



HOLLISTER PLANNING COMMISSION AGENDA

**Regular Meeting
February 24, 2022
6:00 PM**

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

REMOTE PARTICIPATION DURING THE COVID-19 EMERGENCY

This meeting is conducted in compliance with the substantive and procedural requirements of AB 361, to conduct a remote teleconference meeting without adhering to the requirement of Government Code Section 54953 allowing for a deviation of teleconference rules by the Brown Act. The purpose of this is to provide a safe environment for staff and the public to conduct business, while allowing for public to conduct city business, while allowing for public participation during COVID-19 global emergency. The hybrid meeting will be held by teleconference, and the public may attend in person. **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 face mask is required to be worn regardless of vaccination status. ***Due to recent outbreaks of COVID-19, remote public participation is strongly encourage.*** 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_I5wxJeEpSz6xmRMi-GV46A

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners: David Huboi, Roxanne Stephens,
Kevin Henderson and Luke Corona

VERTIFICATION OF AGENDA POSTING

APPROVAL OF MINUTES

January 27, 2022

PUBLIC INPUT

This is the time for anyone in the audience to speak on an 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 (the Development Services Director) before speaking. When the Secretary calls 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 use by Zoom using a phone, please press *9 to raise your hand and *6 to mute/unmute. 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.

PUBLIC HEARINGS

1. **Tentative Map 2021-4, Conditional Use Permit 2022-1 for a Planned Unit Development** – PAD Investment Trust, et al – The applicant is requesting a Vesting Tentative Map and Conditional Use Permit for a Planned Unit Development approval to subdivide 13.79 acres into 95 lots. The subdivision would create 92 new residential single family detached lots, a parcel to be dedicated for public park space, a parcel for stormwater treatment, and a remainder lot with an existing home that will remain. The property has a General Plan designation of Low Density Residential, and is within the Low Density Residential Performance Overlay (R1-L/PZ) Zoning District. Site and Architectural Review is not part of the application. The project is located between North Chappell Road and the Highway 25 Bypass, north of Primavera Drive, further identified as San Benito County Assessor Parcel Number 019-035-012. CEQA: Environmental Impact Report (previously prepared).
2. **Tentative Map 2021-5, Conditional Use Permit 2022-2 for a Planned Unit Development** – DAL Properties, LLC – The applicant is requesting a Vesting Tentative Map and Conditional Use Permit for a Planned Unit Development approval to subdivide 18.24 acres into 91 total lots, including 74 single family lots and 16 duet lots, plus a park dedication lot. The property has a General Plan designation of Low Density Residential, and is within the Low Density Residential Performance Overlay (R1-L/PZ) Zoning District. Site and Architectural Review is not part of the application. The project is located along the east side of North Chappell Road, south of the Highway 25 Bypass, further

identified as San Benito County Assessor Parcel Numbers 019-170-084 and a portion of 019-170-083. CEQA: Environmental Impact Report (previously prepared).

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 City of Hollister's Planning Department 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 in 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 the Development Services Department, 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.

The next Planning Commission Meeting is scheduled as follows:

Regular Planning Commission Meeting – Thursday, March 24, 2022 at 6:00 p.m.