

MINUTES

HOLLISTER PLANNING COMMISSION REGULAR MEETING

January 25, 2024

CALL TO ORDER

The regular meeting of the Planning Commission was called to order by Chairperson Henderson on January 25, 2024, at 6:01 p.m. in the City Council Chambers are 375 Fifth Street, Hollister, CA 95023.

ELECTION OF CHAIR AND VICE CHAIR

Commissioner Corona nominated Chairperson Henderson to serve as Planning Commission Chair for calendar year 2024, and Commissioner Lenoir seconded the motion. Motion carried 3-0-1, with Chairperson Henderson abstaining.

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

Commissioner Corona nominated Vice Chairperson Belong to serve as Planning Commission Vice Chair for calendar year 2024, and Commissioner Ross seconded the motion. Motion carried 4-0-0.

RESULT:	Approved
MOTION:	Luke Corona
SECOND:	Christina Ross
AYES:	Ross, Corona, Lenoir, Henderson
NOES:	
RECUSED:	
ABSTAIN:	
ABSENT:	Belong

PLEDGE OF ALLEGIANCE

Chairperson Henderson led the Pledge of Allegiance.

ROLL CALL

Attendee Name	Title	Status	Arrived
Kevin Henderson	Chairperson / District 1	Present	
Christina Ross	District 2	Present	

Steven Belong	District 3	Absent	
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, January 25, 2024 was posted on the bulletin board outside of City Hall on Friday, January 19, 2024, at 9:45 a.m. per Government Code Section 54954.2.

A. PUBLIC INPUT

None.

B. CONSENT ITEMS

Commissioner Lenoir requested the vote count for Item 1 under public hearings be corrected to 4-0-1 and to fill in the names of the voting members.

Commissioner Lenoir moved, and Commissioner Ross seconded the motion to approve the December 21, 2023 minutes of the Regular Planning Commission Meeting with the corrections as previously stated. Motion carried 4-0-0.

RESULT:	Approved
MOTION:	Carol Lenoir
SECOND:	Christina Ross
AYES:	Ross, Henderson, Corona, Lenoir
NOES:	
RECUSED:	
ABSTAIN:	
ABSENT:	Belong

C. PUBLIC HEARINGS

- WEST FAIRVIEW DEVELOPMENT AGREEMENT AMENDMENT** – Eden Housing/Mimosa Street Investors LLP – The Applicant requests the Planning Commission consider recommending City Council approval of a partial assignment of the provisions of the West of Fairview Development

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

Senior Planner Fraser presented the staff report.

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

Public Providing Testimony: Weija Song

Chairperson Henderson closed the public hearing at 6:14 p.m.

Commissioner Lenoir moved, and Commissioner Ross seconded the motion to adopt Resolution 2024-01 recommending City Council approval of an amendment to the West Fairview Development Agreement. Motion carried 4-0-0.

RESULT:	Approved
MOTION:	Carol Lenoir
SECOND:	Christina Ross
AYES:	Ross, Henderson, Corona, Lenoir
NOES:	
RECUSED:	
ABSTAIN:	
ABSENT:	Belong

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

Senior Planner Fraser presented the staff report.

Chairperson Henderson opened the public hearing at 6:24 p.m.

Public Providing Testimony: Dixie Bauss and Weija Song

Chairperson Henderson closed the public hearing at 6:29 p.m.

Commissioner Lenoir moved, and Commission Corona seconded the motion to adopt Resolution 2024-02 recommending City Council approval of Density Bonus 2023-4 and to waive impact fees and reduce CFD fees. Motion carried 4-0-0.

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

D. INFORMATIONAL REORTS

1. PLANNING COMMISSION REPORTS

Commissioner Lenoir reported that she will be attending the League of California Cities Planning Commissioners Academy on March 4-6, 2024.

2. PLANNING DIVISION REPORT

No Reports.

ADJOURNMENT

Chairperson Henderson adjourned the meeting at 6:49 p.m.

Chairperson of the Planning Commission
of the City of Hollister

Respectfully submitted:

Christine Hopper, Secretary