



HOLLISTER PLANNING COMMISSION AGENDA

**Regular Meeting
September 23, 2021
6:00 PM**

**CITY OF HOLLISTER
CITY COUNCIL CHAMBERS, CITY HALL
375 FIFTH STREET
HOLLISTER, CA 95023
(831) 636-4360
www.hollister.ca.gov**

Persons who wish to address the Planning Commission during Public Comment or on matters set for Public Hearing are asked to complete a Speaker's Card and give it to the Secretary (the Development Services Director) 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 Communications From the Public 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 using a 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. There is no further comment permitted from the audience unless requested by the Chairperson.

REMOTE PARTICIPATION DURING THE COVID-19 EMERGENCY

This meeting is compliant with the Governor's Executive Order N-25-20 issued on March 4, 2020 and N-29-20 issued on March 18, 2020, allowing for a deviation of teleconference rules required by the Brown Act. The purpose of this is to provide a safe environment for staff and the public to conduct city business, while allowing for public participation during the COVID-19 global emergency. The meeting will be held by teleconference. 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; a facemask is required to be worn regardless of vaccination status. 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_InC-RLSpTS6LwIrOJf_UfQ

CALL TO ORDER

VERIFICATION OF AGENDA POSTING

PLEDGE OF ALLEGIANCE

ROLL CALL:

Commissioners: Roxanne Stephens, David Huboi, Seth Muenzer, and Jose Fernandez

APPROVAL OF MINUTES:

August 26, 2021

COMMUNICATIONS FROM THE PUBLIC ON ITEMS NOT LISTED ON THE AGENDA:

This is the time for anyone in the audience to speak on any item not on the agenda and within the subject matter of the Planning Commission. Speaker cards are available in the lobby, and are to be completed and given to the Secretary (the Development Services Director) before speaking. When the Secretary calls your name, state your name and address for the record, and speak to the 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 phone, please press *9. Each speaker will be limited to three (3) minutes with a maximum of 3 minutes per subject. Please note that state law prohibits the Planning Commission from discussing or taking action on any item not on the agenda.

PUBLIC HEARINGS:

1. **Site & Architectural Review 2021-7, Conditional Use Permit 2021-9** – 500 San Benito, LLC -

The applicant is requesting Site & Architectural approval for the construction of 12 residential units on the upper three floors of an existing four-story building that has an existing restaurant on the first floor. The applicant is requesting Conditional Use Permit approval for a variation in private and common open space requirements. The project is located in a contributing building within the Downtown Historic District at 500 San Benito Street, within the Downtown Mixed Use (DMU) Zoning District, further identified as San Benito County Assessor Parcel Number 054-080-009. CEQA: Categorically Exempt.

NEW BUSINESS

OLD BUSINESS

PLANNING DEPARTMENT REPORTS

PLANNING COMMISSION REPORTS

ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Development Services Department – Planning Division at (831) 636-4360 City Clerk's Office at (831) 636-4300. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II].

Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Development Services Department at 339 Fifth Street, Monday through Thursday from 8:30 a.m. to noon, 1:00 p.m. to 4:30 p.m. (offices closed between noon and 1:00 p.m.) and closed on Fridays.

Notice to anyone attending any public meeting: The meeting may be broadcast live on Cable Channel 17 and/or videotaped or photographed. Recent Planning Commission meetings may also be viewed at www.CMAP.com and periodically on Cable Channel 17.

The next Planning Commission meeting is scheduled for:

Regular Planning Commission Meeting – Thursday, October 28, 2021 at 6:00 p.m.