



HOLLISTER PLANNING COMMISSION AGENDA

Regular Meeting
April 27, 2023
6:00 PM

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

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_aPgiRig7TRypKLbPgRkJGQ

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners: David Huboi, Kevin Henderson, Luke Corona, Steven Belong, Carol Lenoir

VERTIFICATION OF AGENDA POSTING Thursday, April 21, 2023 at 2:48 PM

APPROVAL OF MINUTES

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.

PUBLIC HEARINGS

1. **Conditional Use Permit 2022-6** – Hollister Super, Inc. – The applicant is requesting a Conditional Use Permit to allow for the sale of beer, wine, and distilled spirits at the existing Hollister Super grocery store. This project requires a finding of Public Convenience or Necessity (PCN) in addition to the Conditional Use Permit. The project site is located in the West Gateway (WG) Zoning District at 1280 Fourth Street, further identified as San Benito County Assessor's Parcel Number 052-090-049. CEQA: This project is Categorical Exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines.

2. **Site & Architectural Review 2022-5** – Nader Javid – The applicant is requesting Site & Architectural Review approval to replace the existing Rite Aid Garden Center with a new restaurant including indoor and outdoor seating and related façade improvements. There are proposed beer/wine sales on site. The project is located in the General Commercial (GC) Zoning District at 1701 Airline Highway, further identified as San Benito County Assessor's Parcel Number 057-070-067. CEQA: This project is Categorically Exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines.
3. **Site & Architectural Review 2022-4** – Jeffrey Eaton/E2 Architecture – The applicant is requesting Site & Architectural Review approval for the construction of a 45,705 square-foot addition to an existing 52,729 square-foot industrial building and related improvements, including a new parking lot, located at 1700 Shelton Drive in the Light Industrial (M1) Zoning District, further identified as San Benito County Assessor Parcel Number 051-120-022. CEQA: This project is Categorically Exempt from CEQA pursuant to Section 15332 of the CEQA Guidelines.
4. **Zoning Ordinance Amendment 2023-5** – City of Hollister – An Ordinance Amendment to 1) Repeal Section 17.22.235, Mobile Food and amend Chapter 10.24, Stopping, Standing, and Parking in Specific Streets and Area to add subsection 10.24.060 Mobile Food Trucks, 2) Amend Land Use Tables for multiple zoning to include Mobile Food Trucks, and 3) Amend Chapter 8.20.020 Definitions to include definitions associated with Mobile Food Trucks of the City of Hollister Municipal Code.

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 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 361 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 Meetings are scheduled as follows:

Planning Commission Study Session – Thursday, May 11, 2023 at 6:00 p.m.

Regular Planning Commission Meeting – Thursday, May 25, 2023 at 6:00 p.m.