

CITY OF HOLLISTER
375 FIFTH STREET
HOLLISTER CA 95023
(831) 636-4360
www.hollister.ca.gov



HOLLISTER PLANNING COMMISSION AGENDA

Special Meeting
January 13, 2022
6:00 PM

REMOTE MEETING ONLY

REMOTE PARTICIPATION DURING THE COVID-19 EMERGENCY

****Public Comment is limited to items on the Special Meeting Agenda****

This meeting is conducted in compliance with substantive and procedural requirements of AB 361 to conduct a remote teleconference meeting without adhering to the requirements of Government Code Section 54953 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. Pursuant to City of Hollister Resolution 2021-233 this meeting of the City of Hollister Planning Commission will be held **only remotely** and will not be attended in person by members of the Planning Commission, City staff, or the public. **The public may watch the meeting via live stream at:**

Community Media Access Partnership (CMAP) at:

<http://cmaptv.com/watch/>

Note: CMAP Live Streaming may not be available for Special Meetings.

OR

City of Hollister YouTube Channel:

https://www.youtube.com/channel/UCu_SKHetqbOiiz5mH6XgpYw/featured

Public Participation:

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_YCpkVKlMSaaYsDrUljCqDg

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.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

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

VERIFICATION OF AGENDA POSTING

PUBLIC HEARINGS

1. **Extension of Tentative Map 2018-4** – Clearist Park, LLC – The applicant is requesting a six (6) month extension to Vesting Tentative Map 2018-4 which received approval by the City of Hollister Planning Commission on January 24, 2019 per Resolution 2019-3. The Vesting Tentative Map approval comprises of the subdivision of three parcels consisting of a total area of 207.65 acres into 60 lots ranging in size from 1.68 acres to 11.30 acres. The property is located north of the Hollister Municipal Airport, west of San Felipe Road, approximately 0.53 miles north of the Fallon Road intersection, further identified as San Benito County Assessor Parcel Numbers 050-010-006, 050-010-007, and 050-010-008. The property is located in the Airport Support (AS) and Industrial Business Park (IBP) Zoning Districts of the City of Hollister. CEQA: Environmental Impact Report.
2. **Site & Architectural Review 2021-14 and Conditional Use Permit 2021-13** – Duke Realty – The applicant is requesting Site and Architectural approval for the construction of a fifty-three foot and eight inch (53' – 8") in height concrete tilt-up building measuring approximately one million forty nine thousand seven hundred and sixty (1,049,760) square feet for a proposed E-Commerce Fulfillment Center and Distribution Facility land use on an overall 72.5-acre site. The site will receive items from a variety of sources and the fulfillment center function will send products from the site via line haul tractor trailers to other distribution facilities within their network where the product will be delivered to consumers. The distribution function of the facility would deliver products to consumers via box trucks and delivery vans within the service area of the site. The applicant is requesting Conditional Use Permit approval for the warehouse use within the Industrial Business Park (IBP) Zoning District of the City of Hollister and for variation in the parking requirement. The property is located west of San Felipe Road, approximately one mile north of the intersection with Fallon Road, further identified as San Benito County Assessor Parcel Numbers 050-010-006, 050-010-007, and 050-010-008. The property is located in the Industrial General Plan

designation of the general plan and within the Industrial Business Park (IBP) and Airport Support (AS) Zoning Districts of the City of Hollister. CEQA: Environmental Impact Report Addendum.

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, January 27, 2022 at 6:00 p.m.