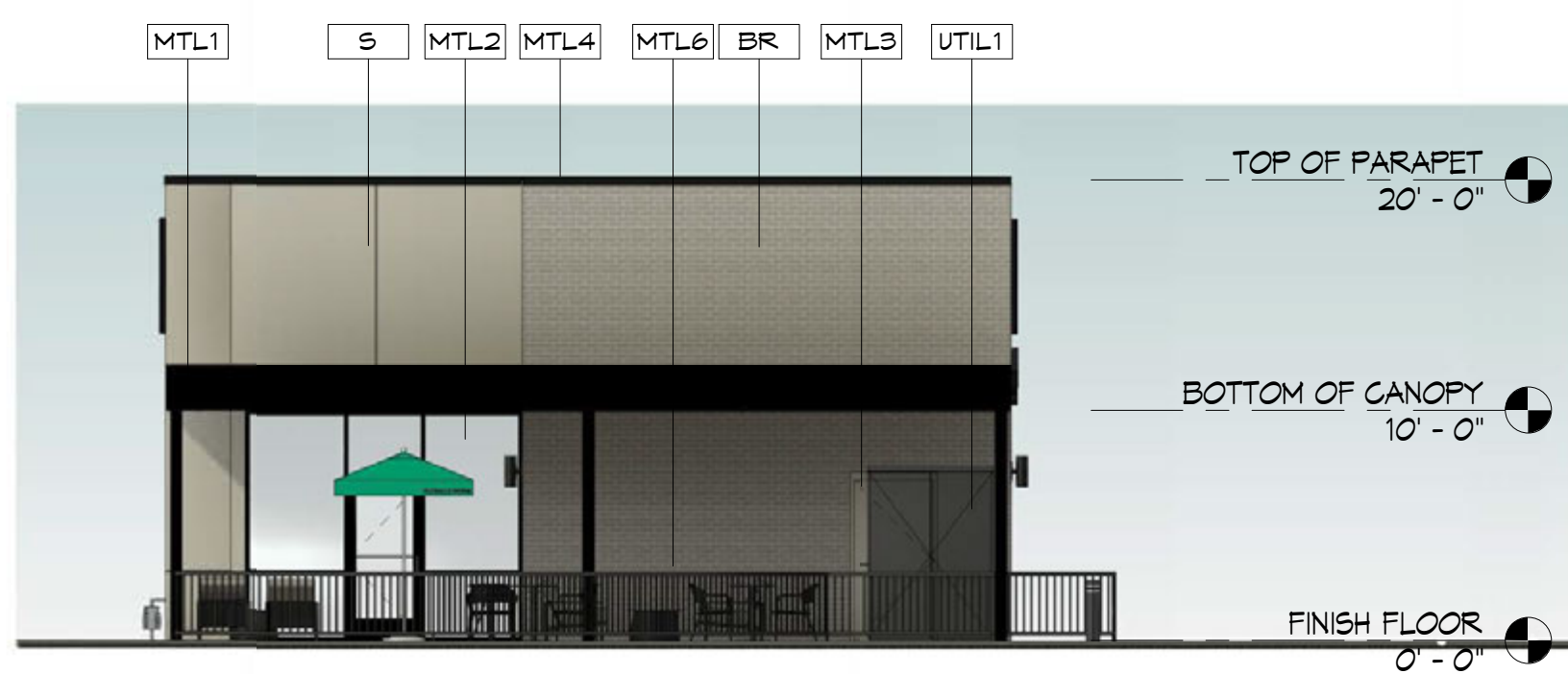


1 PROPOSED SITE PLAN
1/16" = 1'-0"

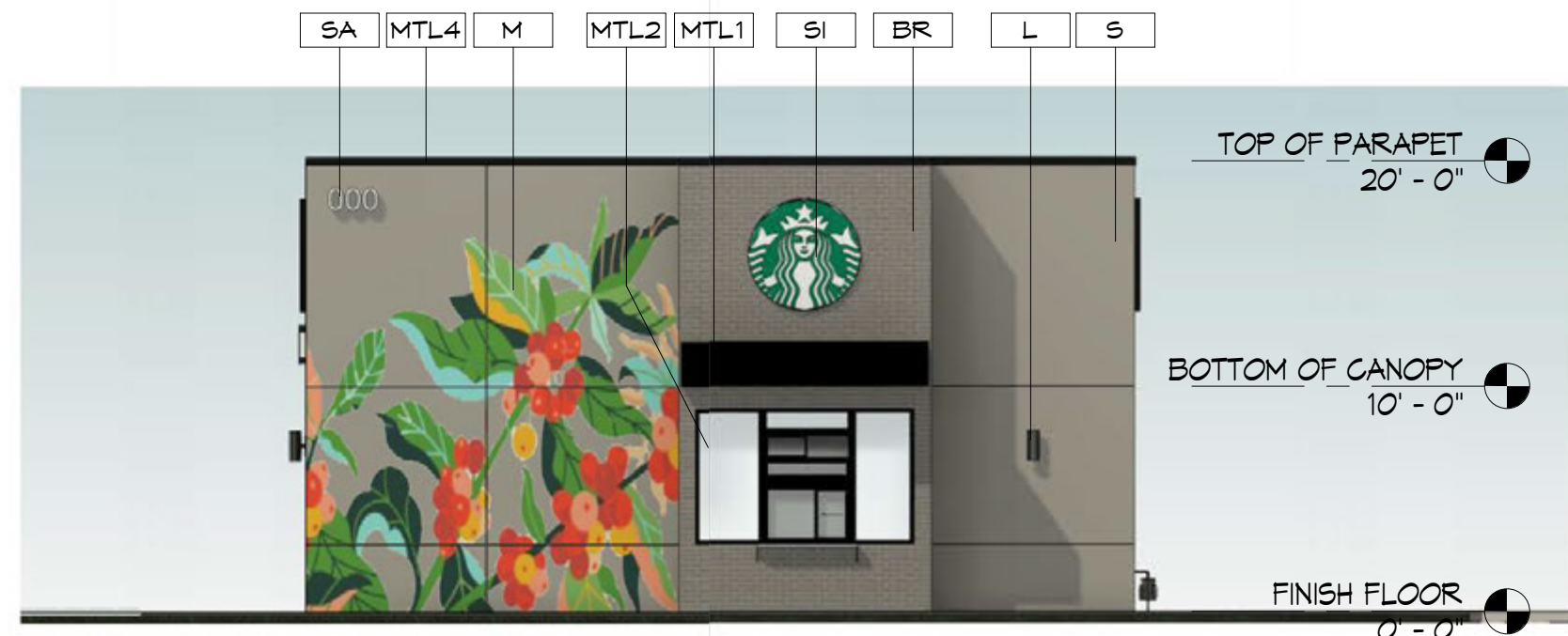




1 EAST EXTERIOR ELEVATION
1/8" = 1'-0"



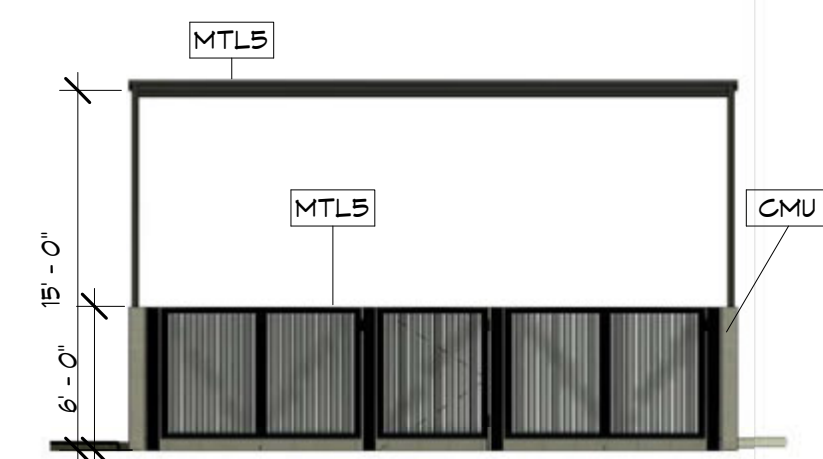
2 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



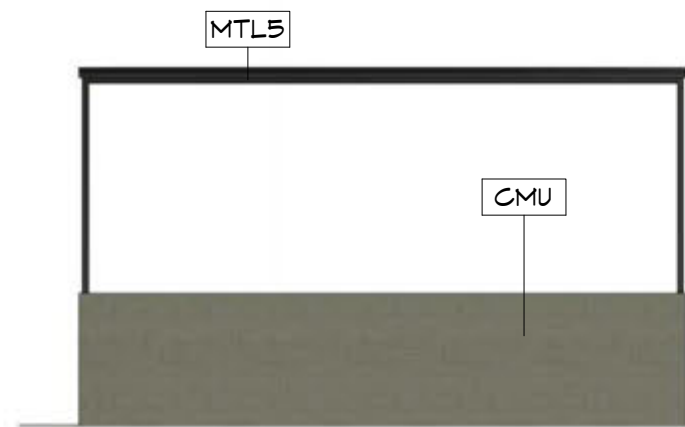
3 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



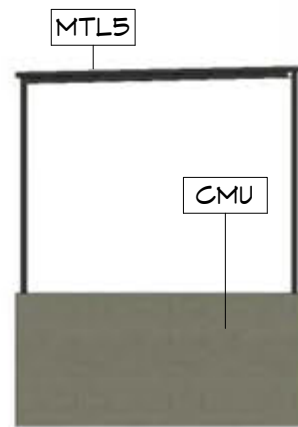
4 WEST EXTERIOR ELEVATION
1/8" = 1'-0"



5 TRASH ENCLOSURE FRONT ELEVATION
1/8" = 1'-0"



6 TRASH ENCLOSURE REAR ELEVATION
1/8" = 1'-0"



7 TRASH ENCLOSURE SIDE ELEVATION
1/8" = 1'-0"

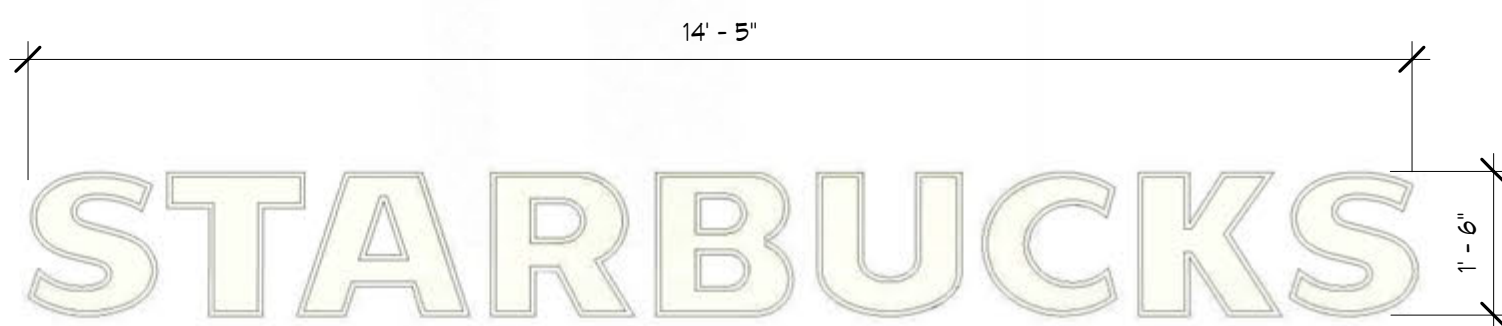
SIGNAGE ANALYSIS:

TABLE 17.20-2 - MAXIMUM 2 PER BUSINESS PER EACH FRONTAGE FACING A PUBLIC STREET OR COMMERCIAL PARKING AREA
MAXIMUM AGGREGATE SF = 1 SF PER LINEAL FOOT OF STREET FRONTAGE (MAXIMUM 200 SF) = MAX 200 SF
TABLE 17.20-4 - PERMITTED FREESTANDING SIGN = 1 SIGN, 40 SF, 12 FT MAX HEIGHT
17.20.8.4 - THE SIGN AREA FOR A TWO-SIDED SIGN SHALL BE COMPUTED BY CALCULATING THE AREA ON ONE SIGN FACE

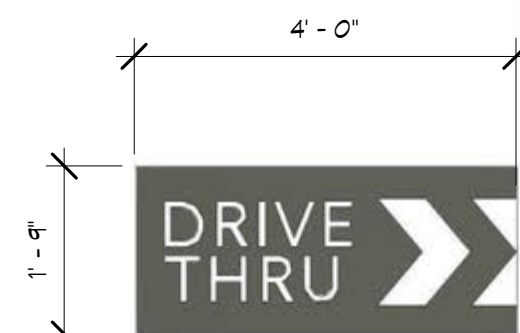
TOTAL SIGNAGE SQUARE FOOTAGES:
12.51 + 21.63 + 7 + 50.84 + 2.70 + 2.65 = 105.44 SQUARE FEET



8 SIGNAGE
1/2" = 1'-0"



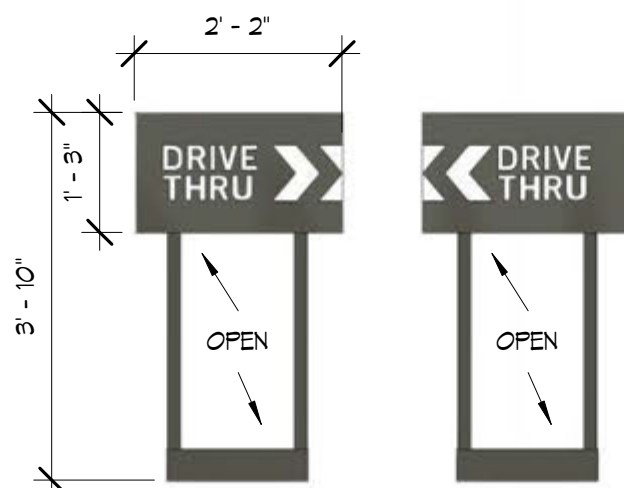
1 BUILDING MOUNTED SIGN
21.63 SF



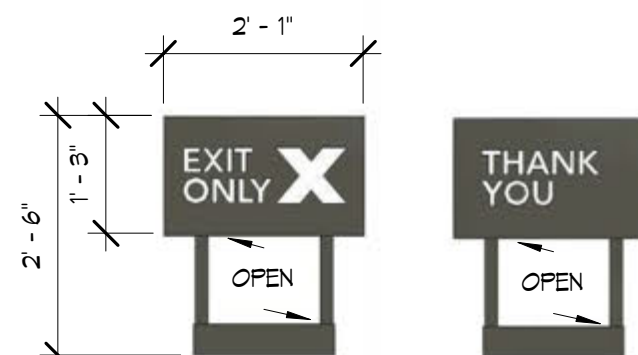
1 BUILDING MOUNTED SIGN
7 SF



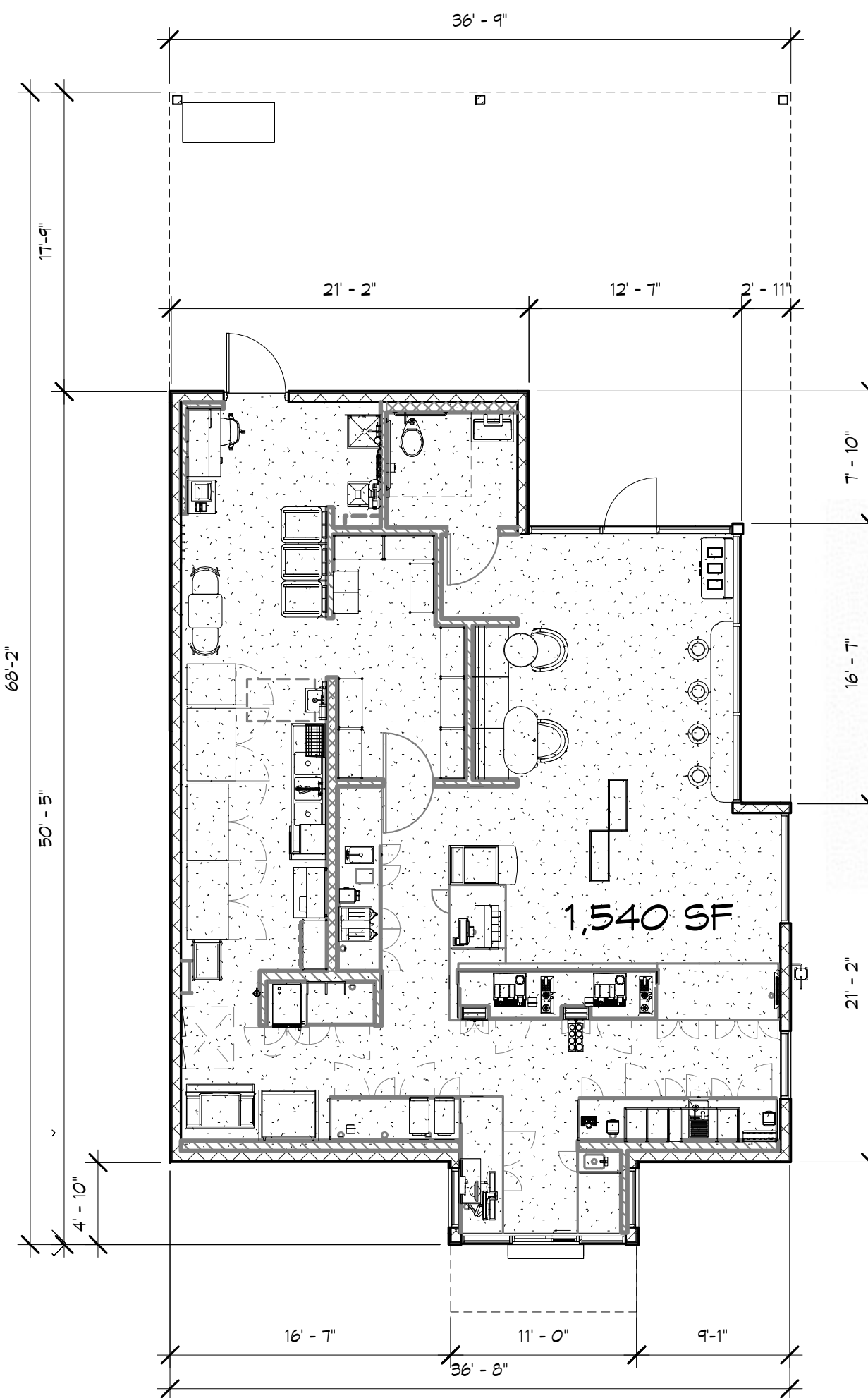
3 BUILDING MOUNTED SIGNS
19.63 SF EACH = 58.89 SF



1 DIRECTIONAL SIGN
2.70 SF (EACH FACE)



1 DIRECTIONAL SIGN
2.65 SF (EACH FACE)



NOTE: INTERIOR LAYOUT SHOWN FOR REFERENCE ONLY. TENANT IMPROVEMENT UNDER SEPARATE PERMIT

9 PROPOSED FLOOR PLAN
1/8" = 1'-0"

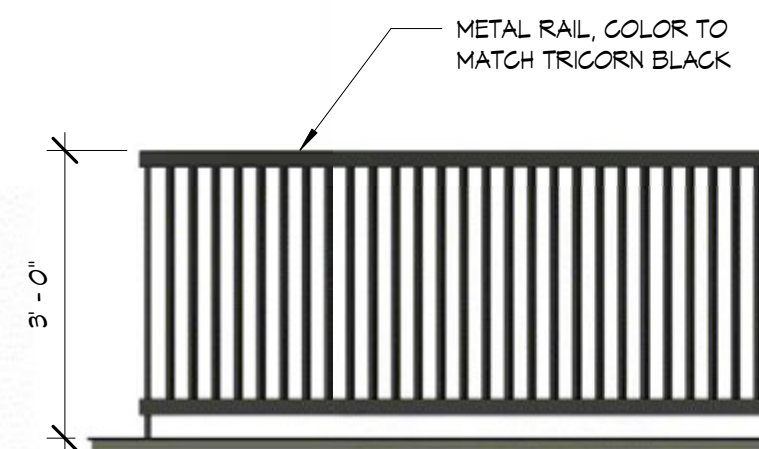
MATERIAL LEGEND	
BR	THIN BRICK VENEER, BY PAC CLAY, COLOR: DESERT GREY
CMU	8"x8"x16" CMU SPLIT FACED BLOCK, CALSTONE, COLOR: GREY 100
L	WALL SCONCE, COLOR: BLACK
M	WALL MURAL (ENTITLEMENT WITH THIS APPLICATION, TO BE INSTALLED DURING TENANT IMPROVEMENT CONSTRUCTION PROJECT)
MTL1	METAL CANOPY, COLOR: TO MATCH TRICORN BLACK
MTL2	ALUMINUM STOREFRONT, COLOR: BLACK ANODIZED
MTL3	FLUSH METAL DOOR & FRAME, PAINT COLOR: SHERWIN WILLIAMS "DOVETAIL" (SW 1018)
MTL4	ALUMINUM PARAPET GAP, PAINT COLOR: SHERWIN WILLIAMS "TRICORN BLACK" (SW 6258)
MTL5	METAL TRASH ENCLOSURE ROOF STRUCTURE, GATE & POST: POWDERCOAT, COLOR TO MATCH TRICORN BLACK
MTL6	3 FOOT TALL METAL RAIL AROUND PATIO SEATING AREA, COLOR: TO MATCH TRICORN BLACK
S	3-COAT STUCCO, PAINT COLOR: SHERWIN WILLIAMS "DOVETAIL" (SW 1018)
SA	ADDRESS SIGN
SI	TENANT SIGNAGE UNDER SEPARATE PERMIT
UTIL1	PROPOSED ELECTRICAL SWITCH GEAR LOCATION
UTIL2	PROPOSED GAS METER LOCATION

GENERAL NOTES:

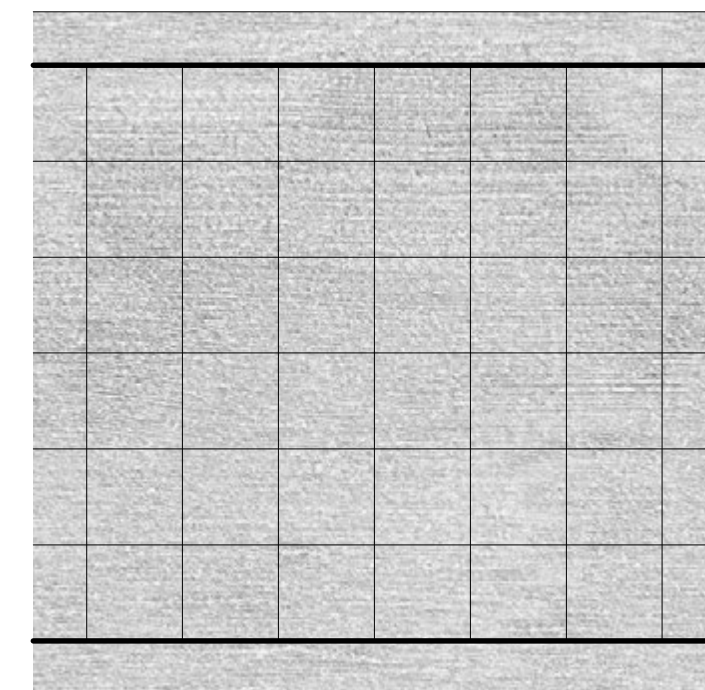
1. ADDRESS FOR BUILDING SHALL BE 12-18 INCH HEIGHT, 1/2" STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN AND SHALL BE ARABIC. ADDRESS SIGNS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE. LOCATED AT UPPER LEFT/RIGHT SIDE OF ADDRESS SIDE OF BUILDING, PER AUTHORITY HAVING JURISDICTION.



8 FOOT TALL
10 SPLIT FACED CMU WALL CALSTONE COLOR GREY 100
NOT TO SCALE



12 PATIO RAILING
1/2" = 1'-0"



STAMPED DECORATIVE CONCRETE - GREY, BROOM FINISH, 24 INCH X 24 INCH FIELD PATTERN WITH 12 INCH SOLID BORDER AT EXTERIOR PERIMETER EDGES.

13 DECORATIVE CONCRETE
1/4" = 1'-0"

REVISIONS		
#	Date	Description
03/02/23		
08/04/23		
02/01/24		
04/01/24		

PROJECT FOR:
WESTSIDE BLVD & 4TH ST
HOLLISTER, CA

MCCANDLESS & ASSOCIATES ARCHITECTS, INC.
425 1/2 FIRST STREET, SUITE 204
WOODLAND, CA 95695
www.mccandlessarch.com
PH ▲ (530) 662-2146



BUILDING ELEVATIONS, FLOOR
PLAN, TRASH ENCL & SIGNAGE
DESIGN REVIEW

DRAWN	MAA
CHECKED	MAA
DATE	09/21/23
SCALE	As indicated
JOB #	21-161
SHEET	A2

IMAGES OF PEDESTRIAN CROSSING A DRIVE THRU LANE FROM THE STREET



⑥ 111 SAN FELIPE RD, HOLLISTER
NOT TO SCALE



⑦ 2590 FIRST ST, DIXON
NOT TO SCALE



⑥ PATIO AND BUILDING ENTRANCE
3/8" = 1'-0"



⑤ ENTRANCE AND PATIO
3/8" = 1'-0"



④ PATIO
3/8" = 1'-0"



③ ENTRANCE FROM 4TH STREET
3/8" = 1'-0"



② PEDESTRIAN ENTRANCE FROM INTERSECTION
3/8" = 1'-0"



① PEDESTRIAN ENTRANCE FROM WESTSIDE
3/8" = 1'-0"

REVISIONS		
#	Date	Description
	02/1/24	
	04/01/24	

PROJECT FOR:
WESTSIDE BLVD & 4TH ST
HOLLISTER, CA



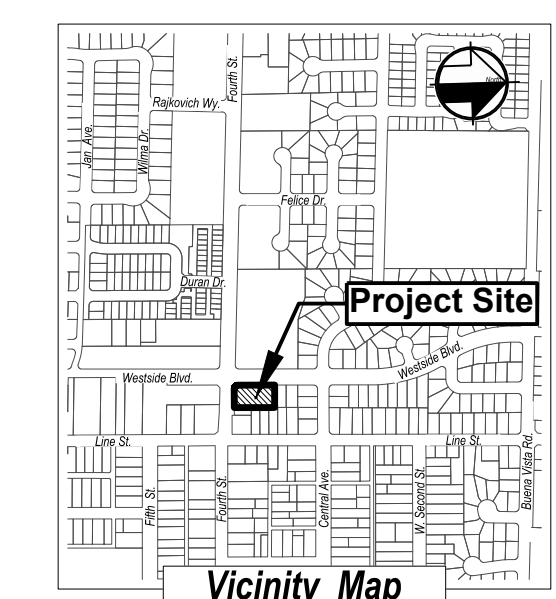
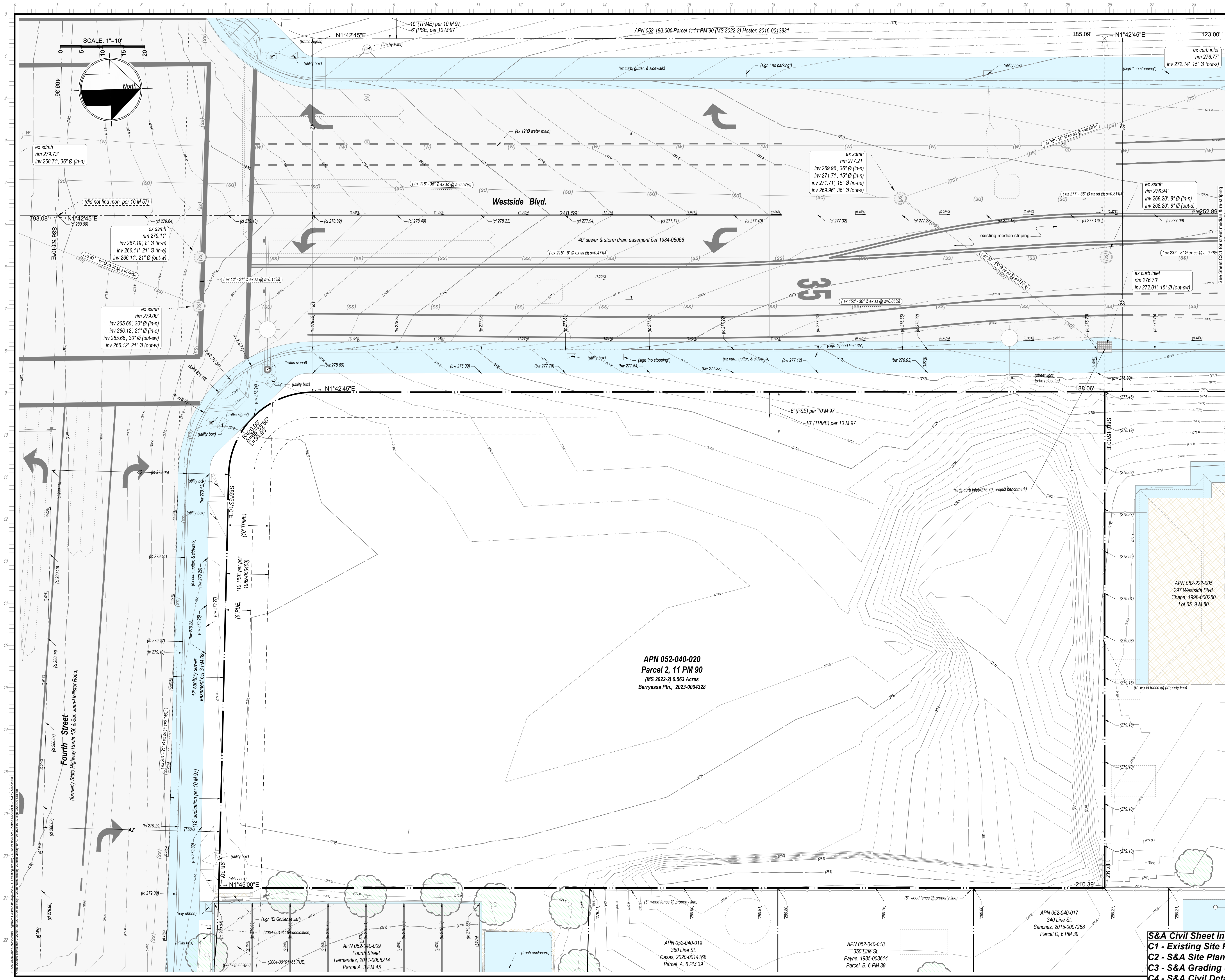
McCandless & Associates Architects, Inc.
425 1/2 FIRST STREET, SUITE 204
WOODLAND, CA 95695
www.mccandlessarch.com

PH ▲ (530) 662-9146



PERSPECTIVE RENDERINGS
DESIGN REVIEW

DRAWN	MAA
CHECKED	Checker
DATE	09/21/23
SCALE	As indicated
JOB #	21-161
SHEET	A3



Project Information:
Applicant: McCandless & Associates Architects
attn: Barbara Fineberg
428 1/2 First Street, Suite 204
Woodland, CA 95695
530.662.9146 / barbara@mcandlessarch.com
for: Berryessa Partners LLC.

Owner: Berryessa Partners LLC
837 Jefferson Blvd.
West Sacramento, CA 95691

Engineer/Surveyor: MH Engineering
attn: Allen Andrade
16075 Vineyard Blvd.
Morgan Hill, CA 95037
831.524.2212 / allen@mhengineering.com

Architect: McCandless & Associates Architects
attn: Barbara Fineberg
428 1/2 First Street, Suite 204
Woodland, CA 95695
530.662.9146 / barbara@mcandlessarch.com

Project Data:
Project Name: Berryessa Partners LLC., S&A APN 052-040-020, Fourth Street & Westside Blvd.
Description of Proposed Use: commercial project with a Starbucks and required parking and appearances.
Project Address: (none assigned as of this date)
Project Description: Site & Architectural commercial shell (APN 052-040-020).
Parcel Size: 0.563 acres / 24,526 sf
Zoning Designation: NMU
General Plan: Mixed Use
See Sheet C2 for S&A specific data
Parcel Size: 0.563 acres (24,526 sf)

- Legend**
- Project Property Line
 - Adjacent Property Line
 - Centerline
 - ex Storm Drain
 - new Storm Drain
 - new perforated Storm Drain
 - ex Sanitary Sewer
 - new Sanitary Sewer
 - ex Waterline
 - new Waterline
 - ex Joint Trench (gas/elect/comm)
 - Fence
 - existing ground Index contour line
 - existing ground Interim contour line
 - proposed ground Index contour line
 - proposed ground Interim contour line
 - POT
 - Path of Travel route (CBC 11B)
 - Roof Area
 - existing as pavement to remain
 - New AC Pavement
 - existing pcc
 - New PCC
 - New landscaped swale
- Abbreviations**
- (...) Items italicized lower case and in parenthesis are existing; (typical) non-italicized non-parenthesis are proposed; typical
- APN # Record Map
PM # Record Parcel Map
yyyy-#### Record Document
CO # Record Document "of record"
CH # Record Document "of record"
- ab aggregate base
ac Asphaltic Concrete
APN Assessor's Parcel Number
bw back of walk
cl centerline
CBC California Building Code (current)
COH City of Hollister
eg existing ground
ep edge of pavement
ex existing
ff finish floor
fl floorline
inv invert
- n, s, e, w or any combination thereof in control of pipe flow direction = north, south, east, west
pcc Portland Cement Concrete
pl property line
POT Path of Travel
pse public service easement
pue public utility easement
r/w right of way
s/s sanitary sewer
sd storm drain
sdsm storm drain manhole
ss sanitary sewer
sssm sanitary sewer manhole
std standard
tc top of curb
TMAE tree planting & maintenance
typ typical

- Symbols**
- (...) Items italicized lower case and in parenthesis are existing; (typical) non-italicized non-parenthesis are proposed; typical
- existing symbol new symbol
- (sd) storm drain manhole
 - curb inlet
 - storm drain inlet
 - (ss) sanitary sewer manhole
 - sanitary sewer cleanout
 - water valve
 - fire hydrant
 - water meter
 - electrical service
 - utility pole
 - city street light
 - parking lot light

S&A Civil Sheet Index
C1 - Existing Site Plan
C2 - S&A Site Plan
C3 - S&A Grading & Drainage Plan
C4 - S&A Civil Details

APN 052-040-020
Parcel 2, 11 PM 90
(MS 2022-2) 0.563 Acres
Berryessa Ptn., 2023-0004328

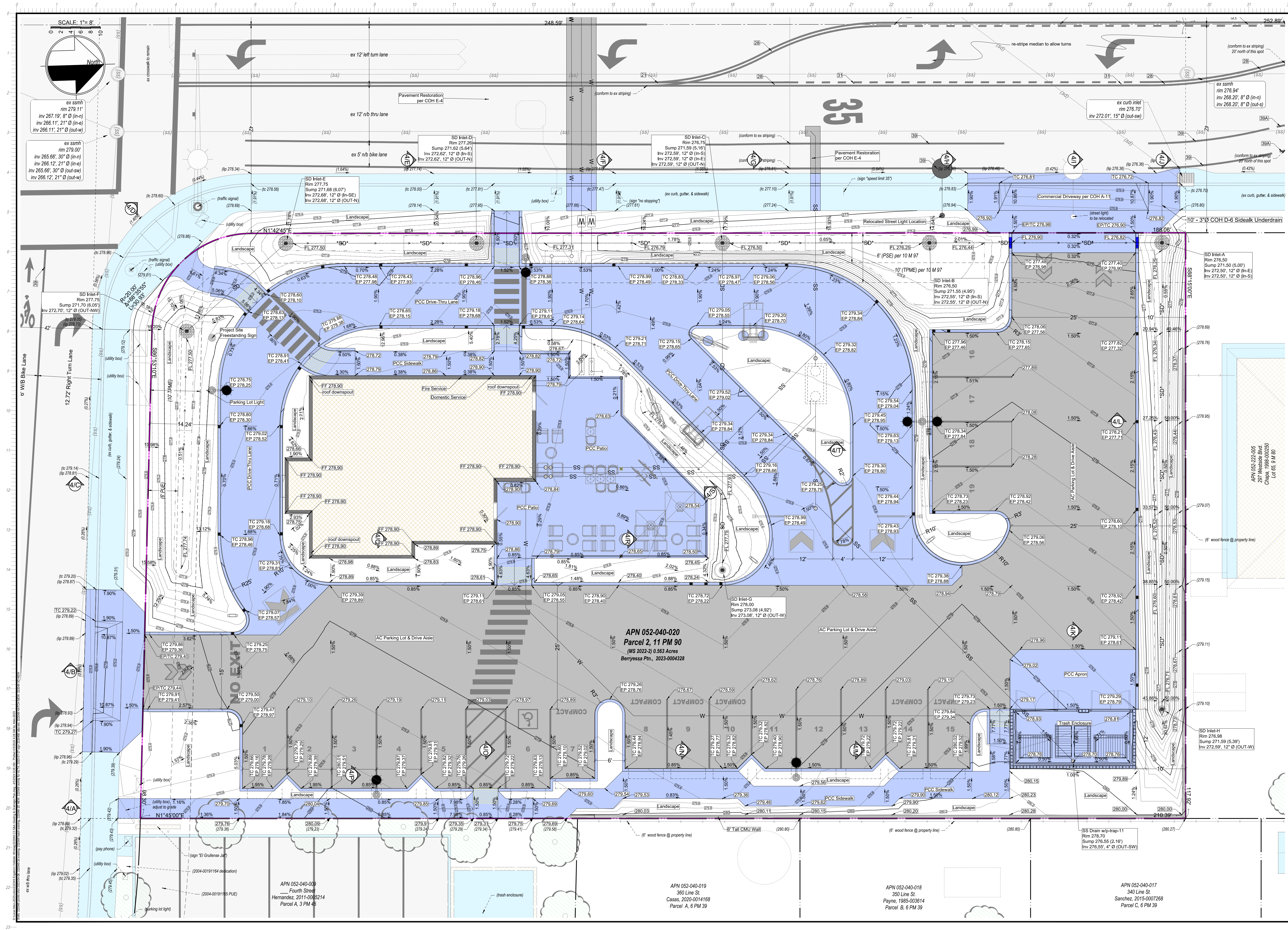
04/05/2024 9:26am
For Planning Approval Only

REGISTERED PROFESSIONAL ENGINEER
ALLEN T. ANDRADE
C58384
STATE OF CALIFORNIA
EXP. 12-31-2024
For Planning Approval Only

Existing Site Plan

Berryessa Partners - Westside Blvd. & Fourth Street

DATE: 2024-04-04
SCALE: 1"=10'
JOB NO: 222049
SHEET C1 OF C4
DRAWN BY: Aa
CHECKED BY: bf

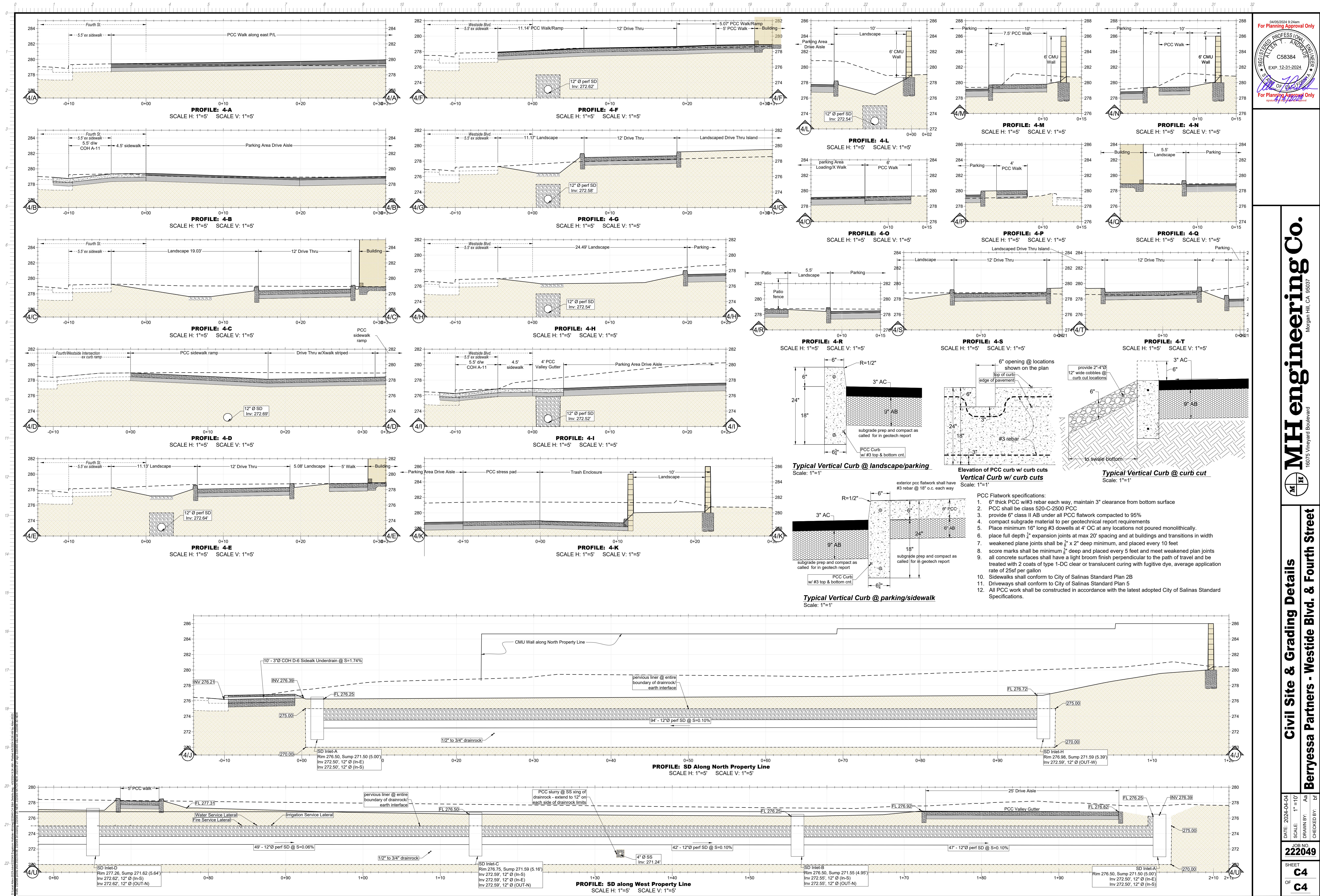


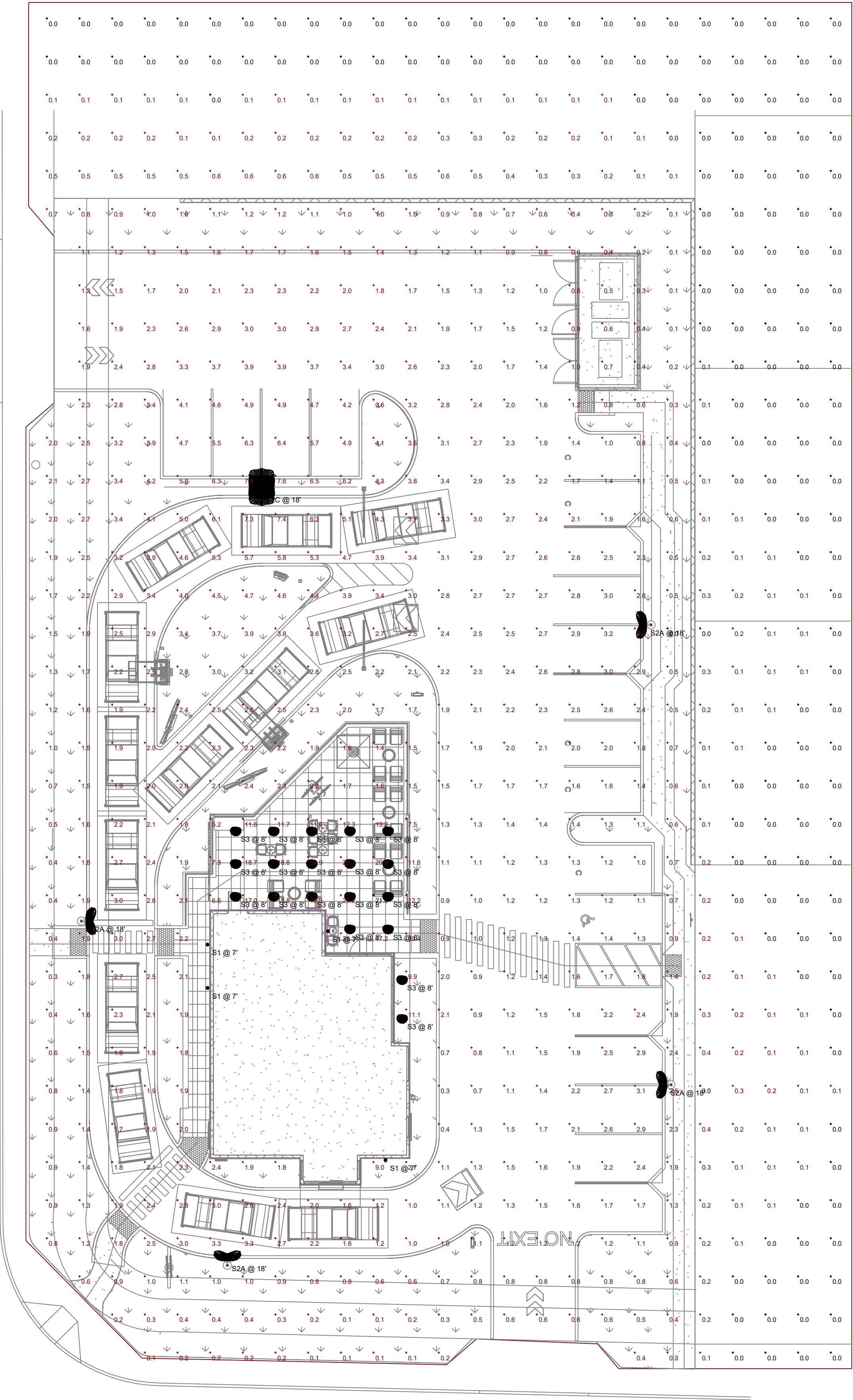
04/05/2024 9:26am
For Planning Approval Only

REGISTERED PROFESSIONAL ENGINEER
ALLEN T. ANDRE
C58384
EXP. 12-31-2024
For Planning Approval Only

Grading & Drainage Plan
Berrysa Partners - Westside Blvd. & Fourth Street

DATE: 2024-04-04
SCALE: 1" = 10'
JOB NO: 222049
SHEET: C3
OF: C4





Statistics						
Description	Symbol	Avg	Max	Min	Avg/Min	Max/Min
Calc Zone	+	1.7 fc	21.8 fc	0.0 fc	N/A	N/A

Schedule									
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
○	S1		4	BEGA-US	66 S16	6" UVC, 8" x 8" (24" x 18" (600mm x 450mm)) TWO SIDED WALL LUMINAIRE ONE LED MODULE WITH ONE 3000K LED ARRAY ON BOTH ENDS OF FIXTURE CLEAR TEMPERED GLASS LENS WITH ANODIZED ALUMINUM REFLECTOR	1	1000	1
◦	S2A		4	Garten	ECF-S-33L-630-AMV-G2-3482	Ecotarm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 5 OPTIC, Non-silence Internal Shielding	1	5873	1
⋮	S2C		1	SIGNIFY GARDCO	ECF-S-33L-16-AMV-G2-6	Ecotarm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 5 OPTIC, No Shield	1	14385	1
○	S3		19	Litronic Lighting	LOWE 3510 LWSAR LD	8" x 10" WALLWASH, 3500K, 1000LM, CLEAR MATTE OPTURE REFLECTOR	1	833	1

REVISIONS		
#	Date	Description

PROJECT FOR:
WESTSIDE BLVD & 4TH ST.
HOLLISTER, CA



McCANDLESS & ASSOCIATES ARCHITECTS, INC.
425 1/2 FIRST STREET, SUITE 204
WOODLAND, CA 95695
www.mccandlessarch.com

PH ▲ (530) 663-4146

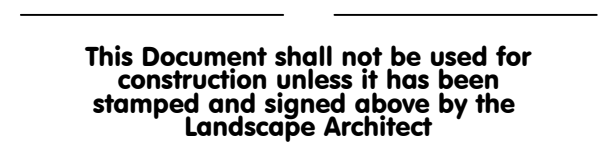


ACIES ENGINEERING
400 N McCarthy Blvd
Suite 250, Milpitas, CA 95035
ph: (408) 522-5255
fx: (408) 522-5260
info@acies.net
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SITE LIGHTING PLAN -
PHOTOMETRIC CALCULATIONS
DESIGN REVIEW

DRAWN	HT
CHECKED	TG
DATE	08/02/2022
SCALE	
ACIES JOB #	221147
SHEET	E1.0





Garth Ruffner
Landscape Architect
(916) 797-2576

**CITY OF HOLLISTER
CALIFORNIA**

Sheet Title:

Revisions:

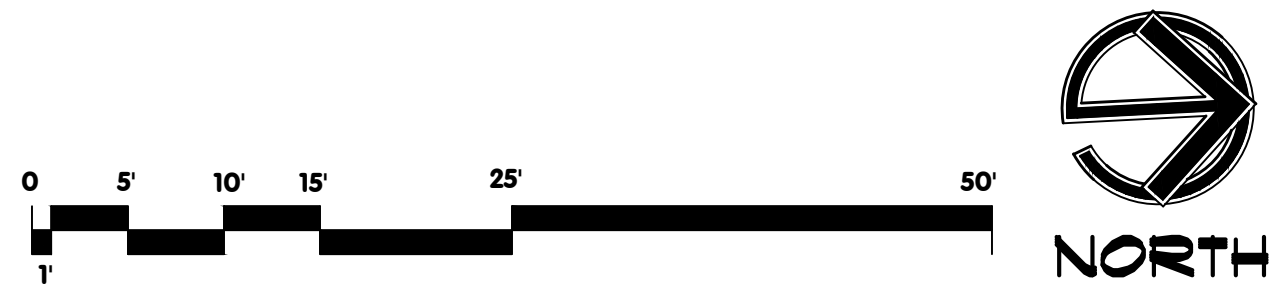
Date: DEC. 19. 2022

Scale: 1"=10'-0"

Job Number: 42031

Sheet 1 of 4

Page 10



Garth Ruff
Landscape Architect
(916) 797-25

4120 Douglas Blvd. #306-301, Roseville, California 95747
GarthRuffner.com CA Landscape Architect #20000000

Project:

WESTSIDE
BOULEVARD
& 4TH STREET

**CITY OF HOLLISTER
CALIFORNIA**

FOR McCANDLESS & ASSOCIATES, INC.

Sheet Title:

PRELIMINARY LANDSCAPE PLAN

Revisions:

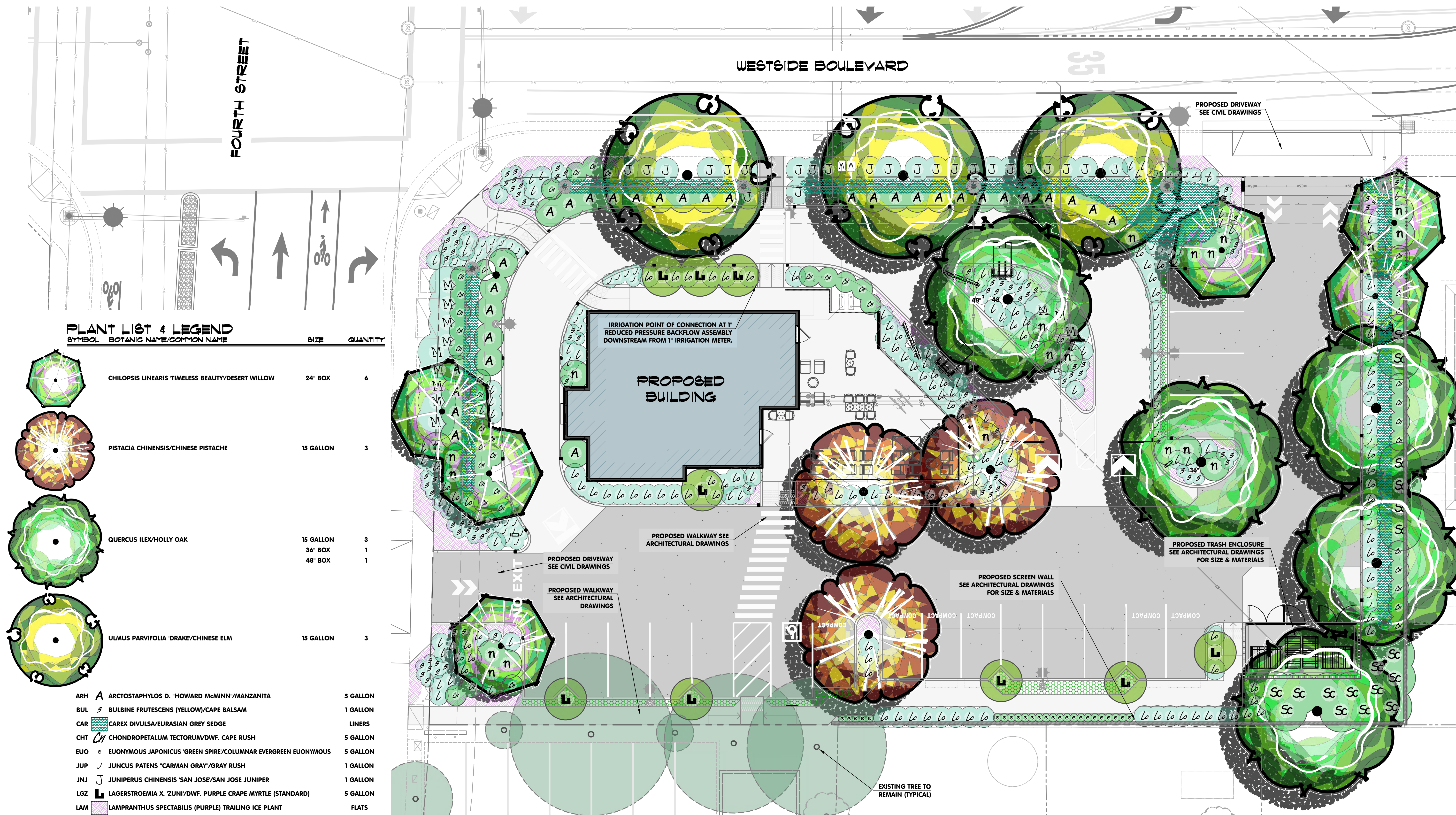
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Date: APR. 5, 2024

Scale: 1"=10'-0"

Job Number: 42031

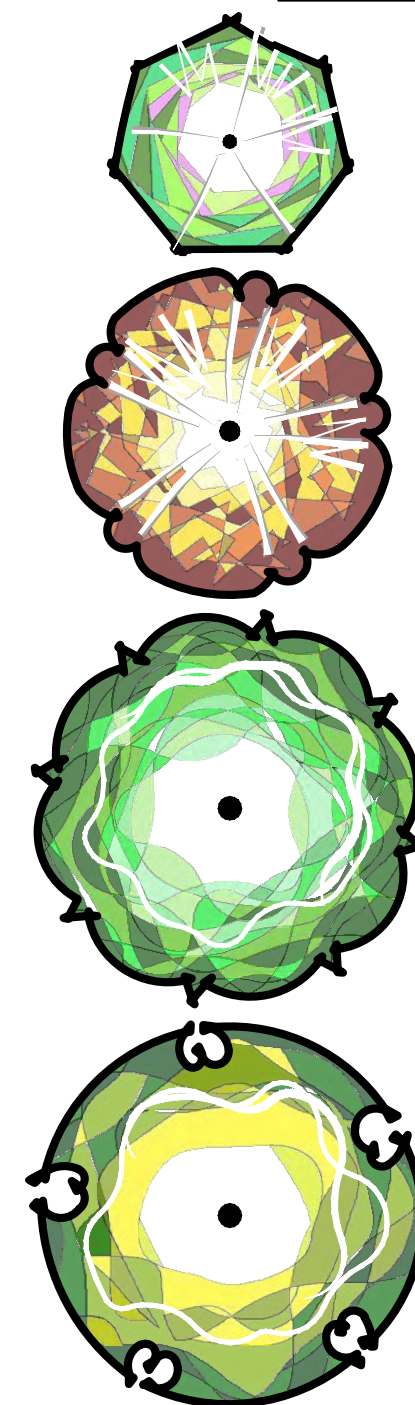
Sheet Number: **L A 2** of 4



PLANT LIST & LEGEND

SYMBOL	BOTANIC NAME / COMMON NAME
	<i>Pinus strobus</i> / PINE
	<i>Quercus alba</i> / WHITE OAK
	<i>Juniperus communis</i> / COMMON JUNIPER
	<i>Larix laricina</i> / NORWAY SPRUCE
	<i>Thuja occidentalis</i> / ARBORVITAE
	<i>Abies balsamea</i> / WHITE FIR
	<i>Picea canadensis</i> / CANADIAN SPRUCE
	<i>Taxus canadensis</i> / CANADIAN REDWOOD
	<i>Sequoia sempervirens</i> / COAST REDWOOD
	<i>Cedrus deodara</i> / CEDAR

SYMBOL	BOTANIC NAME/COMMON NAME	SIZE	QUANTITY
--------	--------------------------	------	----------



	CHILOPSIS LINEARIS 'TIMELESS BEAUTY'/DESERT WILLOW	24" BOX	6
	PISTACIA CHINENSIS/CHINESE PISTACHE	15 GALLON	3
	QUERCUS ILEX/HOLLY OAK	15 GALLON 36" BOX 48" BOX	3 1 1
	ULMUS PARVIFOLIA 'DRAKE'/CHINESE ELM	15 GALLON	3
ARH	A ARCTOSTAPHYLOS D. "HOWARD McMINN"/MANZANITA		5 GALLON
BUL	B BULBINE FRUTESCENS (YELLOW)/CAPE BALSAM		1 GALLON
CAR	C CAREX DIVULSA/EURASIAN GREY SEDGE		LINERS
CHT	Ch CHONDROPETALUM TECTORUM/DWF. CAPE RUSH		5 GALLON
EUO	e EUONYMUS JAPONICUS 'GREEN SPIRE'/COLUMNAR EVERGREEN EUONYMUS		5 GALLON
JUP	J JUNCUS PATENS "CARMAN GRAY"/GRAY RUSH		1 GALLON
JNJ	J JUNIPERUS CHINENSIS 'SAN JOSE'/SAN JOSE JUNIPER		1 GALLON
LGZ	L LAGERSTROEMIA X. 'ZUNI'/DWF. PURPLE CRAPE MYRTLE (STANDARD)		5 GALLON
LAM	L LAMPRANTHUS SPECTABILIS (PURPLE) TRAILING ICE PLANT		FLATS
LNC	L LANTANA X. 'HAVANA SUNSET'/HAVANA SUNSET COMPACT LANTANA		5 GALLON
LMB	Lo LOMANDRA LONGIFOLIA 'BREEZE'/BREEZE MAT RUSH		5 GALLON
MYP	M MYOPORUM PARVIFOLIUM/CREeping BOOBIALLA		1 GALLON
NER	n NEROLIUM OLEANDER 'DWARF RED'/PETITE RED OLEANDER		5 GALLON
PNO	P PHYLIA (LIPPIA) NODIFLORA L. 'KURAPIA'/KURAPIA		PLUGS
ROC	Sc ROSA CALIFORNICA/CALIFORNIA WILD ROSE		5 GALLON

NOTE: ALL PROPOSED PLANTS ARE LISTED AS "LOW" OR "VERY LOW" WATER USER'S IN THE STATE OF CALIFORNIA'S W.U.C.O.S. IV DATABASE.

LANDSCAPE CALCULATIONS:

TOTAL SITE AREA:	24,548 SF.
LANDSCAPE AREA (25.6%):	6,280 SF.
DECIDUOUS TREES, TOTAL:	12
24" BOX DECIDUOUS TREES REQUIRED (50%):	6
24" BOX DECIDUOUS TREES PROVIDED (54%):	6
SHRUBS, TOTAL:	519
5 GALLON SHRUBS REQUIRED (60%):	312
5 GALLON SHRUBS (61%):	317

PARKING LOT SHADE CALCULATIONS:

TREE TYPE		AREA/ FULL	QUANTITY				SUBTOTAL	TOTAL
			FULL	3/4	1/2	1/4		
20' DIA. TREES								
	CHILOPSIS LINEARIS	314 S.F.	0	2	3	0	942 S.F.	
							20' TOTAL:	942 S.F.
30' DIA. TREES								
	PISTACHIA CHINENSIS	706 S.F.	1	1	1	0	1589 S.F.	
							30' TOTAL:	1589 S.F.
35' DIA. TREES								
	EXISTING PLATANUS A.	962 S.F.	0	0	2	0	962 S.F.	
	QUERCUS ILEX	962 S.F.	2	0	1	1	2646 S.F.	
	ULMUS PARVIFOLIA	962 S.F.	0	0	3	0	1443 S.F.	
							35' TOTAL:	5051 S.F.
PARKING AREA:								12612 SF.
SHADE REQUIRED: 50%								6306 SF.
SHADE PROVIDED: 60%								7581 SF.

PLAN CHECK NOTES:

1. NO POOLS, PONDS OR WATER FEATURES ARE PROPOSED ON THIS SITE.
2. NO RETAINING WALLS ARE CURRENTLY PROPOSED.
3. ALL IRRIGATION WILL BE DISTRIBUTED THROUGH A SUBSURFACE DRIP SYSTEM. NO SPRAY HEADS WILL BE UTILIZED.
4. NO BARK OR MULCH SHALL BE LAID DOWN FOR THE LANDSCAPE DESIGN.
5. WHEN TREES ARE PLANTED, WATERING TUBES OF 12 INCHES OR LONGER SHOULD BE INSTALLED FOR TREES TO BE WATERED FROM THE ROOTS.
6. TREES INSTALLED WITHIN 6' OF INFILTRATION TRENCHES SHALL HAVE ROOT BARRIERS INSTALLED TO PROTECT THE PERFORATED PIPE.



A large, mature tree with a dense, rounded canopy of dark green leaves stands prominently in a grassy area. In the background, a row of residential houses with light-colored facades and dark roofs is visible. A paved road or driveway runs along the base of the tree, and a few parked cars are visible. The sky is clear and blue.

A large, dense clump of yellow-flowered plants, likely a species of Mimulus, growing in a rocky, sandy area. The plants have numerous small, bright yellow flowers and green foliage. They are situated on a light-colored, sandy ground with some scattered rocks and small pebbles. The background shows a continuation of the sandy area and some more distant vegetation.

A large clump of Blue Fescue grass (Festuca ovina) with fine, blue-green blades, growing in a garden bed. The grass is dense and has a soft, feathery appearance. It is surrounded by other plants and mulch.

A large, dense clump of tall, thin, green grass-like plants with dark brown, feathery seed heads, growing in a landscaped area next to a sidewalk. The plants are growing in a bed of brown mulch. In the background, a paved road, a green lawn, and some trees are visible.

A close-up photograph of a dense, well-manicured hedge of Boxwood (Buxus sempervirens). The foliage is a vibrant green with prominent yellow variegation on the edges of the leaves. The hedge is neatly trimmed and runs along a light-colored gravel border in the foreground.



A close-up photograph of a flowering plant. The image is dominated by numerous bright pink flowers, each with many thin, pointed petals radiating from a central point, giving them a star-like appearance. The flowers are densely packed together, filling the upper two-thirds of the frame. Below the flowers, the green foliage of the plant is visible, consisting of small, fleshy, rounded leaves that form a dense, textured mass. The lighting is bright, highlighting the vibrant pink of the petals and the green of the leaves. The overall composition is a top-down or slightly angled view of the flower cluster.



A large, dense, green, rounded shrub, likely a flowering plant, growing in a garden bed next to a concrete curb. The plant has a thick, bushy appearance with many small, green leaves. It is situated in a garden bed with some mulch and other plants visible in the background.

A large, dense bush of red flowers, likely a flowering dogwood, in a garden setting. The flowers are bright red and numerous, covering the entire bush. The leaves are green and broad. The bush is situated in front of a wooden fence and a concrete sidewalk.

A large, dense bush of pink flowers, likely a flowering dogwood, with many bright pink blossoms and green leaves. The bush is in full bloom, with numerous pink flowers scattered throughout the green foliage. The background is dark and out of focus, suggesting a garden setting.



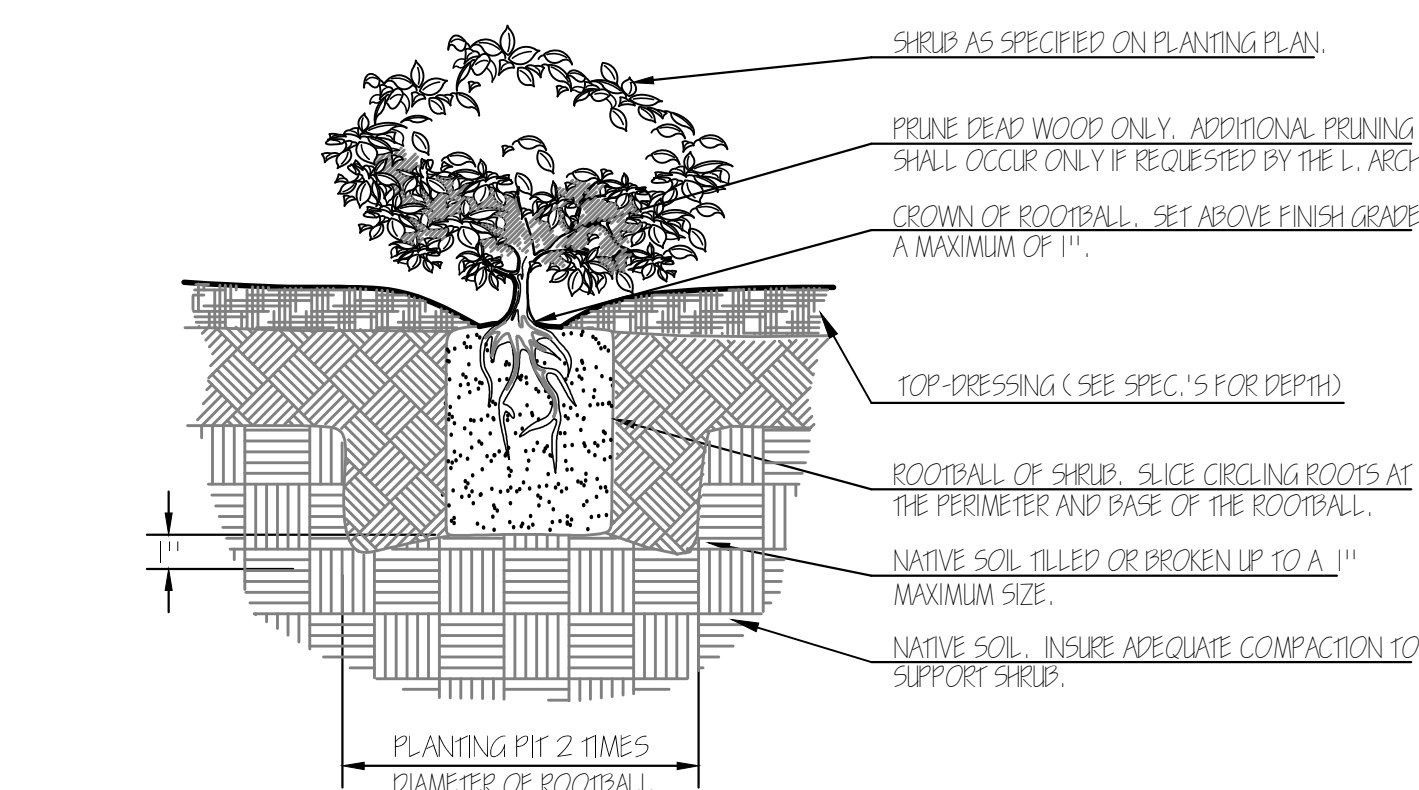
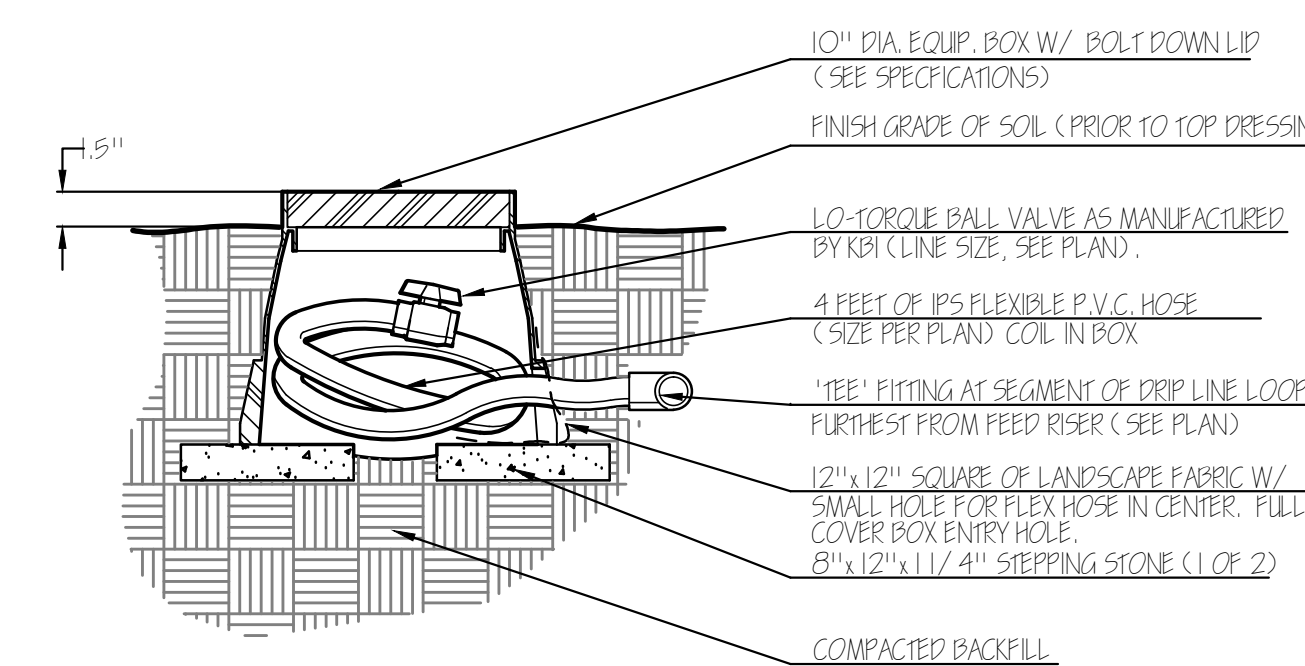
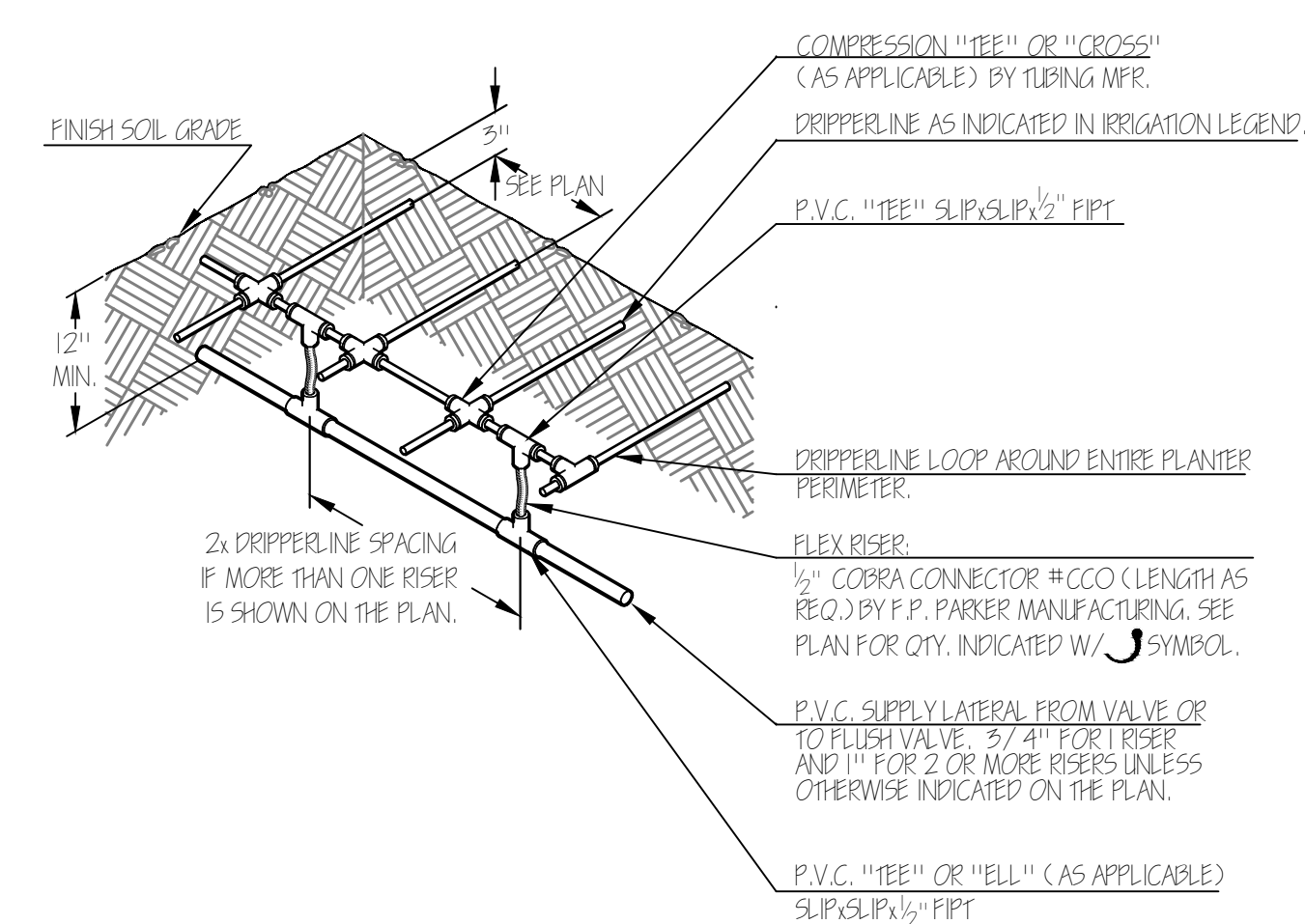
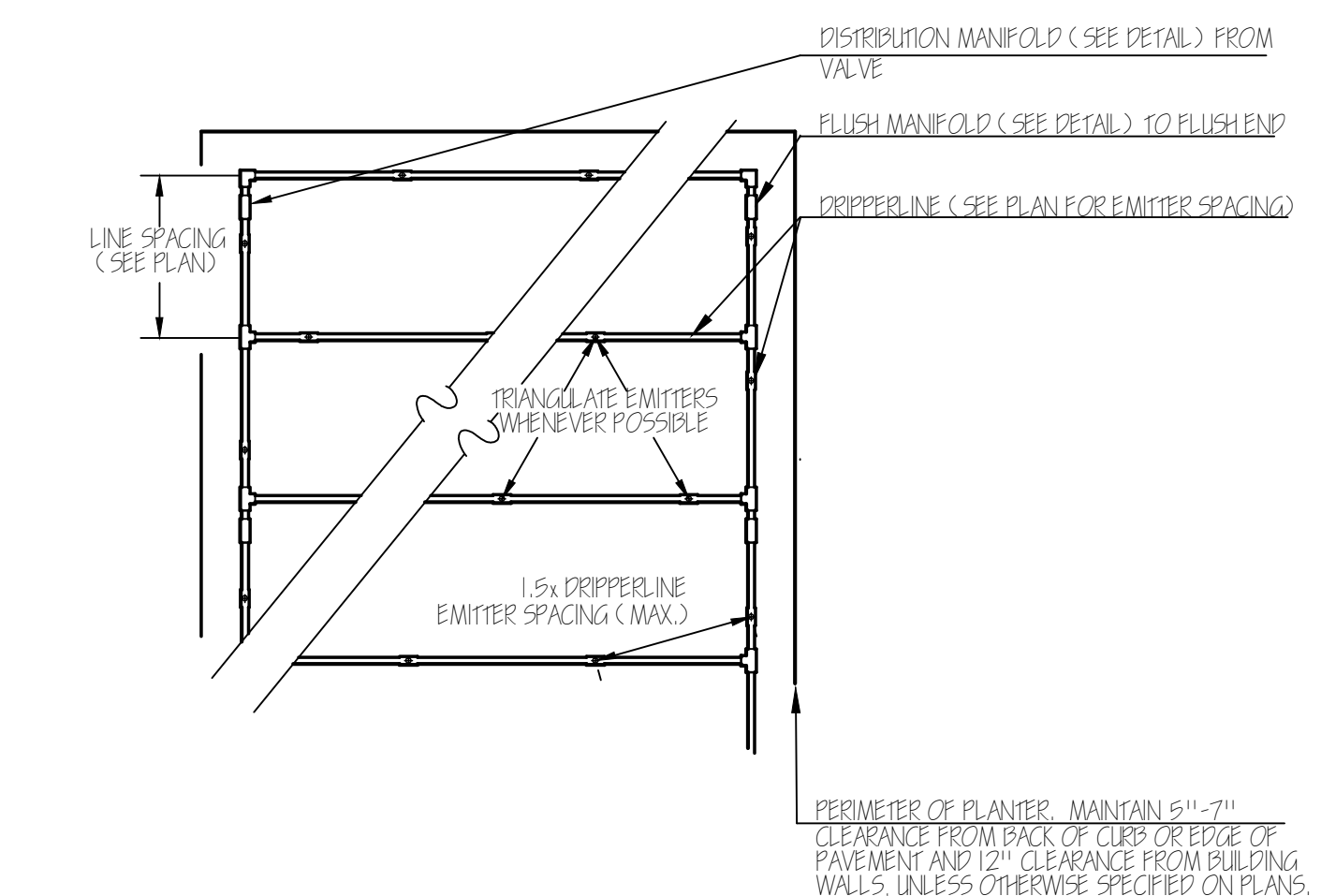
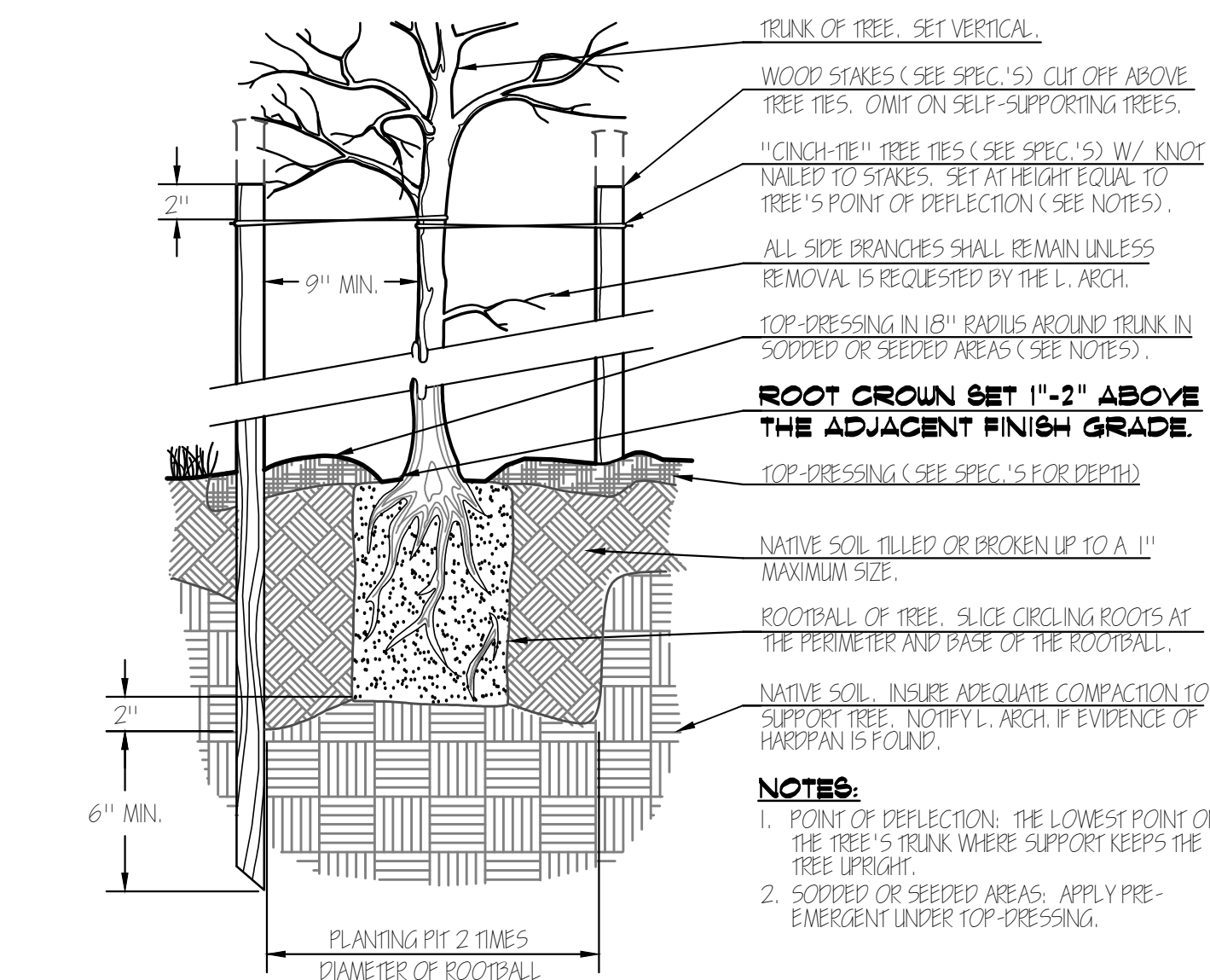
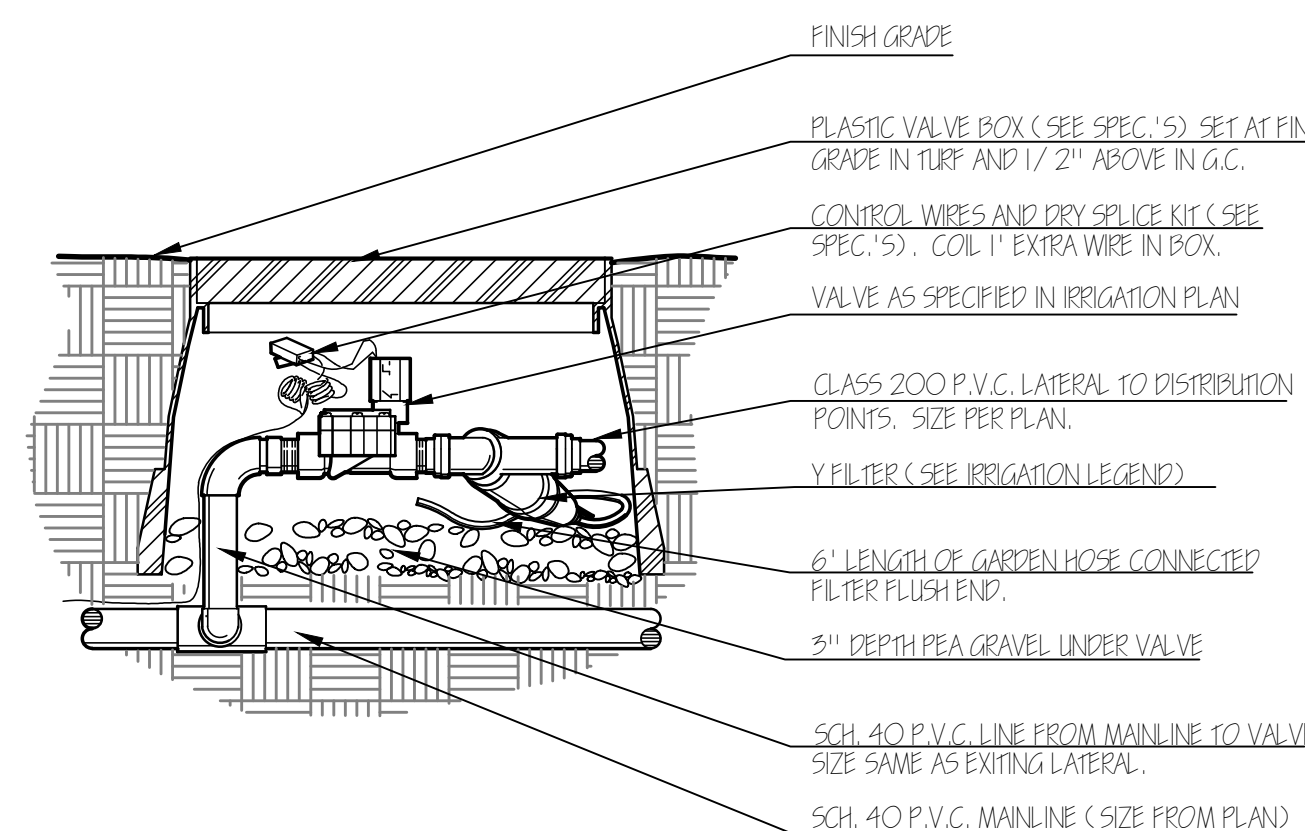
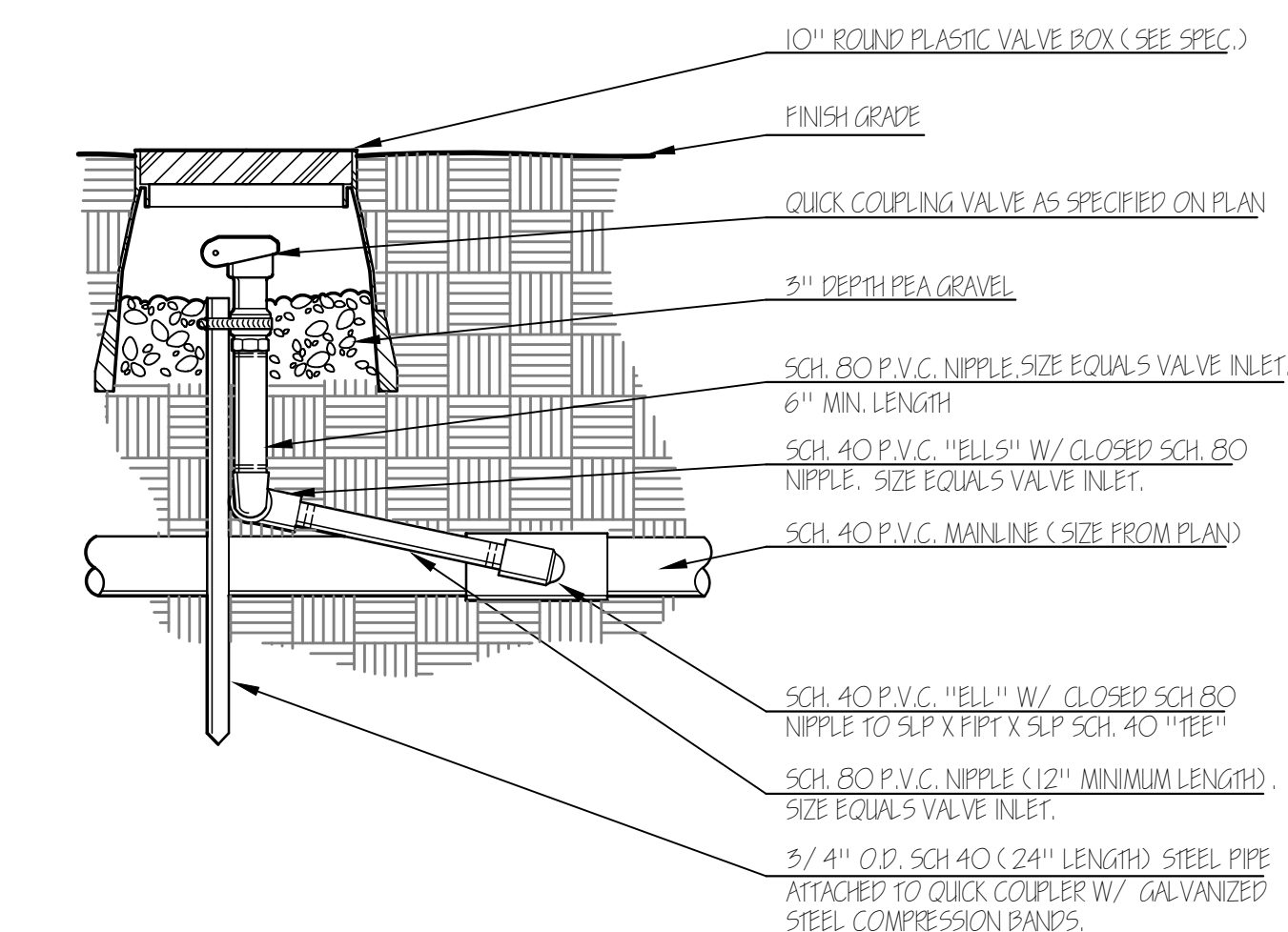
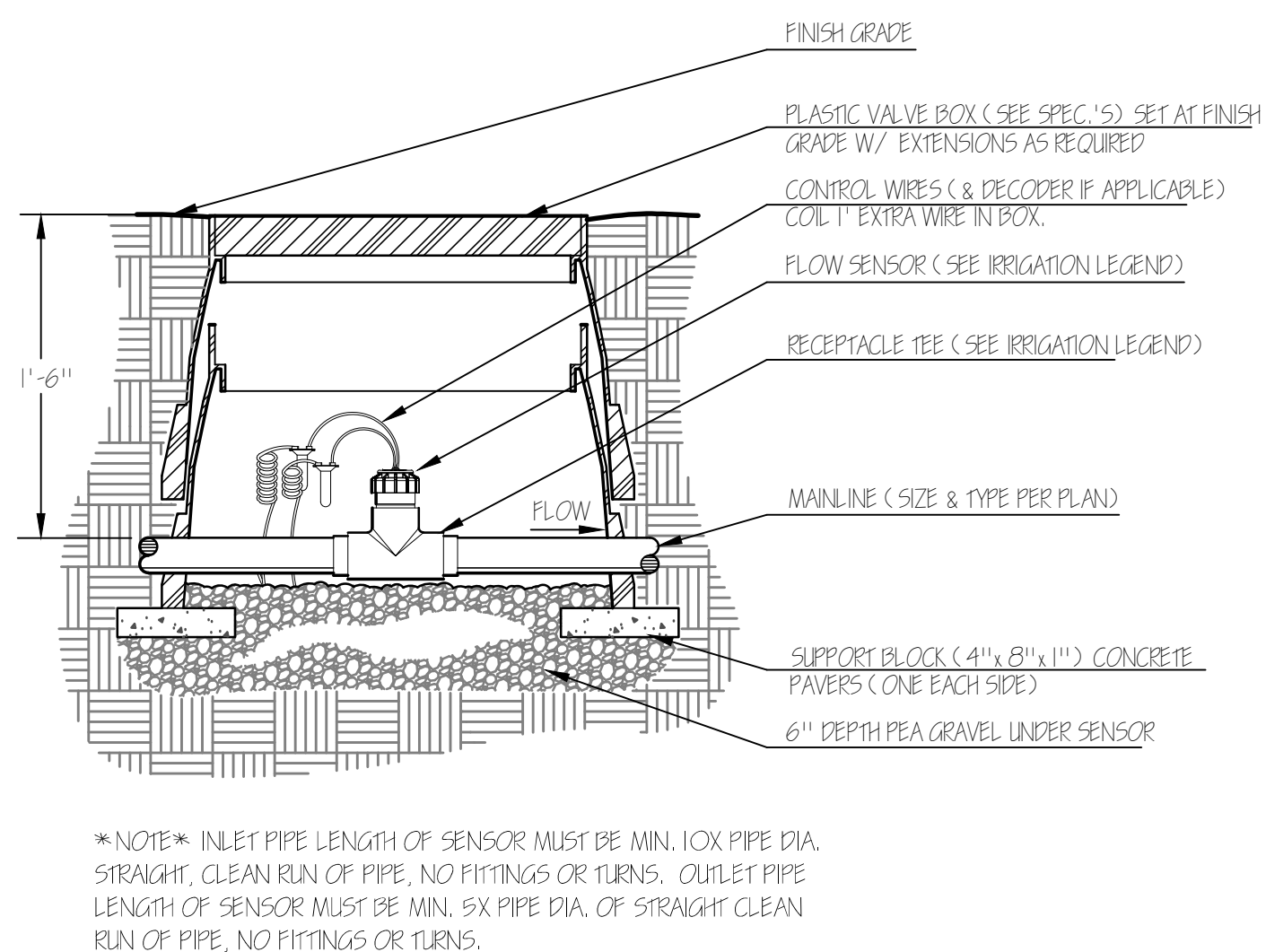
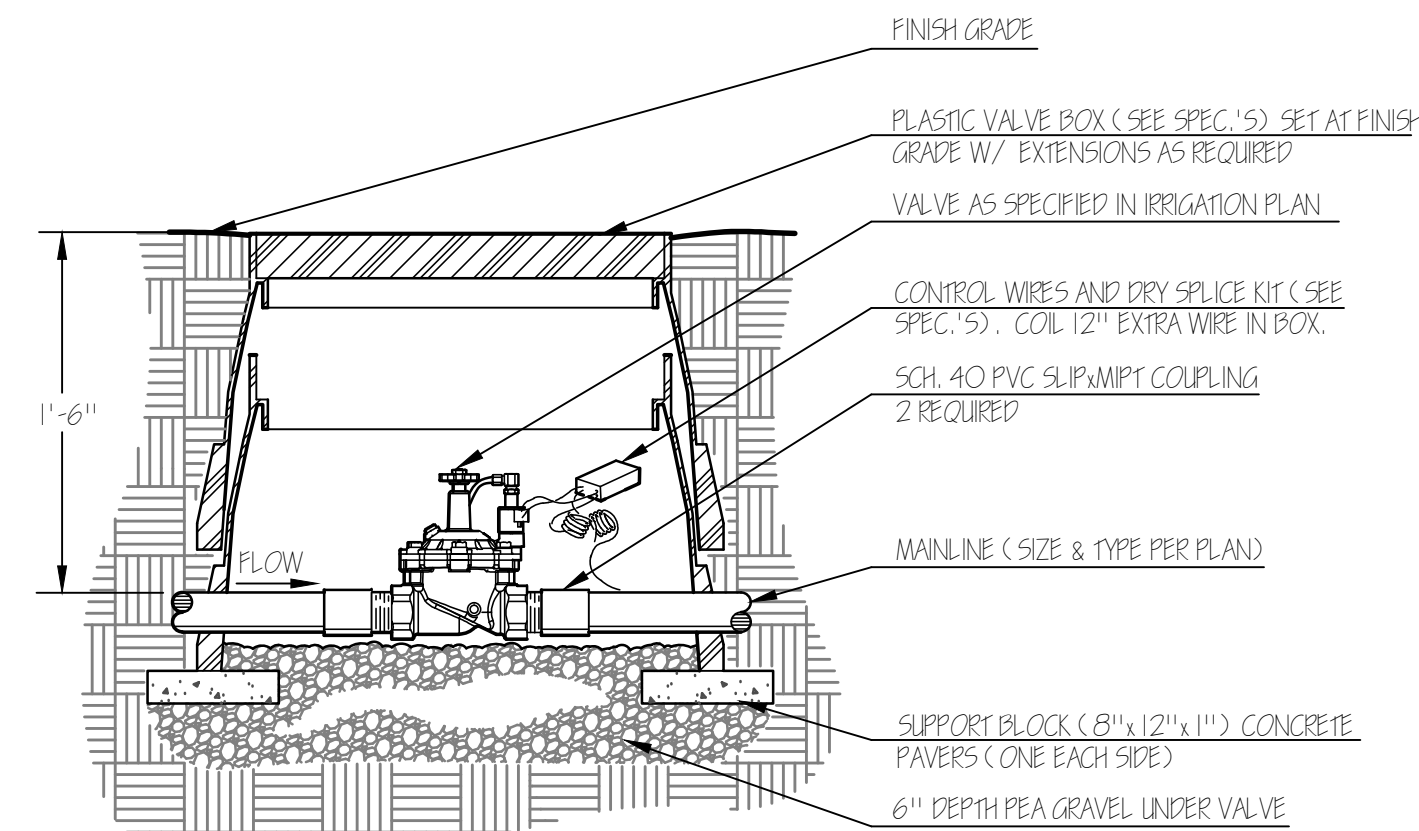
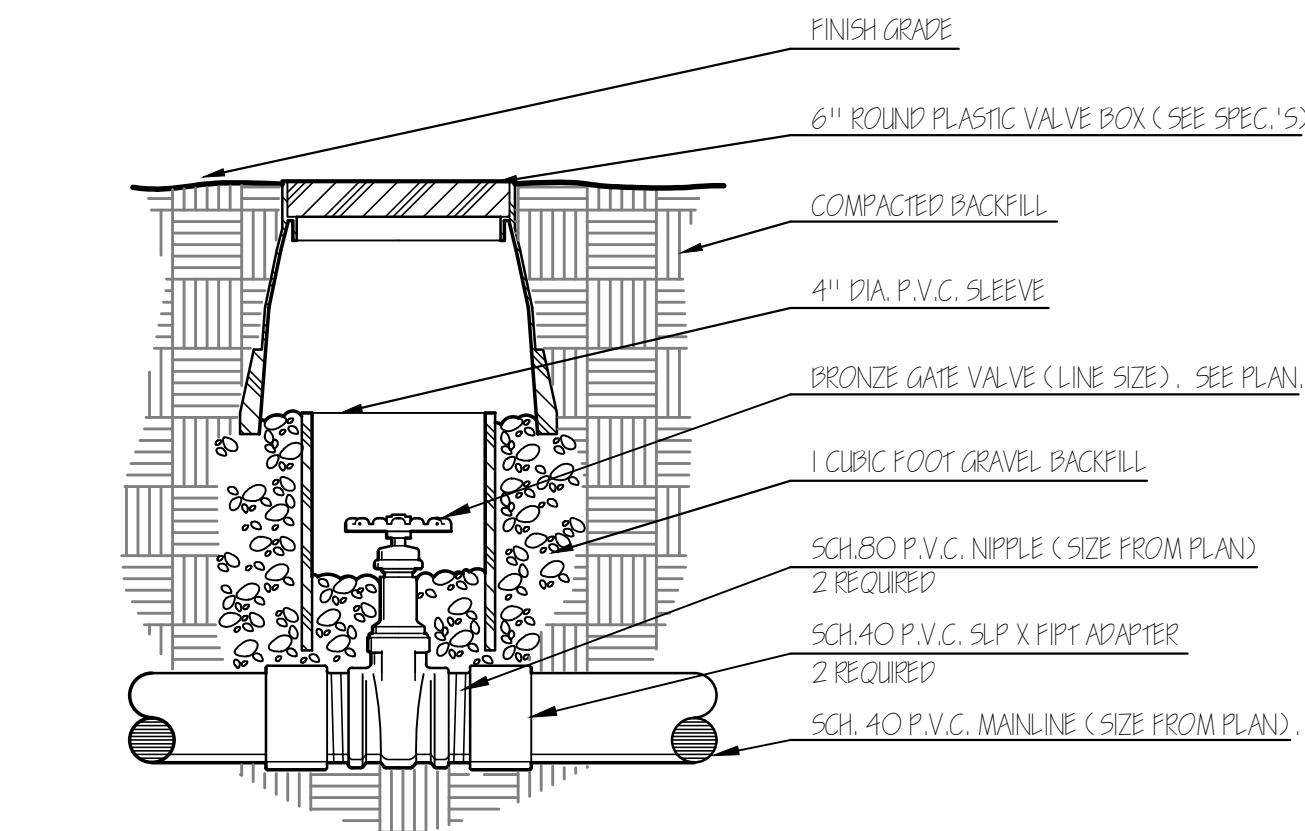
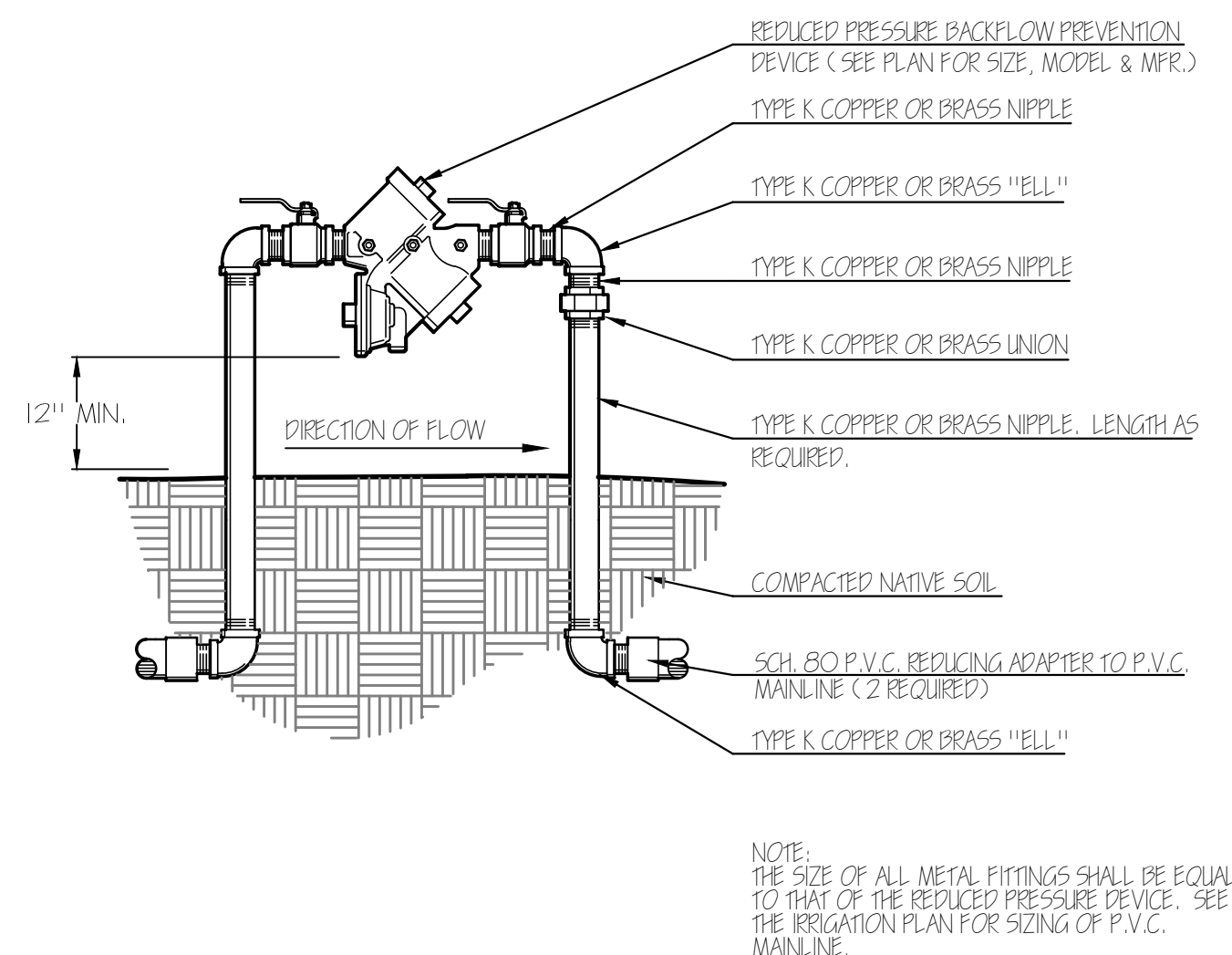
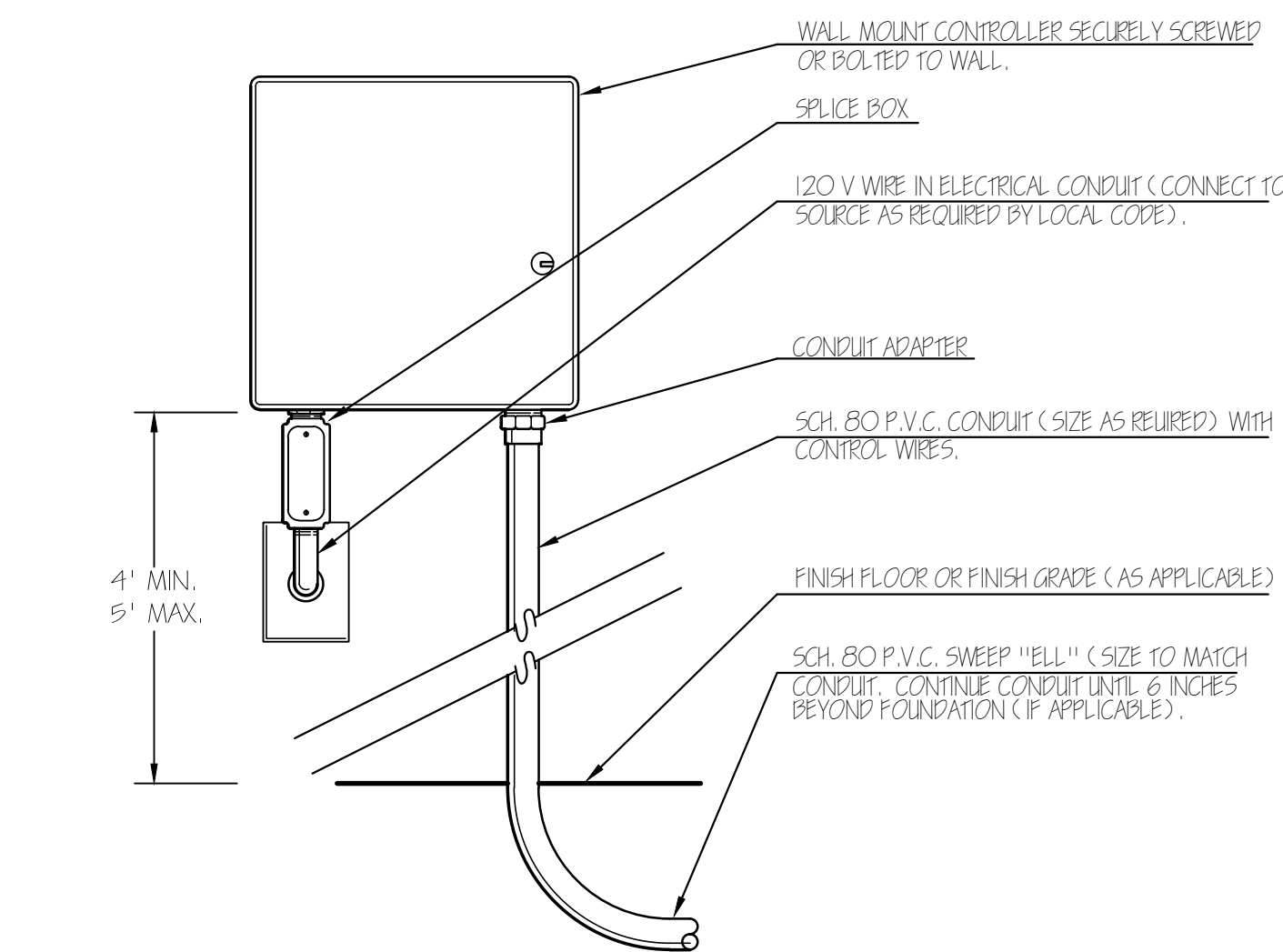
4120 Douglas Blvd. #306-301, Roseville, California 95746
GarthRuffner.com CA Landscape Architect #2808

WESTSIDE
BOULEVARD
& 4TH STREET

PRELIMINARY PLANT PALETTE

[illegible]

Sheet Number: **LA3** of 4



This Document shall not be used for construction unless it has been stamped and signed above by the Landscape Architect

Garth Ruff
Landscape Architect
(916) 797-25

4120 Douglas Blvd. #306-301, Roseville, California 95707
GarthRuffner.com CA Landscape Architect #28100

Project

WESTSIDE
BOULEVARD
& 4TH STREET

CITY OF HOLLISTER
CALIFORNIA

FOR McCANDLESS & ASSOCIATES, INC.

Sheet Title

PRELIMINARY LANDSCAPE DETAILS

Revisions:

Num	Description	Date
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[illegible]

Date: DEC. 19. 2022

Scale: NOT TO SCALE

Job Number: 4203

Sheet Number: 14 of 4

PLANNING COMMISSION RESOLUTION NO. 2024-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER APPROVING SITE AND ARCHITECTURAL REVIEW 2022-6 TO CONSTRUCT A NEW 1,540 SQUARE-FOOT STARBUCKS BUILDING WITH 16 SEATS, A 1,065 SQUARE-FOOT OUTDOOR PATIO WITH 26 SEATS, A DRIVE-THROUGH AND ASSOCIATED INFRASTRUCTURE INCLUDING A PARKING LOT, AND LANDSCAPING LOCATED AT THE NORTHEAST CORNER OF INTERSECTION WESTSIDE BOULEVARD AND FOURTH STREET WITHIN THE NEIGHBORHOOD MIXED USE (NMU) ZONING DISTRICT (APN 052-040-020)

WHEREAS, the Applicant, McCandless & Associates Architects, Inc., has submitted an application for Site and Architectural Review (S&A 2022-6) to construct a 1,540 square-foot Starbucks building with a 1,065 square-foot outdoor patio, a drive-through and associated improvements including a trash enclosure, parking lot, and landscaping, located at the northeast corner of the intersection of Westside Boulevard and Fourth Street, further identified as San Benito County Assessor Parcel Number 052-040-020; and

WHEREAS, the Applicant has submitted a complete application for the requested entitlements prepared by McCandless & Associates Architects, Inc. received by the Planning Division on April 8, 2024; and

WHEREAS, under the provisions of Section 17.24.060 of the City of Hollister, the City Planning Division received the Applicant's plans and forwarded the request to the Development Review Committee (DRC) to assess the proposal for compliance with all relevant regulations; and

WHEREAS, under the provisions of Section 17.24.190 of the Hollister Municipal Code, the Planning Commission is charged with receiving, investigating and taking action on Site and Architectural Review applications; and

WHEREAS, the Development Review Committee considerations were presented to the Planning Commission as part of the Staff Report and the Conditions of Approval for the project; and

WHEREAS, a Staff Report was submitted to the Planning Commission of the City of Hollister recommending approval of a Site and Architectural Review; and

WHEREAS, the Planning Commission held a duly noticed public hearing on April 25, 2024 to consider Site and Architectural Review 2022-6, review the City Staff Report, and receive written and oral testimony for and against the proposal; and

WHEREAS, after closing the Public Hearing, the Planning Commission determined that the proposed project qualifies as a Categorically Exempt project pursuant to Section 15332, Class 32, In-Fill Development because the project is consistent with the General Plan Land Use Designation of Mixed Use, the Zoning Designation of Neighborhood Mixed Use, the project is located within the City Limits of Hollister on a property with urban services, the project involves the construction of a Starbucks with drive-through; and

NOW THEREFORE IT IS RESOLVED that the Planning Commission of the City of Hollister does hereby make the following findings and determinations regarding the proposed Site and Architectural Review:

A. The proposed project is consistent with the goals and policies of the General Plan, any applicable Specific Plans and any applicable design guidelines because:

1. _____

B. The proposed Project, as conditioned, is consistent with the provisions of Title 17, Zoning, of Hollister Municipal Code including the requirements of the Zoning District in which the property is located because:

1. _____

C. The proposed development will not be detrimental to public health, safety or welfare of persons residing in or working in the neighborhood or to the general welfare of the City because:

1. _____

D. Architectural considerations including the character, scale and quality of the design, site layout, screening of unsightly uses, lighting, building materials and colors result in a project that is harmonious with its surroundings, is compatible with other developments in the vicinity, and complies with any applicable design guidelines or standards adopted by the City.

1. _____

- E. The proposed project is consistent with all applicable requirements of the Municipal Code and applicable Specific Plan related to landscaping and screening, including the location, type, size, water efficiency and coverage of plant materials to ensure visual relief, adequate screening, and an attractive environment for the public.

1. _____

- F. The site has been adequately designed to ensure adequate parking to serve the project and proper circulation for bicyclists, pedestrians, and automobiles.

1. _____

**CONDITIONS OF APPROVAL
S&A 2022-6**

General Conditions

1. **Approval.** This Site and Architectural Review approval is for the McCandless & Associates Architects, Inc. (Starbucks, S&A 2022-6). The proposed development shall be in substantial conformance to Exhibit A (Project Plans) prepared by McCandless & Associates Architects, Inc. and dated "Received, April 8, 2024" on file with the Planning Division, and other plans, text and diagrams relating to this Site and Architectural Review, except as modified by the following conditions. The elevations and improvements shall strictly adhere to the approved set of plans unless prior approval is granted by Director of Development Services for changes.
2. **Permit Expiration.** In accordance with Section 17.24.130(E)(1) of the Municipal Code, this Site and Architectural Review approval shall expire two (2) years from the date of approval unless a Building Permit is obtained.
3. **Time Extension.** In accordance with Section 17.24.130(E)(2) of the Municipal Code, the Director of Development Services may extend the time for an approved permit to be exercised upon the Applicant(s) written request for an extension of approval at least 30 (thirty) days prior to expiration of the permit together with the filing fee. If the Director determines that the permittee has proceeded in good faith and has exercised due diligence in complying with the conditions in a timely manner, the Director may renew the permit for up to two additional years.

4. **Permit Validity.** This Site and Architectural Review approval shall be valid for the life of the approved structure so long as the operators of the subject property properly comply with the project's conditions of approval.
5. **Appeal Period.** The building permit plan check package will be accepted for submittal after the completion of the 15-day appeal period for the project, unless the Director of Development Services authorizes the project developer to submit a signed statement acknowledging that the plan check fees will be forfeited in the event that the approval is overturned on appeal or that the design is significantly changed as a result of the appeal. In no case will a building permit be issued until the appeal period has expired or a final action is taken on appeal.
6. **Revocation of Permit.** The Site and Architectural Review approval shall be revocable for cause in accordance with Section 17.24.350 of the Hollister Municipal Code. Any violation of the terms or conditions of this permit shall be subject to citation.
7. **Indemnification.** The Applicant/Developer shall defend, indemnify, and hold harmless the City of Hollister and its agents, officers, employees, advisory board from any claim, action, or proceeding against the City of Hollister or its agents, officers, or employees to attack, set aside, void or annul an approval of the City of Hollister or its advisory agency, appeal board, Planning Commission, City Council, Director of Development Services or any other department, committee, or agency of the City related to this project to the extent that such actions are brought within the time period required by Government Code Section 66499.37 or other applicable law; provided, however that the Applicant/Developer's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the Applicant/Developer of any claim against the City and shall cooperate in the defense.
8. **Clean-up.** The Applicant/Developer shall be responsible for clean-up and disposal of project related trash to maintain a safe, clean and litter free site.
9. **Modifications.** Modifications or changes to this Site and Architectural Review may be considered by the Director of Development Services if the modifications or changes proposed comply with Section 17.24.130(F) of the Municipal Code.
10. **Clarification of Conditions.** In the event that there needs to be clarification to the Conditions of Approval, the Director of Development Services and the City Engineer have the authority to clarify the intent of these Conditions of Approval to the Developer without going to a public hearing. The Director of Development Services and City Engineer also have the authority to make minor modifications to these conditions without going to a public hearing in order for the Developer to fulfill needed improvements or mitigations resulting from impacts to this project.
11. **Overtime Inspections.** Arrangements for overtime inspection services and payment of fees for same shall be made at least 48 hours in advance and are subject to inspection availability and approval by the City Engineer. Alternatively, the Applicant may engage a third-party inspector at its own expense, so long as the identity of such inspector and work is approved in advance in writing by the City. Any work performed without inspection is subject to rejection by the City is in City's reasonable determination.

12. **Code Enforcement.** Prior to issuance of a building permit, the applicant shall not be in violation of the City of Hollister Municipal Code involving the project site. More specifically, Section 1.16.100, Refusal to issue permits, license or other entitlements, which states “no department, commission or public employee of the city which is vested with the duty or authority to issue or approve permits, licenses or other entitlements shall issue or approve such permits, licenses or other entitlements where there is an outstanding violation involving the property upon which there is a pending application for such permit, license or other entitlement.”

Planning Department - Standard Conditions of Approval

13. **Colors.** The Applicant may be required to paint a portion of the building the proposed colors for review and approval by the Development Services Director prior to painting the entire building(s).

Planning Department – Project Specific

14. **Pedestrian Walkway.** The applicant is responsible for safe pedestrian travel through the site and to and from the building entrance.
15. **Future Modifications.** Any future modifications to the exterior of the building or the landscaping shall require review and approval by the City in a manner determined by the Development Services Director.
16. **Notice of Exemption.** Within five days of the date of this decision, the Applicant shall submit a check to the City of Hollister for the filing of the Notice of Exemption with the County Recorder’s Office. The check shall be in the amount required by the San Benito County Recorder’s Office for such filing and shall include the fees required by the California Department of Fish and Wildlife.

Landscaping – Standard Conditions of Approval

17. **Final Landscape and Irrigation Plans.** Final Landscape and Irrigation Plans, all written documentation, and an Application Fee as required by Chapter 15.22, Water Efficient Landscape Ordinance, shall be submitted to the Planning Division in conjunction with an application for a building permit. The Plans shall be prepared and stamped by a State licensed landscape architect or registered engineer shall be submitted for review and approval by the Development Services Director. The Plans shall be approved, and all landscaping shall be installed prior to Occupancy.
18. **Landscaping.** The Applicant/Development shall construct all landscaping within the site and along the project frontage. The on-site landscaping shall be installed in accordance with the approved plans. Trees located adjacent to the right-of-way shall be selected from the City’s Approved Street Tree list, shall be a minimum of 36” box, and their exact tree locations and varieties shall be approved by the Director of Development Services and the City Engineer. No trees, shrubs, or plant material shall obstruct site distance of motorists and pedestrians.
19. **Plant Maintenance.** The Applicant and/or property owner shall continuously maintain all trees, shrubs, and groundcover shown on the approved Landscape Plans including replacing dead or dying species with the same species, pruning and regular watering.

20. **Maintenance of Irrigation.** The property owner shall be responsible for maintenance of all on-site landscaping and irrigation systems, which shall be kept in a neat, clean and healthy manner and in compliance with the approved plans. The property owner will maintain the approved landscaping in perpetuity. No trees, shrubs, or plant material shall obstruct site distance of motorists and pedestrians.
21. **Visibility.** The Applicant and/or property owner shall ensure that shrubs and vegetation is regularly maintained as to not obstruct pedestrian and vehicular sight from the driveway, the sidewalks, and pedestrian paths of travel.

Environmental Health – Standard Conditions

22. **Food/Beverages Services.** Any facility that is operating for the purpose of serving, manufacturing, packaging, sale or otherwise handling of food at the retail level shall complete the Food Facility Plan Check application and have it approved by this department prior to the start of construction. Upon completion and approval of the Plan Check of proposed food facility by this department the owner of the facility will be required to complete the application for a Health Permit prior to stocking the facility and opening to the public.

Recology – Standard Conditions

23. **Trash Enclosure.** The applicant should note that the proposed additional outdoor seating may necessitate one or more larger frontloader containers in the enclosure and/or an additional day of collection. However, no changes need to be made to the enclosure.
24. **Container System.** The applicant will also need to place a 3-sort container system-for Recycling, Organics, and Garbage-for customer use on the patio.

Parks and Recreation – Standard Conditions

25. **Landscape.** No bark is to be laid down for landscape design. When planting trees, install 12-inch or longer watering stakes to allow trees to be watered from the roots.

Building – Standard Conditions

26. **Building Codes and Ordinances.** All project construction shall conform to all local and State energy and seismic requirements, all applicable Building and Fire Codes and ordinances in effect at the time of building permit.
27. **Building Permits.** Prior to any site improvements or construction, the Applicant shall submit a building permit application and receive a building permit from the City Building Division. The Applicant/Developer will be responsible for obtaining the approvals of all participation non-City agencies prior to the issuance of building permits. All improvements shall strictly adhere to the approved site plan, unless prior approval is granted by the City for changes.

28. **Conditions of Approval.** Each set of plans submitted for a building permit shall have attached an annotated copy of these Conditions of Approval. The notations shall clearly indicate how all Conditions of Approval will or have been complied with. Construction plans will not be accepted without the annotated Conditions of Approval attached to each set of plans.
29. **Code Compliance.** All building permit plans shall conform to all local and State energy and seismic requirements and all applicable Building and Fire Codes.
30. **Additional Approvals.** Prior to building permit issuance, the Applicant shall provide the Building Department with verification that all necessary permits and approvals from the Fire Department and San Benito County Environmental Health Department permits have been obtained.
31. **Backflow Preventors.** Separate building permits required for back flow preventers and trash enclosure.
32. **Trash Enclosure.** Grease interceptor will be required, and trash enclosure will need to be tied into interceptor.
33. **ADA.** Ensure Accessible parking requirements to comply with Chapter 11B of the California Building Code.
34. **Electric Vehicle.** Ensure Electric Vehicle Charging requirements are as per the currently adopted California Building Codes.

Engineering – Standard Conditions

35. **Improvement Design.** All improvements required shall be designed in accordance with City Design Standards and constructed in accordance with the City of Hollister Standard Plans and Specifications and receive approval by the City of Hollister Engineering Department. All applicable codes and ordinances, along with the recommendations of the City Engineer and any required Geological Investigation, are to be adhered to, and all required fees shall be paid.
36. **Water Supply.** Prior to plan approval, the developer shall provide to the Engineering Department water calculations based on recent hydrant tests showing sufficient water supply for domestic & fire suppression use.
37. **Improvements Bond.** The developer shall improve and guarantee by bond the improvements as shown on the approved Site & Architectural Plans, including street lighting and street trees; all underground utilities including, but not limited to, sanitary and storm sewers, gas, electrical, telephone, cable TV, fiber optic conduits, and water lines; and all other improvements necessary to bring the rights-of-way into full conformance with all applicable City standards. Existing overhead utilities shall be undergrounded.
38. **Temporary maintenance and operation of utilities.** The developer shall be responsible for all maintenance and operation of all utilities and improvements from the time of installation until acceptance of the improvements.

39. **Noise during construction.** Construction activities on the project site must employ noise suppression devices and techniques and shall be limited to the hours of 7:00 am to 6:00 pm. Monday through Friday and 8:00 am to 6:00 pm on Saturdays and shall be prohibited on Sundays and federally recognized holidays per Ordinance 1137 of the Hollister Municipal Code. No Construction, Landscape Maintenance, or Grounds Maintenance activities shall occur on federal holidays. Construction equipment and activities shall use noise suppression devices and techniques.
40. **Site Clearance.** Prior to receiving issuance of a grading permit, the project site shall be properly cleared of all fences, wells, septic tanks, irrigation pipes, fuel tanks and other structures. Certificates from the County Environmental Health Department shall be provided to the City Engineer for any well or septic tank abandonment, and from the City Fire Department for abandoned fuel tanks.
41. **Soils Report.** As part of the improvement plan submission, a geotechnical soils report shall be submitted to comply with the current building code in accordance with the provisions of the City Subdivision Ordinance.
42. **Construction Stormwater BMP Control Plan (CSCP).** Prior to any site development or grading, the applicant shall submit for review and approval by the Engineering Department a CSCP for construction stormwater runoff BMP control measures.
43. **Post-Construction Stormwater Control Plans (SWCP).** Prior to any site development or grading, the applicant shall submit a SWCP for review and approval by the Engineering Department. The SWCP shall meet the requirements of the California Regional Water Quality Control Board Central Coast Region, Resolution No. R3-2013-0032 dated July 12, 2013 (PCRs), entitled Post-Construction Storm Water Management Requirements for Development Projects in the Central Coast Region, as applicable and shall address all required post-construction stormwater runoff BMP control measures, as applicable. The applicant shall submit the SWCP as part of the plan, for City review and approval. The applicant is advised that the Engineer of Record shall inspect and provide certification to the City of Hollister that all stormwater post-construction improvements are properly installed and comply with the approved civil design plans.
44. **Drainage Report.** Prior to any site development or grading, a drainage report shall be submitted for review and approval by the City Engineer. The drainage report shall include, but is not limited to, depiction of all tributary areas on and to the site and shall provide all information pertinent to the capability of the proposed drainage facilities to handle the expected post-construction storm water management (LID, runoff control and reduction, water quality treatment, etc.), and flood control measures as required for the site. Additionally, the report shall include or incorporate the grading plan, CSCP, SWCP, and landscape plan for the project.
45. **Grading and Drainage Plan.** Prior to any site development or grading, the applicant shall submit for review and approval by the Engineering Department a grading plan that complies with Chapter 15.24 "Grading and Best Management Practice Control" and Section 17.16.140 "Stormwater Management" of the Hollister Municipal Code and all subsequent amendments to those codes.

Low Impact Development (LID) strategies shall be considered and incorporated as part of site planning and design as appropriately feasible.

46. **Solid Waste Diversion Plan.** Prior to a building or demolition permit, the developer shall prepare and submit a solid waste diversion plan for review and approval by the Building Department. The diversion plan shall comply with Chapter 15.04.045 of the City of Hollister Municipal Code by establishing criteria and procedures to divert a minimum of 50% of all construction or demolition waste from being disposed at a landfill.
47. **Water Line Improvements.** The water system improvements shall be subject to the review and approval of the City of Hollister and shall meet the following requirements:
 - a. All water system improvements shall be installed in accordance with the City of Hollister's standards that are in effect at the time of improvement plan approval.
 - b. Any offsite waterlines necessary to be installed under proposed pavements shall be installed at the time of the roadway improvements.
48. **Developer Fees.** Prior to grading permit, the developer shall pay all fees including, but not limited to, fees required by reimbursement agreements, drainage agreements, improvement plan checking and inspection fees, as well as any applicable fees pursuant to the Public Works Master plan.
49. **Reduced Pressure Principal (RPP).** When the City of Hollister deems it necessary, the applicant shall be required to install an RPP backflow prevention device at their sites which shall meet the following criteria:
 - a. The RPP shall conform to all AWWA (American Water Works Association) standards and shall be appropriately sized for the specific application on the site.
 - b. The RPP shall be inspected by a certified California-Nevada AWWA Backflow Prevention Assembly General Tester. The Utility Division shall provide a list of acceptable Assembly Testers within the area.
 - c. The Utility Division shall receive a copy of the initial RPP inspection report.
 - d. Any and all RPP defects shall be immediately repaired or replaced prior to the Utility Division reestablishing water service to the sites. The owner/operators shall have the RPP inspected/tested each year thereafter, with all reports forwarded to the Utility Division.
 - e. Should the RPP fail to pass any inspection or test, the device shall be immediately repaired or replaced, with all repair and/or replacement reports forwarded to the Utility Division.
 - f. The RPP shall be installed according to AWWA standards, in regards to concrete padding and surrounding landscape/RPP height requirements.
 - g. The RPP shall be installed inside a wire-mesh cage enclosure, preferably green in color, with a hinge on one end and a locking hasp device on the other to prevent vandalism and unauthorized entries.
 - h. The RPP shall be installed at a site between the City's water meter and the building inside the property line where the RPP can be readily observed and be easily accessible for future inspections.

50. **Sewer Mains and Laterals.** Prior to burial, the Engineering Department shall inspect all building laterals, the project's main sanitation collection system, the connection to the City's main sanitary collection system, and the interceptor installation. The owner/developer shall contact the Engineering Department at least 24 hours prior to all necessary inspections.
51. **Water Mains and Services.** Prior to connection and burial of services and mains, the Engineering Department shall inspect all water services, mains, meters, and meter boxes. At the time of the service inspection, a lay length spacer pipe shall be set in place of the meter which shall be drilled with holes that have a minimum diameter of ¼", as approved the City inspector. The owner/developer shall contact the Engineering Department at least 24 hours prior to all necessary inspections.
52. **Storm Drain Facilities.** Prior to burial or connection of storm drain facilities, the Engineering Department shall inspect the installation and connection of such facilities to assure compliance with the City's standards. The owner/developer shall contact the Engineering Department at least 24 hours prior to all necessary inspections.
53. **Water Meter Applications.** The Engineering Department shall process applications for new water meters and meter boxes for irrigation and potable water systems. The owner/developer may contact the Engineering Department (831) 636-4340 for information.
54. **Fire Hydrants.** Prior to improvement plan approval, the applicant shall coordinate with the Fire Chief at 831-636-4325 for the placement of fire hydrants and provide an approved plan to the Engineering Department.
55. **Pavement Resurfacing.** Prior to the City's acceptance of the subdivision improvements, the subdivision roads and vicinity roads shall be in a good state of repair as determined by the City Engineering Department. Roads on the project site and vicinity determined not to be in a good state of repair by the City Engineering Department, or that have utility trench cuts, shall be repaired curb to curb by the applicant using Type II slurry seal or grind and overlay per City Standard drawing E-4-2. The limits of the pavement resurfacing shall be shown on the plans. All pavement legends and striping shall be placed and/or redone. Thermoplastic material shall be used for the road markings.
56. **On-Site Drainage.** The developer shall be responsible to maintain all on-site drainage facilities, including underground chambers, bio-filtration basins and conduit (pipe). No bioretention shall be allowed in the public right of way.
57. **Post Construction Requirements.** A deed restriction shall be recorded prior to occupancy for all on-site post construction requirements including, but not limited to, bio-filtration basin chambers and pipe. This will guarantee maintenance of drainage features.
58. **Encroachment Permit.** An encroachment permit shall be issued in addition to the grading permit for the work within the City of Hollister right-of-way or public easements within the property. This includes improvements such as: driveway approaches, water line connection for domestic water or fire services, sewer lateral installations and any other improvements on right-of-way.

Encroachment Permits are issued at the Engineering Department located at 339 Fifth Street, in Hollister Ca.

59. **County Express.** The project area is served by County Express. As such, prior to issuance of the building permit, the project applicant shall coordinate bus stop amenities with the San Benito County Council of Governments and the City of Hollister Engineering Department. The bus stop amenities shall be reviewed and approved by the City of Hollister Engineering Department. The applicant shall install the approved amenities prior to final occupancy of the building.
60. **Grading and Subdivision Improvement Work.** Prior to issuance of a grading permit, applicant shall provide approved surety in the amount of 100% of the Engineers Estimate for Performance surety and 100% Labor and Material surety, pay all applicable fees, provide a work schedule, as well as insurance certificates as required per City Standards and Municipal Code sections 15.24.120 and 15.24.315.
61. **AutoCAD and GIS.** An electronic copy of the approved design improvements shall be submitted to the Development Services Department in both AutoCAD and GIS format, prior to issuance of the grading permit.
62. **Addresses.** Prior to building permit issuance, address requests shall be submitted to the Engineering Department along with an AutoCAD file with line work showing the property lines, curb, gutter, and sidewalk.
63. **Construction Equipment Maintenance & Regulations.** All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. All non-road diesel construction equipment shall at a minimum meet Tier 3 emission standards listed in the Code of Federal Regulations Title 40, Part 89, Subpart B, 89.112.
64. **Hazardous Materials.** Prior to the issuance of a demolition permit or of a grading permit that involves demolition of existing structures, the developer shall contract with a certified asbestos/lead paint consultant to perform an asbestos and lead paint inspection prior to the demolition of regulated structures. Should the inspection identify the presence of asbestos and/or lead paint, the developer shall contract for material abatement. Removal or disturbance of asbestos and lead paint requires adherence to the California Division of Occupational Safety and Health and California Department of Public Health regulations. Should the asbestos and lead paint inspection indicate the presence of the significant levels of asbestos, the developer shall contract a California State registered and licensed asbestos abatement contractor to perform the asbestos work. The asbestos and lead paint inspection and evidence of abatement of any identified lead-based paint and regulated asbestos containing materials shall be presented to the city prior to issuance of a grading and/or demolition permit.
65. **Utility or Improvement Damages/Removal.** The property owner/developer shall replace any street or sidewalk improvements or utility services that are removed or damaged during the construction of the project as determined by the City Engineer. This could include, but is not limited to, permeable paving, PCC curbs, gutters, sidewalks; street lighting; signing and striping;

all underground utilities including, but not limited to, sanitary sewer, gas, electrical, telephone, and water and fire services lines; and all other improvements to bring the right-of-way into full conformance with applicable City standards. All construction in the right-of-way shall be completed prior to final building approval.

66. **Trash Enclosures.** The trash enclosure shall be designed by a California licensed architect and a California structural engineer, shall be located on the site served and shown on the engineering plans. The trash enclosure shall include a solid roof to prevent pollutant discharge and runoff during a rain event. The size and dimensions of the trash enclosures shall be based on the required number and size of containers for trash, recyclables, and organic waste/composting. The applicant shall contact Recology to confirm quantity and size of bins/containers in order to properly size the trash enclosure(s). The trash enclosure floor shall be designed to slope to an interior P-trapped area floor drain and connected to a grease, oil and sand interceptor before plumbing to the sanitary sewer system per the city's latest engineering standard specifications and details. The floor shall be designed to contain all interior run off and not allow outside storm runoff from entering the trash enclosure. A sign shall be posted on the front of the trash enclosure prohibiting the dumping of hazardous materials into the sanitary sewer system. The sign shall be 12 inches wide by 18 inches tall, made of rust proof aluminum, and read "No Hazardous Waste Dumping" in red letters with white background. The sign shall be reviewed and approved by the Engineering Department.
- a. Design Criteria:
- i. The design of the garbage enclosure shall be architecturally compatible with the primary building on site to provide a coordinated design.
 - ii. The exterior materials and colors of the enclosure walls shall match the building walls.
 - iii. Chain link fencing with or without wooden/plastic slats is prohibited.
 - iv. All trash enclosures shall have solid metal or wood gates with latches and be secured in the open/closed positions with cane bolts. Latch shall be no higher than five feet.
 - v. Roofs shall be painted with rust-inhibitive paint.
67. **Landscape/Irrigation Maintenance.** The property owner shall be responsible for maintenance of all on-site landscaping and irrigation systems, which shall be kept in a neat, clean and healthy manner and in compliance with the approved plans. The applicant will maintain the approved landscaping in perpetuity. No trees, shrubs, or plant material shall obstruct site distance of motorists and pedestrians.
68. **Utility Meters.** Each building shall be metered separately for electricity, gas, and water/sewer services.
69. **Parking Stalls.** Every two years or longer if deemed appropriate by the City Code Enforcement Officer, the property owner shall maintain and re-stripe the parking stalls so that they will always be clean and visible to employees and customers.
70. **Wheel Stops.** Wheel stops shall be installed in parking areas where needed to maintain proper pedestrian movements or to protect landscaping.

71. **As-Built Plans.** Developer must provide the City Engineering Department with an electronic pdf and AutoCAD copy of the final as-built plans as well as one Mylar print and one reproduction copy. The final as-built must be updated with all changes made during construction such as additions and deletions, including changes that were made to reflect actual site conditions.
72. **Approved Resolution.** A complete hard copy of the approved signed resolution shall be included with the submittal of the improvement plans to the City Engineer.
73. **Bicycle Lanes.** Prior to plan approval, bicycle lanes shall be designed in accordance with the San Benito County Bikeway and Pedestrian Master Plan. The design shall be reviewed and approved by the City Engineer. Pending approval of the bicycle lanes, the developer shall make the bicycle lane improvements in a method approved by the City Engineer in accordance with City standards.
74. **Construction Dust and Emissions.** To reduce dust emissions from demolition, grading, and construction activities on the project site, the following language shall be included in all grading and construction plans for the project prior to issuance of demolition or grading permits:
 - a. Dust control measures shall be employed to reduce visible dust leaving the project site. The following measures or equally effective substitute measures shall be used:
 - b. Use recycled water if available, or potable water if not, to add moisture to the areas of disturbed soils twice a day, every day, to prevent visible dust from being blown by the wind. Check with the Public Works Department for the availability of recycled water;
 - c. Apply chemical soil stabilizers or dust suppressants on disturbed soils that will not be actively graded for a period of four or more consecutive days;
 - d. Apply non-toxic binders and/or hydro seed disturbed soils where grading is completed, but on which more than four days will pass prior to paving, foundation construction, or placement of other permanent cover;
 - e. Cover or otherwise stabilize stockpiles that will not be actively used for a period of four or more consecutive days, or water at least twice daily as necessary to prevent visible dust leaving the site, using raw or recycled water when feasible;
 - f. Maintain at least two feet of free board and cover all trucks hauling dirt, sand, or loose materials;
 - g. Install wheel washers at all construction site exit points, and sweep streets if visible soil material is carried onto paved surfaces;
 - h. Stop grading, and earth moving if winds exceed 15 miles per hour;
 - i. Pave roads, driveways, and parking areas at the earliest point feasible within the construction schedule;
 - j. Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours of receiving the complaint. The phone number of the Monterey Bay Air Resources District shall also be visible to ensure compliance with Rule 402 (Nuisance);
 - k. Limit the area under construction at any one time; and
 - l. Construction equipment shall use alternative fuels such as compressed natural gas (CNG), propane, electricity or biodiesel whenever possible.
75. **Private Utility Services.** The developer shall make arrangements for P.G.&E., AT&T, or any other utilities authorized to operate in the City of Hollister. All such utility work shall be done in

accordance with Joint Utility requirements as well as the City of Hollister Specifications and Details.

76. **Off-Site Improvements.** Improvement plans for the entire project, including any off-site improvements shall be approved to the satisfaction of the Public Works Department, Utilities Department, and Fire Department prior to permit issuance.
77. **Improvement Plans.** Prior to approval, the improvement plans shall clearly show all existing structures, site improvements, utilities, water wells, septic tanks, leach fields, gas and wire services, etc. The plan shall include any pertinent off-site water well and private waste disposal systems that are located within regulated distances to the proposed drainage and utility improvements. The plan shall include the proposed disposition of the improvements and any proposed phasing of their demolition and removal.
78. **Improvement Plans.** The improvement plans shall show the extent of all existing public and private easements. The developer shall provide any additional clarification regarding the use and disposition of any water wells. Any private water well service piping that crosses or is proposed to cross an existing or future public right-of-way shall be approved by the City and shall be covered by an Encroachment Agreement to be recorded in a format approved by the City. The developer shall provide any additional clarifications, amendments, and/or quit-claims on any outstanding private easement agreements, as necessary.

Fire Department – Standard Conditions

79. **Construction and Design Provisions.** The construction and design provisions of the fire code shall apply as follows:
 - a. Structures, facilities and conditions arising after the adoption of this code.
 - b. Existing structures, facilities and conditions not legally in existence at the time of adoption of this code.
 - c. Existing structures, facilities and conditions when identified in specific sections of this code.
 - d. Existing structures, facilities and conditions, which, in the opinion of the Fire Code Official, constitutes a distinct hazard to life and property.
 - e. Existing Structures, alterations and repairs:
 - i. All new work performed in alterations and/or repairs to existing structures shall comply with the current provisions of this Chapter.
 - ii. When alterations and/or repairs result in the removal, alteration, modification, replacement and/or repair of fifty percent or more of the external walls of a building, or result in the removal, alteration, modification, replacement and/or repair of fifty percent or more of the existing internal structural and/or non-structural framework, independently or in combinations thereof, within a five-year period, the entire building shall be made to conform to the current provisions of this Chapter.
 - iii. Calculations of linear wall measurements shall be shown on all plans submitted for building permits, on the cover page in the project description of said plans.

- iv. The determination under this section of the requirements for upgrading any existing structure to full conformance with current provisions of this Chapter shall be at the sole discretion of the Fire Code Official.

80. **Change of Use or Occupancy.** A change of occupancy shall not be made unless the use or occupancy is made to comply with the requirements of this code and the California Existing Building Code, provided that the new or proposed use or occupancy is less hazardous, based on life and fire risk, than the existing use or occupancy.

Exception: Where approved by the fire code official, a change of occupancy shall be permitted without complying with the requirements of this code and the California Existing Building Code, provided that the new or proposed use or occupancy is less hazardous, based on life and fire risk, than the existing use or occupancy.

81. **Occupancy Prohibited Before Approval.** The building or structure shall not be occupied prior to the fire code official issuing a permit and conducting associated inspections indicating the applicable provisions of this code have been met.

82. **Construction Document Submittals.** Construction documents and supporting data shall be submitted in two or more sets with each application for a permit and in such form and detail as required by the Fire Code Official. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed.

83. **Information on Construction Documents.** Construction documents shall be drawn to scale on suitable material. Electronic media documents are allowed to be submitted where approved by the Fire Code Official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances rules and regulations as determined by the Fire Code Official.

84. **Fire Protection System Shop Drawings.** Shop drawings for the fire protection system(s) shall be submitted to indicate compliance with this code and the construction documents, and shall be approved prior to the start of installation. Shop drawings shall contain all information as required by the referenced installation standards found in Chapter 9 of the California Fire Code.

85. **Vegetation.** Weeds, grass, vines, or other growth that is capable of being ignited and endangering property shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in urban-wildland interface areas shall be in accordance with Chapter 49 of the California Fire Code.

86. **California Code of Regulations, Title 19, Division 1, §3.07(b) Clearances.** The space surrounding every building or structure shall be maintained in accordance with the following:

Any person that owns, leases, controls, operates, or maintains any building or structure in, upon, or adjoining any mountainous area or forest-covered lands, brush covered lands, or grass-covered

lands, or any land which is covered with flammable material, shall at all times do all of the following:

- a. Maintain around and adjacent to such building or structure a firebreak made by removing and clearing away, for a distance of not less than 30 feet on each side thereof or to the property line, whichever is nearer, all flammable vegetation or other combustible growth. This section does not apply to single specimens of trees, ornamental shrubbery, or similar plants which are used as ground cover, if they do not form a means of rapidly transmitting fire from the native growth to any building or structure.
 - b. Maintain around and adjacent to any such building or structure additional fire protection or firebreak made by removing all bush, flammable vegetation, or combustible growth which is located from 30 feet to 100 feet from such building or structure or to the property line, whichever is nearer, as may be required by the enforcing agency if he finds that, because of extra hazardous conditions, a firebreak of only 30 feet around such building or structure is not sufficient to provide reasonable fire safety. Grass and other vegetation located more than 30 feet from such building or structure and less than 18 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion.
87. **Marking.** Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
88. **Address Identification.** New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall construct with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of $\frac{1}{2}$ inch (12.7 mm). Where required by the [fire code official](#), address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.
89. **KNOX BOX.** Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box or other approved emergency access device to be installed in an approved location. The key box or other approved emergency access device shall be of an approved type and shall contain keys or other information to gain necessary access as required by the fire code official. Where a key box is used, it shall be listed in accordance with UL 1037. This jurisdiction utilizes the **KNOX Box and Security Systems**.
90. **Fire Flow.** Fire-flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Appendix B.

91. **Obstruction.** Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.
92. **Clear Space Around Hydrants.** A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants, except as otherwise required or [approved](#).
93. **Physical Protection.** Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with [Section 312 of the International Fire Code](#).
94. **Identification.** Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location shall be constructed of durable materials, permanently installed and readily visible.
95. **Utility Identification.** Where required by the [fire code official](#), gas shutoff valves, electric meters, service switches and other utility equipment shall be clearly and legibly marked to identify the unit of space that it serves. Identification shall be made in an approved manner, readily visible and shall be maintained.
96. **Occupancy.** It shall be unlawful to occupy any portion of a building or structure until the required fire detection, alarm and suppression systems have been tested and approved.
97. **Approved Automatic Sprinkler Systems.** App shall be provided in all new buildings and structures constructed, moved into or relocated within the jurisdiction. Exceptions:
 - (1) Structures not classified as Group R occupancies and not more than 500 square feet in total floor area.
98. **Monitoring.** Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, remote supervising station or proprietary supervising station as defined in NFPA 72, or, when approved by the fire code official, shall sound an audible signal at a constantly attended location. The fire alarm system installed to transmit such signals shall be considered a building fire alarm system.
99. **A Fire Alarm System.** A fire alarm system shall be installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with this code. Fire alarm box shall be installed at a locations approved by the enforcing agency.
100. **Monitoring.** Fire alarm systems, whether required by this chapter or the California Building Code or voluntarily installed, shall be monitored by an approved supervising station in accordance with NFPA 72 and this section.
101. **Locking Fire Department Connection Caps.** The fire code requires locking caps on fire department connections for water-based fire protection systems where the responding fire department carries appropriate key wrenches for removal. This jurisdiction utilizes the **KNOX Box and Security**

Systems.

102. **Clear Space Around Connections.** A working space of not less than 36 inches (914 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided and maintained in front of and to the sides of wall-mounted fire department connections and around the circumference of free-standing fire department connections, except as otherwise required or approved by the fire code official.
103. **Physical Protection.** Where fire department connections are subject to impact by a motor vehicle, vehicle impact protection shall be provided in accordance with Section 312 of the International Fire Code.
104. **Signs.** A metal sign with raised letters not less than 1 inch (25 mm) in size shall be mounted on all fire department connections serving automatic sprinklers, standpipes or fire pump connections. Such signs shall read: AUTOMATIC SPRINKLERS or STANDPIPES or TEST CONNECTION or a combination thereof as applicable. Where the fire department connection does not serve the entire building, a sign shall be provided indicating the portions of the building served.
105. **Hazard identification signs.** Unless otherwise exempted by the fire code official, visible hazard identification signs as specified in NFPA 704 for the specific material contained shall be placed on stationary containers and above-ground tanks and at entrances to location where hazardous materials are stored, dispensed, used or handled in quantities requiring a permit and at specific entrances and locations designated by the fire code official-Top corner of building below address markings.
106. **Carbon Dioxide (Co2) Systems used in beverage dispensing applications.** Emergency alarm system. An emergency alarm system shall comply with all of the following: Continuous gas detection shall be provided to monitor areas where carbon dioxide can accumulate. Activation of the emergency alarm system shall initiate a local alarm within the room or area in which the system is installed.
107. **Addresses for Buildings.** All buildings shall be issued an address in accordance with jurisdictional requirements. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. (12-18 inch height for commercial or multi-family residential developments). Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Permanent address numbers shall be posted prior to requesting final clearance. Upper Left/Right of Address Side of Building. Per AHJ.
108. **Fire Hydrants and Valves.** A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and by road from the

building it is to serve. **More restrictive hydrant requirements may be applied by the Reviewing Authority.** Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser.

109. **Standard Defensible Space Requirements.** Combustible vegetation shall be removed from within a minimum of 100 feet or to the property line from structures, whichever is closer.
110. **Final Fire Inspection.** To schedule a final fire life safety inspection and pay associated fees please call (831) 636-4325.

PASSED AND ADOPTED, at a regular meeting of the City of Hollister Planning Commission held on this 25th day of April 2024, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Chairperson of the Planning Commission
of the City of Hollister

ATTEST:

Christine Hopper, Secretary

Please Note

It is the sole responsibility of the project applicant to comply with the conditions as approved, modified, or added by the Planning Commission. It is recommended that the applicant review these conditions carefully and if any questions arise as to compliance with the conditions, please do not hesitate to contact the staff planner. Also, if you do not agree with the proposed conditions, you have an opportunity to present your case to the City Council at their meeting. In addition, the City provides for a 15-day appeal period.